

OFFICIAL PLAN AMENDMENT NO. 5

MUNICIPALITY OF DYSART ET AL

**AMENDMENT NO. 5 TO THE OFFICIAL PLAN
OF THE MUNICIPALITY OF DYSART ET AL**

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STATEMENT OF COMPONENTS

Part A - The Preamble does not constitute part of this Amendment.

Part B - The Amendment consisting of the following text and map, constitutes Amendment No. 5 to the Official Plan of the Municipality of Dysart et al.

PART A - THE PREAMBLE

1. Purpose and Effect

The purpose of this Amendment is to change the land use designation on Part Lot 17, Concession 8, Part Mill Reserve, Part Lots 1, 6 to 8, Block M, Lots 2, 3 and 4, Block Q, Plan 1, Part Road Allowance, Parts 2, 3, 6, and Part of Part 1, Registered Plan 19R-8209, Parts 1 and 2, Plan 19R-3816, Part 2, Plan 19R-4579, in the geographic Township of Dysart, in the Municipality of Dysart et al from the Urban Residential Areas designation to the Commercial Areas designation. The Special Policy Area SSP-8 will also be removed from the lands known as Parcel "B" as a result of this application.

This Amendment will recognize the existing use of the subject lands for Employment purposes of General Industrial.

2. Location and Description

This Amendment applies to Part Lot 17, Concession 8, Part Mill Reserve, Part Lots 1, 6 to 8, Block M, Lots 2, 3 and 4, Block Q, Plan 1, Part Road Allowance, Parts 2, 3, 6, and Part of Part 1, Registered Plan 19R-8209 Parts 1 and 2, Plan 19R-3816, Part 2, Plan 19R-4579 in the geographic Township of Dysart, in the Municipality of Dysart et al, in the County of Haliburton more specifically shown on Schedule "A" of this amendment.

The subject lands are in the Commercial Areas, Urban Residential Areas and within Special Policy Area SSP-8 and Haliburton Village Policy Area.

The subject lands known as Parcel "A" is currently used for Commercial Use as designated in the Municipal Official Plan. Specifically, Parcel "A" comprises of the existing Retail Lumber Establishment. Parcel "B" is currently vacant and designated as Urban Residential within the Special Policy SSP-8 overlay.

The subject lands known as Parcel “A” are low lying and slope up steeply towards Parcel “B” which is vacant lot that is relatively flat. The subject lands are bound by Drag River to the south, Maple Avenue to the west, Victoria Street to the north and George Street.

The subject property known as Parcel “A” is serviced with private water and municipal sewage system. Parcel “B” is a vacant lot and will not require services as a result of this application.

Map 1 shows the general location of the subject lands affected by this Amendment. For context the subject lands are broken into three (3) parcels and portion of an unopened road allowance being purchased and closed. A by deeming by-law application (File No. L07-RO-2022-011) was also approved to merge the lands. The deed for the closed road allowance is being processed at the time of writing this report.

Map 2 shows the proposed development of the subject property. The proposed development on Parcel “B” will be used for storage of building material related to the main Retail Lumber and Building Supply Establishment located on Parcel “A”.

3. **Basis**

The lands affected by this Amendment are presently designated as Commercial Areas, Urban Residential Areas and within Special Policy Area SSP-8 and Haliburton Village Policy Area in the Official Plan for the Municipality of Dysart et al and zoned Commercial Highway (CH) zone and Urban Residential Type 3-13 (H-R3-13) exception zone with holding provision by By-law 2005-120. An amendment to the Official Plan and an amendment to the Zoning By-law are required to change the existing Urban Residential designation and use on the Subject lands to Commercial Use for the existing business. No development of structures or buildings are proposed on Parcel “B” as a result of this application.

The owner has applied for an amendment to By-law 2005-120. The application for an official plan amendment and the application for a zoning by-law amendment are being processed concurrently to address all aspects of the proposal.

The subject lands are located in an area of Commercial, Residential and Public Recreation Areas. The proposed use of the property is compatible with the surrounding uses.

The proposed Amendment is prepared within the context of Provincial Policy and the Policies of the Official Plan of the Municipality of Dysart et al. Key policies, which provide direction, include:

PROVINCIAL POLICIES:

- Policy 1.0 Building Strong Healthy Communities
- Policy 1.1.3 Settlement Areas
- Policy 1.6.6 Sewage, Water and Stormwater
- Policy 2.0 Wise Use and Management of Resources
- Policy 2.1 Natural Heritage
- Policy 3.0 Protecting Public Health and Safety
- Policy 3.1 Natural Hazards

COUNTY OF HALIBURTON OFFICIAL PLAN:

- Section 1.3 Land Use Objectives
- Section 2.3 Policies
- Section 5 Environmental
- Section 6.3.3 Mining and Mine Hazards
- Section 7 General Policies

DYSART ET AL OFFICIAL PLAN:

- Section 2 Basis and Objectives
- Section 2.2.2 Promotion of a Strong Community
- Section 3.2.2.3 Municipal Roads
- Section 3.3.2 Haliburton Village Service Area
- Section 3.7 Climate Change and Public Safety
- Section 3.7.3 Storm Water Management
- Section 4.2 Sustainable Development
- Section 4.6 Lot Size and Shape
- Section 4.9 Soil and Drainage
- Section 4.13.2 Mine Hazards

Section 5.3.4	Significant Natural Heritage Features
Section 6	General Land Use Policies
Section 7.1	Residential Areas
Section 7.3	Commercial Areas
Section 13.1.9	Haliburton Village - Special Policy Area
Section 14.8.2	Site Plan Control
Section 15.1.8	Special Area SSP-8 Pine Avenue and George Street
Section 16.8.2	Public Consultation Requirements for Proponents
Section 16.9	Site Plan Control

The following controls will ensure proper development of the site:

- Implementing zoning by-law: a by-law amendment is being processed concurrently with this application. A site-specific zone will be applied to recognize the existing and proposed uses of the subject property.
- Site Plan Approval: Site plan control will apply to any development of the property.

PART B - THE AMENDMENT

1. Introductory Statement

All of this part of the document, entitled "Part B - The Amendment", consisting of the following text and Schedule "A" constitutes Amendment No. 5 to the Official Plan of the Municipality of Dysart et al.

2. Details of the Amendment

The Official Plan of the Municipality of Dysart et al is amended as follows:

Schedule "A", Map 2 to the Official Plan of the Municipality of Dysart et al is amended by changing the designation on Part Lot 17, Concession 8, Part Mill Reserve, Part Lots 1, 6 to 8, Block M, Lots 2, 3 and 4, Block Q, Plan 1, Part Road Allowance, Parts 2, 3, 6, and Part of Part 1, Registered Plan 19R-8209 Parts 1 and 2, Plan 19R-3816, Part 2, Plan 19R-4579, in the geographic township of Dysart, Municipality of Dysart et al from Commercial Areas, Urban Residential Areas and within Special Policy Area SSP-8 and Haliburton Village Policy Area to Commercial Areas as shown on Schedule "A" attached hereto and forming part of this

Amendment. No change to the Haliburton Village Policy Area as a result of this application. The Special Policy Area SSP-8 will be removed from the subject lands but to remain on adjoining residential lot.

3. **Implementation and Interpretation**

This Amendment to the Official Plan will be implemented and interpreted in the following manner:

- a) This Amendment will be interpreted in accordance with the provisions of Section 1.6 of the Official Plan.
- b) All provisions of the Official Plan, related to the Commercial Areas, and Haliburton Village Policy Area designation will apply. Additional controls will be included in the implementing zoning by-law.