

The Corporation of the Municipality of West Grey

By-law Number 126 - 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. By-law No. 37-2006 is hereby amended by rezoning the lands described as Part Lot 1, Concession 13, RP16R6835, Part 1, Geographic Village of Neustadt, Municipality of West Grey and shown more particularly on Schedule "59M".
2. Schedule "59" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 1, Concession 13, RP16R6835, Part 1, Geographic Village of Neustadt, Municipality of West Grey from the FD (Future Development) Zone to the R1A-390 (Unserviced Residential Exception) Zone, as shown on Schedule "59M" attached to and forming part of this by-law.
3. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsection:

R1A-390 (see Schedule 59M)

Notwithstanding Section 6.8, those lands described as Part Lot 1, Concession 13, RP16R6835, Part 1, Geographic Village of Neustadt, Municipality of West Grey and shown as 'R1A-390' on Schedule "59M" shall be used in accordance with the 'R1A' zone provisions excepting however that:

The detached dwelling may be serviced with a private sewage disposal system.

Minimum lot area: 1.45 hectares

All buildings and structures, including the septic system, shall be located entirely within 57 metres of the southerly lot line.

4. 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 and subject to Amendment No. 7 to the Municipality of West Grey Official plan coming into effect.

Read a first and second time this 19th day of November, 2018.

Read a third time and finally passed this 19th day of November, 2018.

(Signed)
Kevin Eccles, Mayor

(Signed)
Mark Turner, Clerk

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 126-2018 on the 19th day of November, 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 11th day of December, 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 21st day of November, 2018.

Mark Turner, Hons. B.A., AMCT, Clerk
Municipality of West Grey
402813 Grey Road 4
R.R. 2, Durham, Ontario, NOG 1R0
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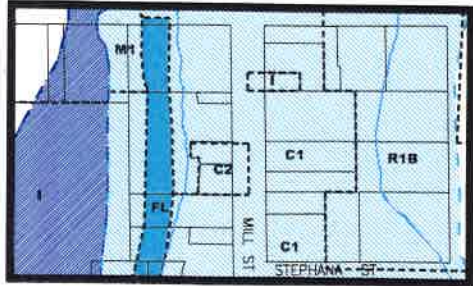
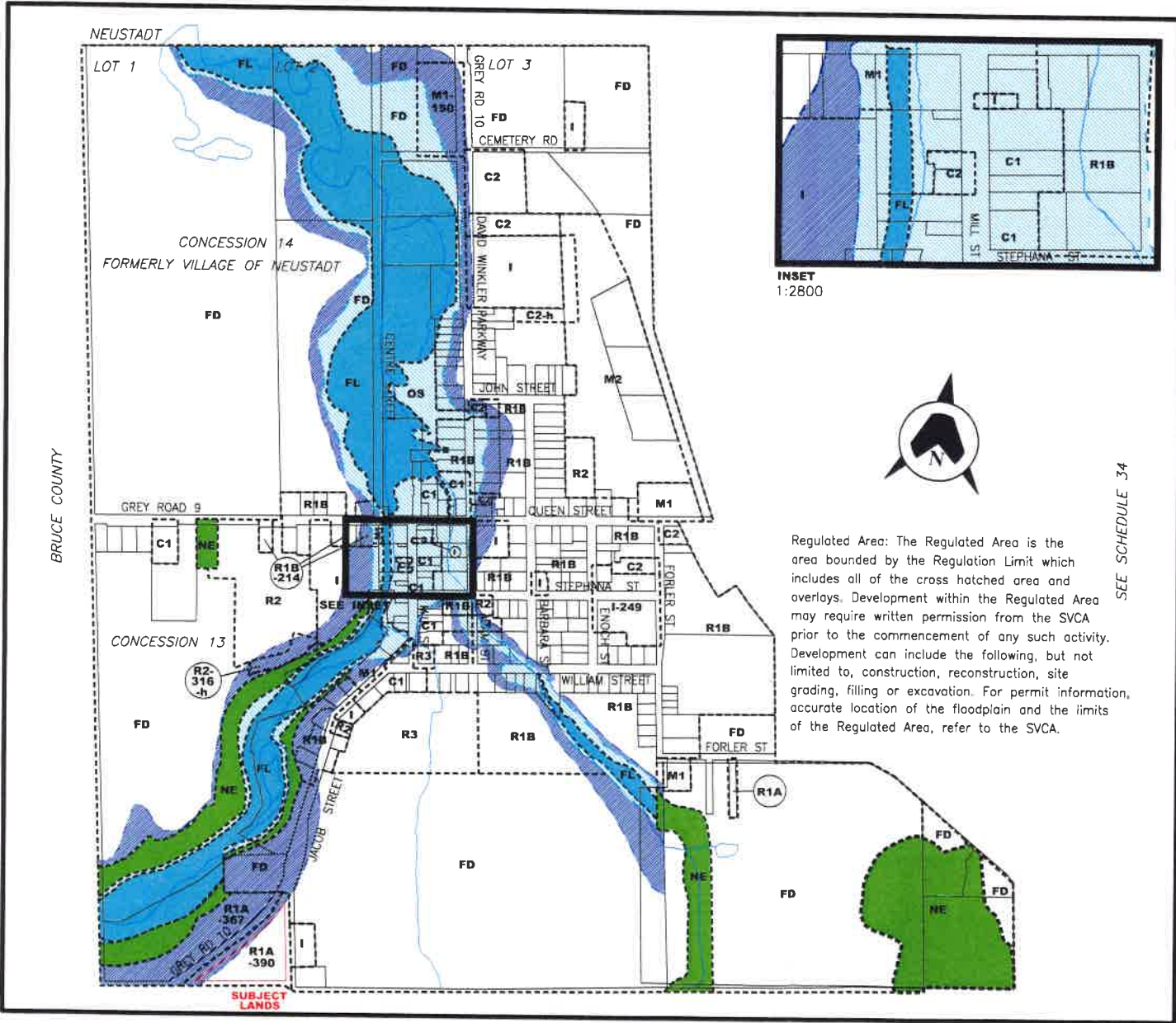
Explanatory Note

The purpose and effect of the Zoning By-law amendment is to change the zoning of lands described as Part Lot 1, Concession 13, RP16R6835, Part 1, Geographic Village of Neustadt, Municipality of West Grey and shown on reverse of this form from the 'FD' (Future Development) Zone to the 'R1A-390' zone to permit the construction of a detached dwelling serviced with a private sewage disposal system.

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.

Morley – ZA-11-18/WG OPA #7
Property Roll No. 4205 020 001 11005 0000

The subject lands are also the subject of an application to amend the Municipality of West Grey Official Plan. The effect of that amendment is to permit the construction of a detached dwelling on the subject property without the provision of sanitary sewers. The dwelling would be serviced with a private sewage disposal system.



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 SVCA.

SEE SCHEDULE 34

MUNICIPALITY OF WEST GREY
ZONING SCHEDULE 59M

By-Law Number 126-2018
Date Passed November 19, 2018
Mayor Keir Eulis
Shelley
CAB

- 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
 - O** Open Space
 - FD** Future Development
 - NE** Natural Environment
 - NE2** Natural Environment 2
 - FL** Flood Way
 - FL** Flood Fringe Overlay
 - Regional Storm Floodline
 - Regulation Limit
 - 1** Zone Exception

