



Committee Report

To: Warden Mitch Twolan
Members of the Planning and Development Committee

From: Kara Van Myall
Director of Planning and Development

Date: December 20, 2018

Re: Hinsperger (Fritz Construction) BCOPA 232-18.31

Recommendation:

Subject to the review of objections and submissions arising from the public hearing:

1. That the Bruce County Official Plan Amendment BCOPA 232 be approved and the necessary By-law be forwarded to County Council for adoption; and
2. That staff be directed to redesignate the existing Fritz Construction site to an appropriate industrial designation that reflects the current use when the County Official Plan is updated.

Executive Summary:

The application proposes to amend the Bruce County Official Plan to redesignate 2.5 ha of prime agricultural land from the 'Agricultural Area' designation and permit the lands to be used for an industrial purpose by adding these lands to the existing Fritz Construction operations. The existing industrial operation, known as Fritz Construction Services Inc. (Fritzall), produces a variety of pre-cast concrete building products for the agricultural and commercial market. The company has been operating from this site since 1972. More land is needed for outdoor storage purposes and to accommodate future expansion plans. The Consent application, to sever the 2.5 ha parcel from the farm and add this land to the existing industrial property, has triggered the proposed Official Plan and Zoning Amendment applications.

The following planning applications are submitted:

- Bruce County OPA;
- Brockton Zoning Amendment application;
- Consent application.

This report and recommendation deals with the County Official Plan Amendment application.

In the opinion of staff, the proposed Official Plan Amendment application is consistent with the Provincial Policy Statement with respect to 'Non-Agricultural Uses in Prime Agricultural Areas' policies (Section 2.3.6.1 b) and 2.3.6.2) which permit limited non-residential uses, subject to specific criteria and recognizes that non-agricultural uses exist in the rural area and that these uses will be expanding. The PPS directs that efforts be made to mitigate the impact of the expansion.

Mitigation measures can be implemented through a Holding provision in the amending Zoning By-law. There are four mitigation measures that are considered:

- to encourage the ongoing agricultural use of the land until the land is needed for the expansion of the industrial use;
- to ensure noise mitigations measures, if required, are in place to shield the abutting residential property from the effects of the industrial operation;
- to provide for screening of the outside storage in the front yard to facilitate a rural landscape; and
- to require an archeological study on lands within 300 m of the Teeswater River as this area has a high potential for archeological resources.

Location / Air photo:



Background:

The Fritz Construction industrial site is 3.41 ha in area. There are three main buildings used for manufacturing precast building products, offices, and maintenance and storage. Much of the land not built upon is used for outdoor storage including the storage of finished product located in the front yard (that is unscreened from the road).

The abutting Hinsperger land is 17.02 ha in area. Most of the land is cash cropped. The southerly boundary abuts the Teeswater River and the lands on the north side of the river are wooded. An agricultural building is located at the northwest quadrant of the property.

The overall predominant land use in the general area is agriculture. More specifically, the adjacent uses are as follows:

- To the east - residential lot abutting the industrial site and farm land beyond;
- To the south - the Teeswater River and agricultural land;
- To the west - unopened road allowance and agricultural land;
- To the north - agricultural land with associated buildings and a residential non-farm lot.

The land generally slopes gradually to the south towards the Teeswater River. The Canada Land Inventory for agriculture classifies the land as Class 1.

In 2017, a consent application was approved to sever a 0.45 ha parcel at the rear of the Fritz Construction land and convey this land to the existing residential lot abutting to the east. Reasons given for this severance was that it was surplus to the industrial needs - an unused portion of the manufacturing business. There was an accompanying application to rezone the severed lands (to be added to the residential lot) to permit a dwelling, and also to rezone the industrial land to recognize the existing operation as a permitted use (File: Z-88-16.31).

The applicant has provided additional information which describes the markets which they serve and the expansion to the plant which is currently ongoing. This additional information is included in Appendix 2.

Description of Proposal

The main manufacturing building is currently being expanded to the south by approximately 2356 m² (25,360 sq. ft.), close to doubling the floor area of the building. This expansion is being undertaken in accordance with the zoning of the lands (ACI-44). The expansion is a significant modernization of the production facilities. Fritz Construction currently employs 50 people at the existing plant and employment is expected to increase to 70 upon completion of the expansion. The employees commute to the site from an approximate 30-minute radius.

