

**Notice of the Passing of a Zoning By-law**  
**By the Corporation of the Municipality of West Grey**

**Take notice** that the Council of the Corporation of the Municipality of West Grey passed By-law Number 116-2018 on the 15<sup>th</sup> day of October, 2018, under Section 34 of the Planning Act R.S.O. 1990, as amended.

**And take notice** that the Zoning By-law may be appealed to the Local Planning Appeal Tribunal by filing with the Clerk of the Corporation of the Municipality of West Grey not later than the 6<sup>th</sup> day of November, 2018, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act.

**Only** individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

**If** a person, corporation or public body did not make oral submissions at the public meeting or make a written submission to the Municipality of West Grey before the bylaw was passed, the person, corporation or public body is not entitled to appeal the decision of the Municipality of West Grey Council to the Local Planning Appeal Tribunal. If a person, corporation or public body did not make oral submissions at a public meeting or make a written submission to the Municipality of West Grey before the bylaw was passed, the person, corporation or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**An explanation** of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a Key Map showing the location of the lands to which the By-law applies are attached.

**Dated at the Municipality of West Grey**  
**This 17<sup>th</sup> day of October, 2018.**

Mark Turner, Clerk  
Municipality of West Grey  
402813 Grey Road 4  
R.R. 2, Durham, ON., NOG 1R0  
Ph: (519) 369-2200  
Fax: (519) 369-5962

**Explanatory Note**

The purpose of the Zoning By-law Amendment is to rezone the subject lands described as Part of Divisions 2 and 3 of Lot 24, Concession 1, East of Garafraxa Road; Geographic Township of Glenelg, Municipality of West Grey; from the 'OS' (Open Space) Zone and the 'FD' (Future Development) Zone to the 'R2-383' (Residential 2 with Exceptions) zone, and the 'R3-396' (Residential 3 with Exceptions) zone as shown on Schedule "54J".

The Council of the Municipality of West Grey has adopted this By-law and is now circulating it in accordance with Provincial Regulations. Please be advised that all written and oral submissions received regarding this application were considered, the effect of which helped make an informed recommendation and decision.

**The Corporation of the Municipality of West Grey**

**By-law Number 116 – 2018**

Being a By-law to amend Zoning By-law No. 37-2006, for the Municipality of West Grey

Whereas the Council of the Corporation of the Municipality of West Grey deems it in the public interest to pass a By-law to amend By-law No. 37-2006;

And whereas, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

Now therefore the Council of the Corporation of the Municipality of West Grey enacts as follows:

1. Schedule "54" to By-law No. 37-2006, is hereby amended by changing the zone symbols of: Part of Divisions 2 and 3 of Lot 24, Concession 1, East of Garafraxa Road; Geographic Township of Glenelg, Municipality of West Grey; from the 'OS' (Open Space) Zone and the 'FD' (Future Development) Zone to the 'R2-383' (Residential 2 with Exceptions) zone, and the 'R3-396' (Residential 3 with Exceptions) zone as shown on Schedule "54J" attached to and forming part of this by-law.
2. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsection:

R2-383 (see Schedule 54J)

Notwithstanding Section 13.2, those lands described as Part of Divisions 2 and 3 of Lot 24, Concession 1, East of Garafraxa Road; Geographic Township of Glenelg, Municipality of West Grey and shown as R2-383 on Schedule "54J" shall permit the following standards for setbacks and lot coverage:

- a) Minimum front yard setback of 4.5 metres for single and semi-detached residential dwellings,
- b) Minimum exterior side yard setback of 4.5 metres for single and semi-detached residential dwellings,
- c) Minimum interior side yard setback of 1.2 metres for one-storey and more than one-storey for single and semi-detached residential dwellings,
- d) Minimum rear yard setback of 6.0 metres for single and semi-detached residential dwellings,
- e) Maximum exterior side yard encroachments of no more than 1.5 metres, and
- f) Total lot coverage of 45% for single-detached residential dwellings.

Beyond the exceptions outlined in (a) – (f) above, all other provisions of the R2 zone shall continue to apply.

R3-396 (see Schedule 54J)

Notwithstanding Section 13.2, those lands described as Part of Divisions 2 and 3 of Lot 24, Concession 1, East of Garafraxa Road; Geographic Township of Glenelg, Municipality of West Grey and shown as R3-396 on Schedule "54J" shall permit the following standards for setbacks:

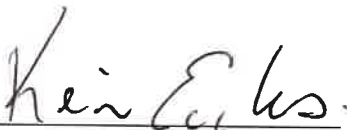
- a) Minimum front yard setback of 4.5 metres for townhouse or street townhouse dwellings,
- b) Minimum exterior side yard setback of 4.5 metres for townhouse or street townhouse dwellings,
- c) Minimum interior side yard setback of 1.2 metres for one-storey and more than one-storey for townhouse or street townhouse dwellings,
- d) Minimum rear yard setback of 6.0 metres for townhouse or street townhouse dwellings, and
- e) Maximum exterior side yard encroachments of no more than 1.5 metres.

Beyond the exceptions outlined in (a) – (e) above, all other provisions of the R3 zone shall continue to apply.

