

**AMENDMENT NO. 26 TO THE  
TOWN OF DURHAM 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. 26 to the Town of Durham 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 designation of those lands shown as "LANDS SUBJECT TO OPA 26" on Schedule 'A-26' attached to this amendment from 'Residential Area 2' to "Agricultural Special Policy B.6.3.2".

### LOCATION

The lands to be effected by this amendment are described as Part of Park Lot 1, North of Chester Street and Part of Park Lot 1, North of George Street, Plan 500, Parts 2, 3, 4, 5, Plan 16R-8810, and Parts 3, 4, 5 & 6, Plan 16R-9921, in the Geographic Town of Durham, Municipality of West Grey, as shown as the subject property on Schedule "A-26" attached.

### BASIS

The subject lands comprise approximately 6.4 hectares of land and are located along the westerly boundary of the former Town of Durham. The property fronts along Durham Road West, which is also known as County Road 4. No buildings or structures exist on the property.

According to the Town of Durham Official Plan, the subject lands are currently designated as 'Residential Area 2'. Permitted uses within this designation include a variety of residential dwelling types and densities, subject to the availability of municipal water and sanitary sewer.

Green Encotech Inc. proposes to operate a large greenhouse business on the subject property and the abutting lands to the west (located outside of the Durham settlement area). The development would involve primarily greenhouses, but with a portion of the building being used for offices, laboratory, employee room, storage, and shipping/receiving.

Green Encotech Inc. intends to grow and harvest ginseng, primarily for the North American and Asian markets.

The proposed land use is a form of agricultural activity and therefore Green Encotech Inc. is requesting an 'Agricultural' designation. The Official Plan Amendment will also acknowledge the ancillary activities associated with the greenhouse (i.e. office, laboratory, employee room, storage, and shipping/receiving).

Although this greenhouse business is recognized as a form of agriculture, there will be no livestock facilities permitted on the site and therefore land use conflicts involving manure odours will not be a concern. In a general sense, the proposed greenhouses should be compatible with the existing and future land uses in this area, both within and outside of the urban boundary.

This operation will likely generate a moderate amount of vehicular traffic, primarily associated with the employee vehicles; however, given that the subject lands will front directly onto the County Road, which is intended to accommodate large volumes of traffic, the increase in traffic would be negligible.

The proposed greenhouses will require a large amount of water on a daily basis in order to grow the ginseng plants. Green Encotech Inc. is proposing to provide a private source of water for this component of the business. Given that the water demand will exceed 50,000 litres per day, a Permit to Take Water will be required from the Ministry of Environment. The office and employee's room will be connected to the Durham water/sewer supply.

The removal of approximately 6.4 hectares of land from the inventory of 'Residential' land within the Durham planning area should have no impact on the Municipality's ability to provide sufficient residential housing over the next 20 years. The Comprehensive Review recently conducted for the Town of Durham in association with the County of Grey Official Plan 5-Year Review did not include the subject lands within the selected areas of Durham that are to be developed for residential purposes, despite their current 'Residential' designation. During the Comprehensive Review process, Council recommended that the subject lands should be designated for some other land use when the Town of Durham Official Plan is updated.

## **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-26" constitutes amendment No. 26 to the Town of Durham Official Plan.

### Details of the Amendment

1. Schedule "A" Land Use Plan to the Town of Durham Official Plan is hereby amended by changing from 'Residential Area 2' to 'Agricultural Special Policy B.6.3.2' the land use designation of those lands described as Part of Park Lot 1, North of Chester Street and Part of Park Lot 1, North of George Street, Plan 500, Parts 2, 3, 4, 5, Plan 16R-8810, and Parts 3, 4, 5 & 6, Plan 16R-9921, in the Geographic Town of Durham, Municipality of West Grey, County of Grey, as shown on Schedule "A-26" to this amendment.
2. Section B.6 AGRICULTURAL LAND USE is hereby amended by adding the following:
  - B.6.3.2 Notwithstanding their 'Agricultural' designation, on those lands shown as the subject property on Schedule "A-26" the following accessory uses may be permitted in conjunction with a greenhouse operation:
    - office;
    - employee room;
    - storage;
    - laboratory, and
    - shipping/receiving.

**PART C - THE APPENDICES**

APPENDIX I - MUNICIPAL RECORD (contained in 'Original' only)

**THE CORPORATION OF THE MUNICIPALITY OF WEST GREY**

**BY-LAW NUMBER 53 - 2010**

A BY-LAW TO ADOPT AMENDMENT NO. 26 TO THE TOWN OF DURHAM OFFICIAL PLAN.

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

- 1) That Amendment No. 26 to the Town of Durham 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.

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**Read a first and second time this 20<sup>th</sup> day of September, 2010.**

**Read a third time and finally passed this 20<sup>th</sup> day of September, 2010.**

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**Mayor – Kevin Eccles**

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**CAO/Clerk – Christine Robinson**

**File No:** OPA #26  
**Municipality:** Municipality of West Grey

**Date of Decision:** September 20, 2010  
**Date of Notice:** September 23, 2010

**Subject Lands:** Part of Park Lot 1, North of Chester Street and Part of Park Lot 1, North of George Street, Plan 500, Parts 2, 3, 4, 5, Plan 16R-8810, and Parts 3, 4, 5 & 5, Plan 16R-9921, in the Geographic Town of Durham, Municipality of West Grey.

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## **NOTICE OF ADOPTION**

With respect to a Local Official Plan Amendment  
Subsection 17(22) of the Planning Act, R.S.O. 1980

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A decision was made by the Council of the Corporation of the Municipality of West Grey on the date noted above **to adopt** Amendment No. 26 to the Town of Durham Official Plan, as adopted by Municipality of West Grey By-law No. 53-2010.

### **Purpose and Effect of the Local Official Plan Amendment**

The Local Official Plan Amendment will change the land use designation of the subject property from 'Residential Area 2' to 'Agricultural Special Policy B.6.3.2'. The Amendment would have the effect of allowing a greenhouse operation on this site, which would include greenhouses and accessory uses such as an office, laboratory, employee and storage. Greenhouses would also be constructed on the lands to the immediate west, which are not subject to any amendments.

### **How to File A Request for Further Notification**

The Local Official Plan Amendment is now being submitted to the County of Grey for final approval.

Any person or public body will be entitled to receive Notice of the Decision of the County of Grey if a written request to be notified of the Decision is made to the County of Grey at the following address:

County of Grey  
Planning and Development Department  
595 9<sup>th</sup> Avenue East  
Owen Sound, Ontario N4K 3E3  
Fax: (519) 376-7970

### **Other Related Applications**

The subject lands are also subject to Municipality of West Grey Zoning By-law Amendment File No. ZA-08-10.

### **Obtaining Additional Information**

Additional information regarding this Official Plan Amendment is available for public inspection during regular office hours at:

Municipality of West Grey  
402813 Grey Road No. 4  
R.R. #2  
Durham, Ontario N0G 1R0