There is a need for additional lands to accommodate outside storage and future expansion. The planning applications needed to accommodate this are:

- **Bruce County OPA** - changing the designation of the proposed severed parcel from 'Agricultural Area' to a designation which would permit the expanded use - 'Agricultural Area with Exceptions'. The amendment would recognize the undersized area of the remaining agricultural parcel.
- **Brockton Zoning Amendment application** - to change the zoning on the severed lands acquired by Fritz Construction from A1 General Agriculture to ACI-44 (Agricultural Commercial Industrial), the same zone as what exists for the existing industrial operation. The balance of the farm lands would be rezoned to recognize the reduced lot area.
- **Consent application** - to sever 2.53 ha from the existing Hinsperger farm with this land added to the Fritz Construction site so that the overall industrial lot area would be 5.94 ha. The retained land would consist of 14.49 ha after the severance.

Fritz Construction site:

- current use - industrial operation producing pre-cast concrete building products
- area of industrial lot - existing: 3.41 ha
- area proposed to be added to industrial lot: 2.53 ha
- area of industrial lot - proposed: 5.94 ha
- floor area - existing (3 buildings): 2532 m²
- floor area of expansion (under construction): 2356 m²
- services - private water and septic
- water usage: 16,200 litres / day (approx.)
- source of raw material: aggregate and sand local quarries
- employees at site and installing product: 50
- employees after current expansion (estimate): 70 (50 + 20)

Hinsperger farm land:

- current use - agriculture - cash crop
- area of lot - existing: 17.02 ha
- area of consent - severed land: 2.53 ha
- area of farm - retained land: 14.49 ha

Supporting Documentation

Planning Report - Ron Davidson, Land Use Planning Consultant, May 4, 2018;

The Planning Consultant has prepared a planning report that provides a review of the Provincial Policy Statement (2014); Bruce County Official Plan; and the Municipality of Brockton Comprehensive Zoning By-law together with an overview of the subject lands and the existing and proposed operation. The consulting planner's conclusion and recommendation is that the proposal is consistent with the PPS and maintains the intent and purpose of the Bruce County Official Plan.

Provincial Interest

Under Section 3(5) of the *Planning Act*, the Municipality "shall be consistent with" matters of provincial interest as set out in the Provincial Policy Statements (PPS).

The PPS has general provisions relating to promoting efficient development and land use patterns that sustain the financial well-being of the Province and the municipality over the long term and accommodating an appropriate range and mix of employment uses to meet long term needs (Section 1.1.1 a) and b))

The PPS has specific policies relating to agricultural areas:

Prime agricultural areas shall be protected for long-term use for agriculture (Section 2.3)

- Permitted uses - In *prime agricultural areas*, permitted uses and activities are: *agricultural uses, agriculture-related uses and on-farm diversified uses*.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives. (section 2.3.3.1)

Agriculture-related uses are permitted in agricultural areas provided the use satisfies the criteria outlined in the PPS. Agricultural-related use criteria as identified in the PPS at Sections 2.3.

Agricultural-related uses are defined to mean:

“means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity”

- Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8. (the settlement area expansion policies) (section 2.3.5.1)

Comment:

The PPS generally contemplates non-agricultural uses to locate in urban areas, where there are services and infrastructure appropriate to the use. Agricultural lands are then reserved for farming. If Fritz Construction were seeking to establish the operation on the subject lands today, staff would recommend that the owners consider a different location with an appropriate designation.

The Province has produced a document to assist decision makers to interpret PPS policies specifically with respect to agriculture. “The Guidelines on Permitted uses in Ontario’s Prime Agricultural Areas (Publication 851)” provides relevant information relating to what constitutes an agricultural-related use under the PPS. This document is used in the staff evaluation.

Staff are of the opinion that the proposed use is not in accord with a number of the criteria that have been developed to determine what constitutes an agricultural-related use and therefore, the proposed use should be evaluated as a “non-agricultural use in Prime Agricultural Areas” as outlined below.

Non-Agricultural Uses in Prime Agricultural Areas (section 2.3.6.1 b)):

Limited non-residential and non-agricultural uses are permitted subject to four criteria. These criteria and the staff comment on the criteria are provided in the following chart:

Criteria for limited non-residential uses	Staff comment
The land does not comprise a specialty crop area	The area is not identified as a specialty crop area
The proposed use complies with the minimum distance separation formulae	The use is in compliance with the minimum distance formulae
There is an identified need within the planning horizon in policy 1.1.2 for additional land to be designated to accommodate the proposed use	This is an existing use and it is not practical to have the use relocate to an urban area where the lands are designated appropriately. The reality is that more land needs to be designated to accommodate this existing use.
Alternate locations have been evaluated, and i) There are no reasonable alternative locations which avoid prime agricultural areas, and ii) There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.	Staff are satisfied that development on the prime agricultural lands cannot reasonably be avoided and that there are no lower priority agricultural lands that are available in the immediate area.