3. That this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

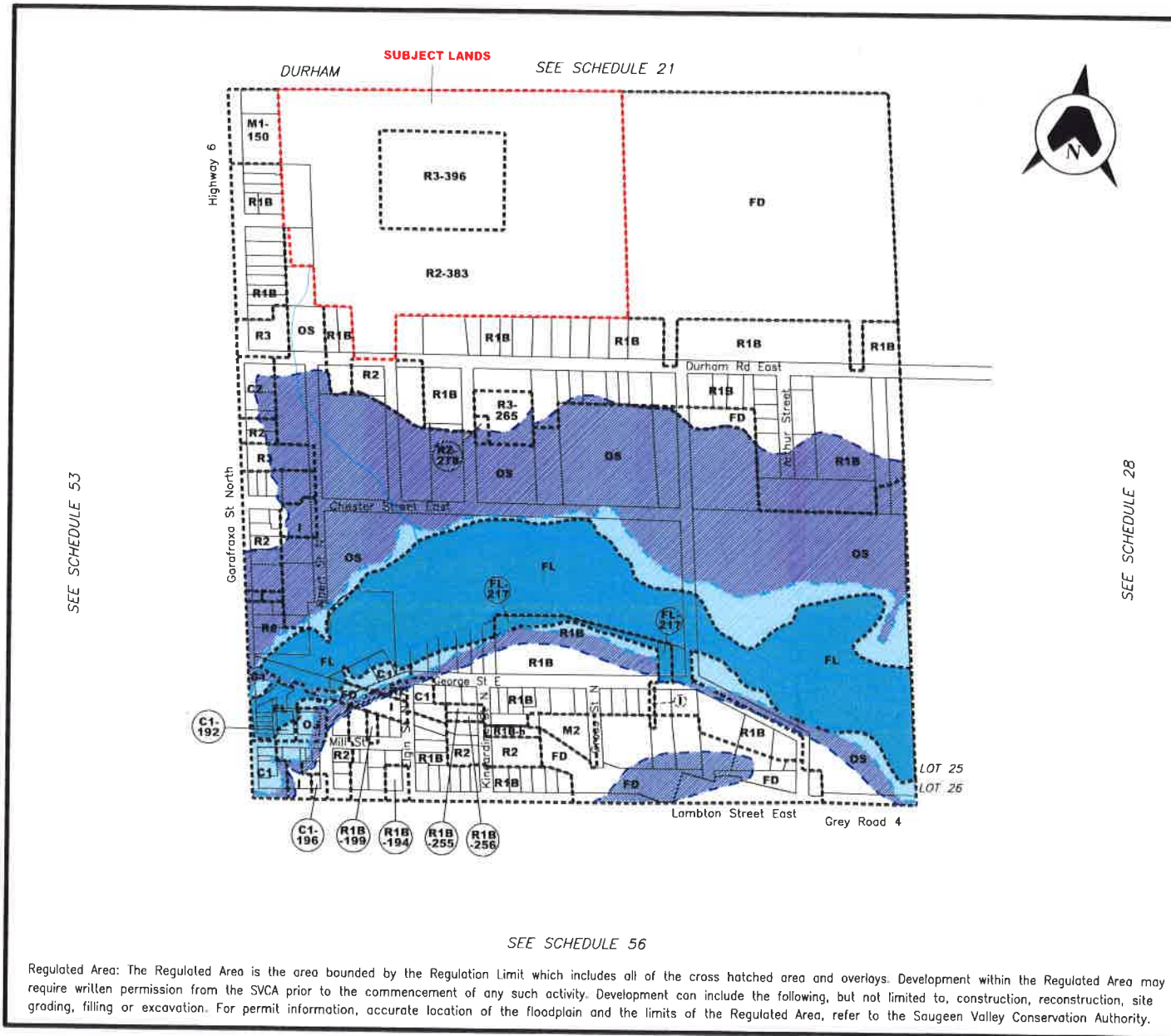
**Read a first and second time this 15<sup>th</sup> day of October, 2018.**

**Read a third time and finally passed this 15<sup>th</sup> day of October, 2018.**

  
**Kevin Eccles, Mayor**

  
**Mark Turner, Clerk**





Regulated Area: The Regulated Area is the area bounded by the Regulation Limit which includes all of the cross hatched area and overlays. Development within the Regulated Area may require written permission from the SVCA prior to the commencement of any such activity. Development can include the following, but not limited to, construction, reconstruction, site grading, filling or excavation. For permit information, accurate location of the floodplain and the limits of the Regulated Area, refer to the Saugeen Valley Conservation Authority.

MUNICIPALITY OF WEST GREY

# ZONING SCHEDULE 54J

By-Law Number 116-2018

Date Passed October 15, 2018

Mayor *Ken Coles*

Clerk *[Signature]*

**ZONES**

- A1** Agricultural
- A2** Rural
- A3** Restricted Rural
- R1A** Unserved Residential
- R1B** Residential
- R2** Residential
- R3** Residential
- ER** Estate Residential
- MH** Mobile Home Park
- C1** General Commercial
- C2** Highway Commercial
- C3** Neighbourhood Commercial
- C4** Space Extensive Commercial
- C5** Hamlet Commercial
- C6** Rural Commercial
- MU1** Mixed Use
- M1** Industrial
- M2** Restricted Industrial
- M3** Rural Industrial
- M4** Extractive Industrial
- I** Institutional
- OS** Open Space
- FD** Future Development
- NE** Natural Environment
- NE2** Natural Environment 2
- FL** Flood Way
- Flood Fringe Overlay
- Regional Storm Floodline
- Regulation Limit
- 1** Zone Exception

