

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 10 - 2010

A BY-LAW TO ADOPT AMENDMENT NO. 11 TO THE VILLAGE OF NEUSTADT OFFICIAL PLAN.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF MUNICIPALITY OF WEST GREY ENACTS AS FOLLOWS:

- 1) That Amendment No. 11 to the Village of Neustadt Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
- 2) That the Clerk is hereby authorized to forward the amendment to the County of Grey for approval as provided for under Section 17 of the Planning Act, R.S.O. 1990.

READ A FIRST & SECOND TIME THIS 15th DAY OF MARCH, 2010.

READ A THIRD TIME & FINALLY PASSED THIS 15th DAY OF MARCH, 2010.

MAYOR

CAO/CLERK

**AMENDMENT NO. 11 TO THE
VILLAGE OF NEUSTADT OFFICIAL PLAN**

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

PART B- THE AMENDMENT, consisting of the following text constitutes Amendment No. 11 to the Village of Neustadt Official Plan.

PART C - THE APPENDICES do not constitute part of this amendment. Appendix I contains the Municipal Record pertaining to this amendment.

PART A - PREAMBLE

PURPOSE

The purpose of this Amendment is to change the land use designation of those lands shown as "subject lands" on Schedule 'A-10' attached to this amendment from 'Institutional' to 'Commercial'. The re-designation and associated rezoning would permit a commercial use of the subject lands.

The 'Hazard Land B – Floodfringe' overlay would remain on the property.

LOCATION

The lands to be effected by the Official Plan Amendment are described as Part Lot 52, e/s Mill Street, Plan 162, former Village of Neustadt, Municipality of West Grey, and are shown as the "subject lands" on the attached Schedule "A-10".

BASIS

The subject lands are currently designated 'Institutional on Schedule "A" (Land Use Plan) to the Village of Neustadt Official Plan, with a 'Hazard Land B – Floodfringe' overlay.

The existing building on the property was previously occupied by the post office, hence the 'Institutional' designation. The building has been vacant for almost two years.

Under the current 'Institutional' designation, the permitted uses are limited to education, religious or charitable nature, voluntary organizations, friendly societies and other similar undertakings of a public or semi-public character. The owner of the property is proposing a 'Commercial' designation in order to allow for a variety of commercial uses typically permitted in the downtown. The property is situated within the downtown of Neustadt and all other properties fronting onto Mill Street in the vicinity of the subject property are designated 'Commercial'.

The policies for the 'Hazard Land B – Floodfringe' overlay which require certain flood proofing measures will remain in effect.

PART B - THE AMENDMENT

Introductory Statement

All of this part of the document entitled Part B to the Amendment and consisting of the following text and attached map designated as Schedule "A-10" constitutes amendment No. 11 to the Village of Neustadt Official Plan.

Details of the Amendment

Schedule "A" Land Use Plan to the Town of Neustadt Official Plan is hereby amended by re-designating from 'Institutional' to 'Commercial' those lands described as Part Lot 52, e/s Mill Street, Plan 162, former Village of Neustadt, Municipality of West Grey, and are shown as the "subject lands" on the attached Schedule "A-10".