Non-Agricultural Uses in Prime Agricultural Areas (section 2.3.6):

“Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible” (section 2.3.6.2).

The PPS acknowledges that there are existing non-agricultural uses in the agricultural area and that these uses will be, in some cases, new, and in other cases, expanding. Fritz Construction is an existing use and is seeking to expand its operations onto additional lands. The policy direction is to mitigate the impact of this expansion on surrounding agricultural operations and lands to the extent feasible

Staff suggest the following three provisions be considered to mitigate impact of the industrial use through the Zoning By-law amendment:

1. that a holding provision in the zoning amendment be used to retain the lands in the current agricultural use until the severed lands are needed for the expansion of the industrial operation;
2. that the applicant provide visual screening across the front of the of the industrial property to screen the outside storage from the public road. This screening could be in the form of a fence or a vegetative hedge and would promote a rural ‘countryside’ appearance and not that of a major industrial operation.
3. that any noise impact on the abutting residential property to the east, if required, be mitigated. Staff anticipate that the applicant undertake a noise study to determine the noise impact for both existing and future anticipated operations, and undertake

measures to mitigate excessive noise that may be experienced by the abutting residential property.

See Appendix 6 for the outline of PPS policies.

County Official Plan

The Bruce County Official Plan designates the overall property (including the industrial operation) in three different classifications: Agricultural Area, Rural Area and Hazard Land Area. The existing industrial use and the land proposed to be added to the industrial lot is designated Agricultural Area and the bulk of the subject land is in this category.

A smaller portion of land adjacent to the Teeswater River is designated 'Hazard' and an even smaller portion is designated 'Rural'. The Hazard land and the Rural lands are not close to the subject lands and would not be affected by the proposal. The OP policies related to Hazard and Rural lands are not reviewed further.

Agricultural Objectives (Section 5.5.2):

The purpose of the Agricultural Area policies is to protect and strengthen the agricultural community by preserving large blocks of Class 1, 2, and 3 farm lands; minimize fragmentation of prime agricultural land; direct non-farm development to settlement areas; and preserve and strengthen the Agricultural Area for active farming operations.

Agricultural Uses (Section 5.5.4.1):

In addition to the full range of agricultural uses being permitted, the agricultural policies also permit farm-related commercial and industrial uses that are directly related to the farm operation and need to be close proximity to farm operations. Examples of farm-related uses are provided - the use of land and buildings or structures for the raising of animals, the growing of plants for food production and nurseries

Farm related Commercial and Industrial Uses (Section 5.5.9):

Small scale industrial and commercial development directly related to, and compatible and supportive of, an agricultural operation may be permitted. Five policies relating to farm-related industrial / commercial uses are identified in the Plan:

- The use cannot reasonably be located in an urban, rural or hamlet industrial area and it must be located adjacent to an agricultural operation;
- Conformity with the MDS formula;
- Large volumes of water not required and no large volumes of effluent;
- Suitable buffering from adjacent residential use.

Comment:

The Fritz Construction operation, as it currently exists, would not be considered small scale and the proposed addition would result in the use being even less 'small-scale'. Also, the industrial use is not directly related to a specific agricultural operation. The current operation is not in conformity with the Agricultural provisions of the Official Plan - therefore an Official Plan Amendment is required.

Farm size:

Generally, the Official Plan encourages the retention of large farm areas with an objective of achieving 40 ha parcels. Smaller, specialized farm parcel sizes are permitted providing the parcel is appropriate for the type of agriculture proposed, appropriate for the type of agriculture for the area and are common to the area, and the size of parcel permits the land to be used for other types of agriculture in the future.

Comment:

The subject farm land is 17.02 ha in area currently, which is significantly less than the 40 ha objective. There are several farm parcels in the immediate area that range in size from 11 ha to 19 ha. It would appear that the size of farm resulting from the consent is not unusual in the area.

