

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 16 - 2011

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 changing the zoning of those lands described as Part Lot 11, Lot 12, Arthur Street e/s (813 Albert St.), Ayton, Geographic Township of Normanby, Municipality of West Grey from the ‘R1A’ (Unserviced Residential) zone to the ‘R1A-294’ (Unserviced Residential Exception) zone and ‘R2-295’ (Residential Exception) zone as shown more particularly on Schedule 60D.
2. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsections:

R1A-294 (see Schedule 60D)

Notwithstanding Section 11.2 of By-law No. 37-2006, as amended, those lands zoned ‘R1A-294’ shall be used in accordance with the ‘R1A’ zone excepting however that:

- (1) the ‘minimum lot area’ requirement shall be 1030 square metres; and,
- (2) the ‘minimum lot frontage’ requirement shall be 25.6 metres.

R2-295 (see Schedule 60D)

Notwithstanding Section 13.2 of By-law No. 37-2006, as amended, those lands zoned ‘R2A-295’ shall be used only for semi-detached dwelling units in accordance with the ‘R2’ zone excepting however that:

- (1) the ‘minimum lot area’ requirement shall be 1030 square meters per dwelling unit; and,
- (2) the ‘minimum lot frontage’ requirement shall be 20 metres per dwelling unit.

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 21st day of March, 2011.

Read a third time and finally passed this 21st day of March, 2011.

Kevin Eccles, Mayor

Christine Robinson, CAO

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 No. 16 - 2011 on the 21st day of March, 2011 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 Ontario Municipal Board by filing with the Clerk of the Corporation of the Municipality of West Grey not later than the 13th day of April, 2011, 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 Ontario Municipal Board Act.

ONLY individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. 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.

A person or public body that did not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey with regard to the Zoning By-law Amendment prior to the Amendment being adopted is not entitled to appeal the Zoning By-law Amendment. Also, a person or public body that did not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey with regard to the Zoning By-law Amendment prior to the Amendment being adopted may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, 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 24th DAY OF MARCH, 2011.

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

The proposed By-law applies to lands described as Part Lot 11, Lot 12, Arthur Street e/s, Plan 153 (813 Albert St.), Ayton, Geographic Township of Normanby, Municipality of West Grey, as shown on the attached map.

The purpose of the proposed Zoning By-law Amendment is to change the zoning of the subject lands from the 'R1A' (Unserviced Residential) zone to the 'R1A-294' (Unserviced Residential Exception) zone and 'R2-295' (Residential Exception) zone. The 'R1A-294' zone permits a detached dwelling and reduces the 'minimum lot area' and 'minimum lot frontage' requirements to 1,030 square metres and 25.6 metres respectively. The 'R2-295' zone permits a pair of semi-detached dwelling units (i.e. one building comprising two units) and allows for each unit to be situated on a separate lot having a reduced lot area and reduced lot frontage of 1,030 square metres and 20 metres respectively. This rezoning is intended to fulfil a condition of severance imposed recently by the Committee of Adjustment.

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

The Council of the Municipality of West Grey has adopted this By-law and is now circulating it in accordance with Provincial Regulations.