

The Corporation of the Municipality of West Grey
By-law Number 129 - 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 "34C" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Lot 3, Concession 15, Geographic Township of Normanby, Municipality of West Grey from the "A1" (Agricultural) Zone to the "A1-400" (Agricultural Exception) Zone for the severed parcel (Parcel 1), and from the "A1" (Agricultural) Zone and "A3" (Restricted Rural) Zone to the "A1-401" (Agricultural Exception) Zone for the retained parcel (Parcel 2), as shown as shown on Schedule "34C".

2. A1-400 (see Schedule "34C")

Notwithstanding Sections 8.2.1 & 8.2.2 of By-law No. 37-2006, as amended, those lands zoned as A1-400 shall be used in accordance with the A1 zone provisions exception however that:

- (a) the minimum lot area shall be 0.43 hectares; and,
- (b) the minimum lot frontage shall be 12.1 metres.

3. A1-401 (see Schedule "34C")

Notwithstanding Section 8.2.1 of By-law No. 37-2006, as amended, those lands zoned as A1-401 shall be used in accordance with the A1 zone provisions exception however that:

- (a) the minimum lot area shall be 37.8 hectares; and,

Notwithstanding Section 8.1 of By-law No. 37-2006, as amended, those lands zoned as A1-401 shall be used in accordance with the A1 zone provisions exception however that no detached dwelling shall be permitted.

4. Schedule "34C" and all other notations thereon is hereby declared to form part of this By-law.

5. 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 17th day of December, 2018.

Read a third time and finally passed this 17th day of December, 2018.

(Signed)
Christine Robinson, 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 129 - 2018 on the 17th day of December, 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 9th day of January, 2019, 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 20th day of December, 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

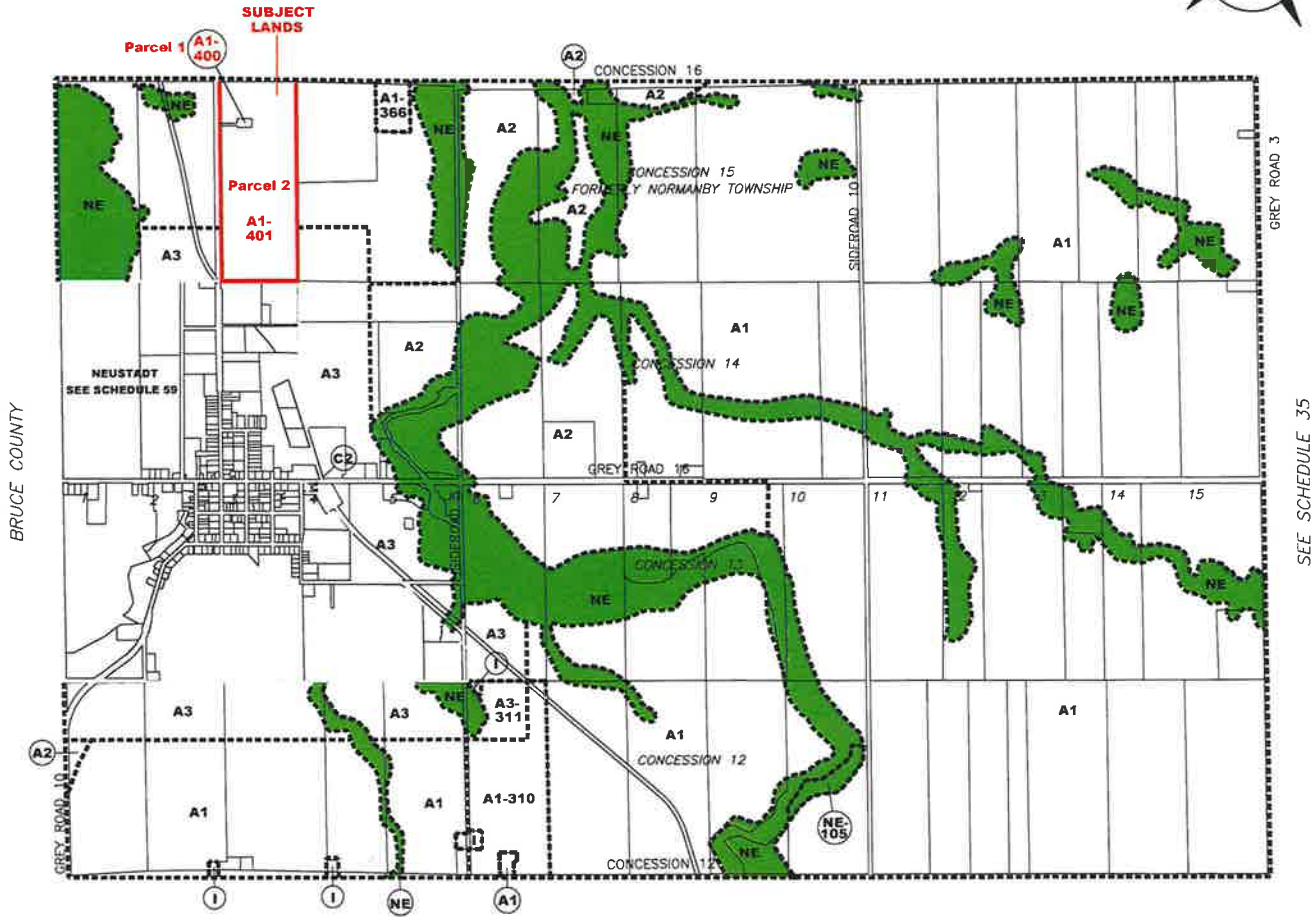
The purpose of the Zoning By-law Amendment is to rezone the subject lands described as Plan 80, Part Lots 8 & 9, Queen St. (6 Queen Street East, Elmwood), Geographic Township of Bentinck, Municipality of West Grey from the "A1" (Agricultural) Zone to the "A1-400" (Agricultural Exception) Zone for the severed parcel, and from the "A1" (Agricultural) Zone and "A3 (Restricted Rural) Zone to the "A1-401" (Agricultural Exception) Zone for the retained parcel. The Amendment would have the effect of recognizing the deficient lot frontage and area of the severed parcel, and prohibit the construction of a dwelling on the retained parcel.

The lands are designated 'Agricultural' on Schedule A to the County of Grey Official Plan.

Francis & Elaine Walter - ZA-18-18 / B12/2018
Property Roll #4205 010 003 05100 0000

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.

SEE SCHEDULE 33



SEE SCHEDULE 39

MUNICIPALITY OF WEST GREY

ZONING SCHEDULE 34C

By-Law Number 129-2018

Date Passed December 17, 2018

Mayor *Charles F. Phelan*

Clerk *[Signature]*

ZONES

- A1** Agricultural
- A2** Rural
- A3** Restricted Rural
- R1A** Unserviced 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
- [Blue hatched]** Flood Fringe Overlay
- [Blue dashed]** Regional Storm Floodline
- [Blue solid]** Regulation Limit
- 1** Zone Exception