Legal Non-Conforming Use - Agriculture and Rural Areas (Section 6.7.1)

The Plan generally contemplates permitting the continuation, expansion or enlargement of uses that do not conform to the Agriculture and Rural designations and provisions of the plan. There are ten criteria outlined in the Plan that are required to be satisfied:

- i) The proposed use is permitted in either the 'Rural' or 'Agricultural' designations; and
- ii) The existing use of the land, buildings or structures is a legal use currently recognized in the implementing comprehensive zoning by-law or is a legal non-conforming use in the implementing comprehensive zoning by-law; and
- iii) The proposed use does not require large volumes of water nor generate large volumes of effluent; and
- iv) The proposed use has no adverse effect on the present uses of the surrounding lands or the implementation of the provisions of this Plan; and
- v) The proposed use is not located in a floodplain or floodway; and
- vi) The proposed use has regard for the Provincial Minimum Distance Separation Formula as amended from time to time; and
- vii) The proposed use is accessible by a public road which is maintained by the appropriate authority as open to traffic on a year-round basis; and
- viii) The proposed use is subject to any conditions that may be contained in a local Municipal Official Plan; and
- ix) The proposed use must be in appropriate proportion to the size of the existing use; and
- x) The proposed use will not create or further aggravate a traffic hazard.

Comment:

With the exception of criteria i), the application would conform to the policies of the Plan. This confirms that an amendment to the Plan is required but it is also useful to note that in general, the Plan allows for expansions to existing uses.

Archaeological Potential:

The subject lands involving the severed parcel are identified as having a high archaeological potential. The usual manner in which this is dealt with would be to include in the amending By-law a Holding (H) provision that requires an archaeological study to be completed prior to any development proceeding.

Economic Development policies in the OP provide useful, but indirect general guidance.

- Objective: - Provide a broader range of growth to provide employment opportunities within the County (4.5.1 vi)
- Objective: - make provision for land ... to satisfy the requirements of economic activities (4.5.1 vii)
- Policy: - County Council shall facilitate the expansion and diversification of the economic base ... (4.5.2.3)

Zoning By-law

Under the Brockton Zoning By-law, the lands are zoned as follows:

- Agriculture Commercial Industrial, ACI-44 - the existing Fritz Construction industrial lot and buildings
- 'General Agriculture (A1)' - the existing farm land. The A1 zone requires a minimum lot area of 39 ha and a minimum frontage of 100 m.
- Environmental Protection (EP)' - the existing hazard land.

A zoning amendment is necessary to:

- rezone the lands proposed to be acquired by Fritz Construction from A1 to ACI-44 to permit the industrial use
- to rezone the retained farm lands to recognize the existing farm lot area of 14.5 ha

A Holding provision could be placed on the severed lands to require that an archeological study is undertaken prior to any development of the severed land proceeding.

Agency Comments

Municipality of Brockton - no comment

SVCA - The proposed Official Plan and Zoning Amendment applications are acceptable

Public Comments

No comments were received at the time of writing this report.

Planning Analysis and Comments:

Fritz Construction has operated from this site for more than 40 years. While the original choice of this site may be unfortunate based on today's planning criteria, the clock cannot be rolled back. Decisions must be made based on the existing situation. Ignoring the current condition is not helpful. The Provincial Policy Statement contains policy that recognizes this reality.

Fritz Construction has made a large development investment at this site. They are a major employer in the area and contribute significantly to the local and regional economy. A denial of the application would not permit the business any flexibility to grow or change, which could have unfortunate long-term impacts. The approval of the application would permit the business to continue at this site for the foreseeable future and that is considered to be a positive outcome for the community.

The Provincial Policy Statement recognizes that, despite the main policy objective of preserving large agricultural areas and promoting farming operations, there are existing non-agricultural uses in the rural area and that these uses may need to be expanded. The PPS directs that efforts be made to mitigate the impact of the expansion. In the opinion of staff, the proposed Official Plan Amendment application is consistent with this provision of the Provincial Policy Statement.

One objective of the PPS and Official Plan is to protect prime agricultural land for agricultural uses. It is understood that the 2.5 ha parcel of farm land that is to be added to the industrial site may not be needed for the industrial operations for a number of years. Given the planning objective in the PPS with respect to mitigating impacts to the agricultural area, if the OPA is approved, staff suggest that the severed land be rezoned to the proposed ACI-44 zone but that a holding provision be placed on the severed parcel that would permit agricultural uses and only permit the industrial use when the owner has demonstrated that the existing site has been fully utilized for the industrial activity.

In addition to encouraging the use of the land for agricultural purposes for as long as possible, it is also recommended that the Holding provision in the amending Zoning By-law be used for the following with the objective of minimizing the impact of the non-agricultural use:

- to ensure noise mitigations measures are in place, if required, to shield the abutting residential property from the effects of the industrial operation;
- to provide for screening of the outside storage in the front yard to facilitate a rural landscape; and
- to require an archeological study on lands within 120 m of the Teeswater River as this area has a high potential for archeological resources.

Staff recommend approval of the amendment application to the County Official Plan. Official Plan Amendment 232 is attached as Appendix 8 to this report in event that the decision is to approve the application.

Financial/Staffing/Legal/IT Considerations:

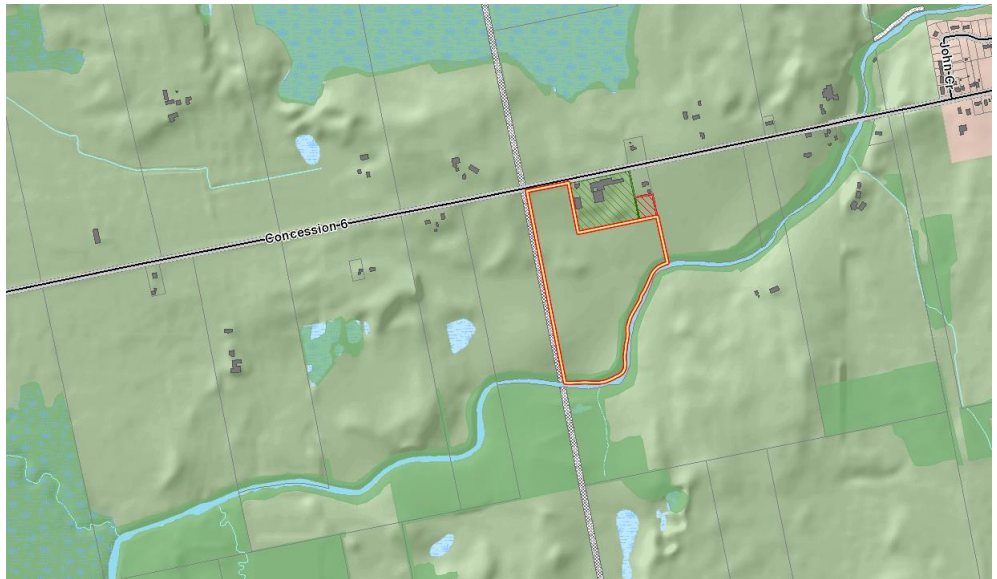
Potential Appeal to Local Planning Appeals Tribunal

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Ghent', with a stylized flourish at the end.

John Ghent RPP
Planner
Planning & Development

Appendix 1: Context

Legal Description	Part of Lot 10, Concession 6, geographic Township of Greenock
Municipal Address	189 Concession 6
Lot Dimensions	Entire Lot
Frontage	+/- 138.5m (454.4 ft)
Width	+/- 138.5 m (454.4 ft)Front; and, Irregular at Rear
Depth	+/- 645 m (2116.14 ft)
Area	+/- 17.02 ha (42.06 ac)
Uses Existing	Agriculture with accessory building
Uses Proposed	+/- 2.53 hectares (6.25 ac) are proposed to be conveyed to the adjacent industrial lot to facilitate the expansion of the existing operation. The balance of the parcel is to continue to be used for agricultural purposes.
Servicing Existing	None
Servicing Proposed	Private septic and private water
Access	Concession 6, a year-round municipal road.
Surrounding Land Uses	Non-farm residential and agricultural uses are to the North and East; the Teeswater River, forested and agriculture are to the South; and, and unopened road allowance and agriculture are uses to the West.
Subject Lands	

Appendix 2: Additional Information from the Applicant

The following information is provided by the applicant to understand more clearly the nature of the business and the markets they serve.

“1. Currently our precast product lines serves the agricultural and commercial fields almost equally with a small advantage to the commercial side of the business due to the sheer size of those projects. One commercial job can have as much square footage as 4 or 5 agricultural jobs. For us, the two industries (ag and comm) complement each other in that when one industry isn’t busy, we can fill that production space with the other. Due to the ever increasing costs of raw materials, we need to find ways to maintain our profit margins and to stay competitive in both market places. After many years of researching our options, we decided that expanding our manufacturing facility and adding more products to our repertoire would help us to even out the ups and downs of the precast industry. We looked at several different locations in Southwestern Ontario and even made an offer on 10 acres of land in Woodstock but decided that our current location in Chepstow is the best option for us so we can bring additional employment to our area and to share resources and equipment that would otherwise have to be purchased at an additional expense. Expanding our existing operation will make it possible for us to manufacture more slatted floors, wall panels, feed bunks as well as now offer pre-stressed beams and columns for the ag market. It will also allow us to produce floor panels for the commercial markets which means we can build a complete building out of precast (hollowcore and walls). Adding these new product lines will keep us busy year round which gives our employees stability as well as steady income.

2. The value of the existing plant of \$ 4M reflects the appraised, current value and not what the replacement cost would be. The existing facility is 40’-0” x 361’-0” and 105’-0” x 122’-0”. The value of the new building at \$8M is based on current construction costs of the structure as well as the new concrete batching plant and forming and extruding equipment which is state of the art for the precast industry. This specialized equipment (from Finland) will help to keep our business profitable and offer more employment and benefits to our staff.”

Appendix 3: Official Plan - Land Use Schedule A




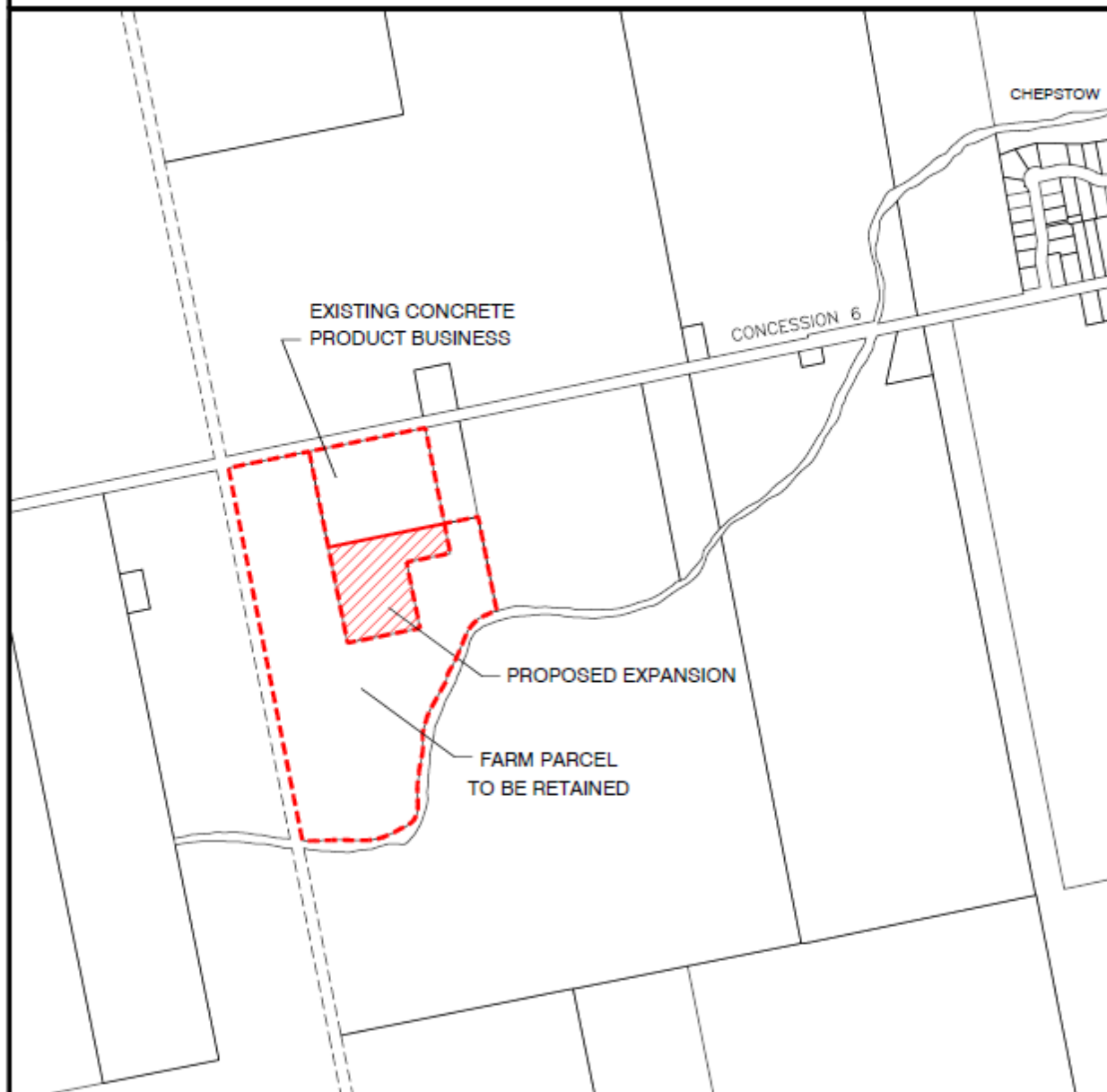
Appendix 4: Zoning By-law



Appendix 5: Proposed Consent

Figure 1: Location Map

 Subject Lands



Fritzall Expansion
173 Concession 6
RR1 Chepstow, ON

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:10 000

Apply?	Policy Area	Comments
	1.0 Building Strong Communities	
	1.1 Managing and Directing Land Use	
	1.1.3 Settlement Areas	
	1.1.4 Rural Areas in Municipalities	
	1.1.5 Rural Lands in Municipalities	
	1.1.6 Territory Without Municipal Organization	
	1.2 Coordination	
	1.2.6 Land Use Compatibility	
	1.3 Employment	
	1.3.2 Employment Areas	
	1.4 Housing	
	1.5 Public Spaces, Recreation, Parks, Trails and Open Space	
	1.6 Infrastructure and Public Service Facilities	
	1.6.6 Sewage, Water and Stormwater	
	1.6.7 Transportation Systems	
	1.6.8 Transportation and Infrastructure Corridors	
	1.6.9 Airports, Rail and Marine Facilities	
	1.6.10 Waste Management	
	1.6.11 Energy Supply	
	1.7 Long-Term Economic Prosperity	
	1.8 Energy Conservation, Air Quality and Climate Change	
	2.0 Wise Use and Management of Resources	
x	2.1 Natural Heritage	Small piece of EP zone is used for extraction, approved by SVCA
	2.2 Water	
x	2.3 Agriculture	
x	2.3.3 Permitted Uses	
	2.3.4 Lot Creation and Lot Adjustments	
	2.3.5 Removal of Land from Prime Agricultural Areas	
x	2.3.6 Non-Agricultural Uses in Prime Agricultural Areas	
	2.4 Minerals and Petroleum	
	2.4.2 Protection of Long-Term Resource Supply	
	2.4.3 Rehabilitation	
	2.4.4 Extraction in Prime Agricultural Areas	
	2.5 Mineral Aggregate Resources	
	2.5.2 Protection of Long-Term Resource Supply	
	2.5.3 Rehabilitation	
	2.5.4 Extraction in Prime Agricultural Areas	
	2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants	

x	2.6 Cultural Heritage and Archaeology	Archeological Study completed. No concerns.
	3.0 Protecting Public Health and Safety	
	3.1 Natural Hazards	
	3.2 Human-made Hazards	

Other Provincial Interests

Ministry	Policy	Comment
MMAH		
MCul	Preservation of Archeological Resources	
MOE		
MTO		
MNR		
OMAFRA	Guidelines on Permitted Uses - Prime Agricultural Areas	

County of Bruce Official Plan

- 5.5 Agricultural Areas
- 5.8 Hazard Land Area
- 6.5 .3 Land Division Policies

Municipality of Brockton Zoning By-law

- Section 6 General Agriculture
- Section 17 Agriculture commercial Industrial (ACI)

Appendix 7

Draft By-law Number 2018-xx

A by-law to adopt Amendment Number 232

to the County of Bruce Official Plan

Authority is provided in Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended.

THE COUNCIL FOR THE CORPORATION OF THE COUNTY OF BRUCE ENACTS BY-LAW 2018-xx AS FOLLOWS:

1. Amendment Number 232 to the County of Bruce Official Plan, attached and forming part of this by-law is approved.
2. That this By-law 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.

Passed this ___st day of December, 2018

Warden

Clerk

Part B - The Amendment

Introductory Statement

All of this part of the document entitled “Part B - The Amendment” and consisting of the following text, and attached map designated as Schedule “A”, constitutes Amendment Number 232 to the Bruce County Official Plan.

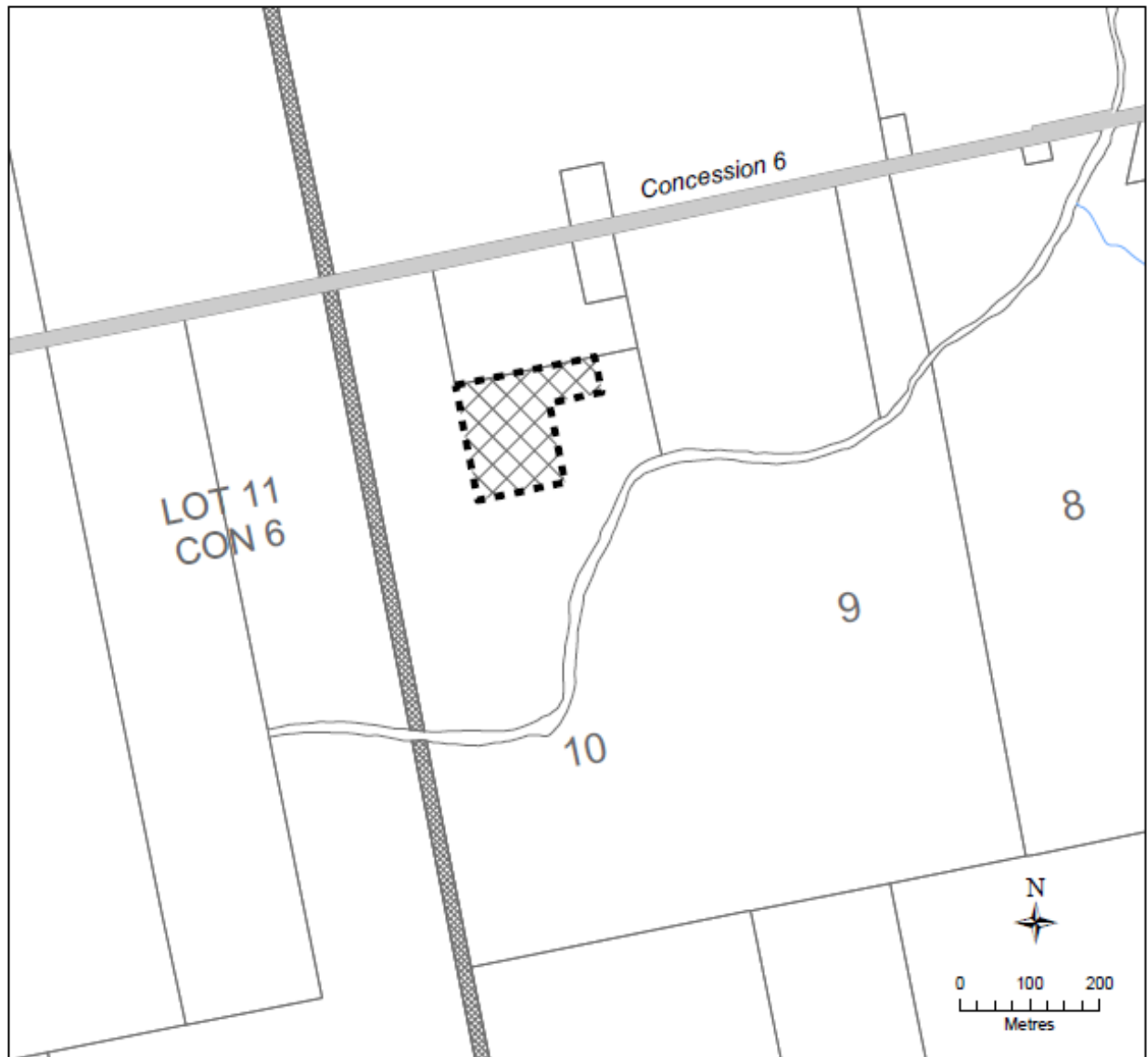
The Amendment

1. Schedule A: Land Use is amended by changing the designation on the lands at Part of Lot 10, Concession 6, geographic Township of Greenock, Municipality of Brockton to ‘Agricultural Area with Exceptions’ to facilitate the expansion of ‘Fritz Construction Services Inc’ (operating as Fritzall) and to recognize the undersized retained agricultural parcel.
2. The Bruce County Official Plan is amended by adding the following subsection to Section 5.5.13. - Exceptions- Agricultural Areas

5.5.13.84

Notwithstanding the policies of Section 5.5 (Agricultural Area) of this Plan, the lands subject to Site Specific Policy Area **5.5.13.84** and designated ‘Agricultural Area with Exceptions’ on Schedule ‘A’: Land Use (South Section) at Part of Lot 10, Concession 6, geographic Township of Greenock, Municipality of Brockton shall permit agricultural uses and in addition, shall also permit a pre-cast concrete forming industrial use including the use of the lands for outside storage subject to a maximum lot area of 6.0 ha. Mitigation measures related to the industrial use with respect to noise impact on the adjacent residential lot, visual screening of the operations from the public road, encouraging the land to remain in an agricultural use, and undertaking an archeological study because of the high potential for archeological resources shall be implemented through the rezoning of the land including the use of holding provisions.

Schedule 'A'



Schedule 'A'
to
Amendment N0. 232
Bruce County Official Plan

Part of Lot 10, Concession 6
(189 Concession 6)
Municipality of South Bruce
(geographic Township of Culross)
County of Bruce



Lands subject to section
5.5.13.84 - 'Agricultural Area with Exceptions'

File: BCOPA 232-2018-31
Z-33-2018.31

Applicant: Lisa & David Hinsperger
c/o Ron Davidson, Land Use Planning Consultant

Date: November, 2018