

**The Corporation of the Municipality of West Grey**  
**By-law Number 22 - 2019**

**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 "25" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lots 5, 6 and 7, Concession 3 SDR, Geographic Township of Normanby, Municipality of West Grey from the "A1" (Agricultural) zone and "NE" (Natural Environment) zone to the "A1-398" (Agricultural Exception) zone, "A1-399" (Agricultural Exception) zone and "NE" (Natural Environment) zone as shown as shown on Schedule "25E" 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 subsections:

A1-398 (see Schedule "25E")

Notwithstanding Section 8.2 of By-law No. 37-2006, as amended, those lands zoned as A1-398 shall be used in accordance with the A1 zone provisions exception however that:

- (a) the minimum lot area shall be 1.2 hectares; and,
- (b) the minimum lot frontage shall be 118 metres.

A1-399 (see Schedule "25E")

Notwithstanding Section 8.1 of By-law No. 37-2006, as amended, those lands zoned as A1-399 shall be used in accordance with the A1 zone provisions exception however that no detached dwelling shall be permitted.

3. Schedule "25E" and all other notations thereon are hereby declared to form part of this By-law.
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. 144 to the County of Grey Official Plan coming into effect.

**Read a first and second time this 19<sup>th</sup> day of March, 2019.**

**Read a third time and finally passed this 19<sup>th</sup> day of March, 2019.**

**(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 22-2019 on the 19<sup>th</sup> day of March, 2019 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 10<sup>th</sup> day of April, 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.

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.

**Dated at the Municipality of West Grey**

**This 21<sup>st</sup> day of March, 2019.**

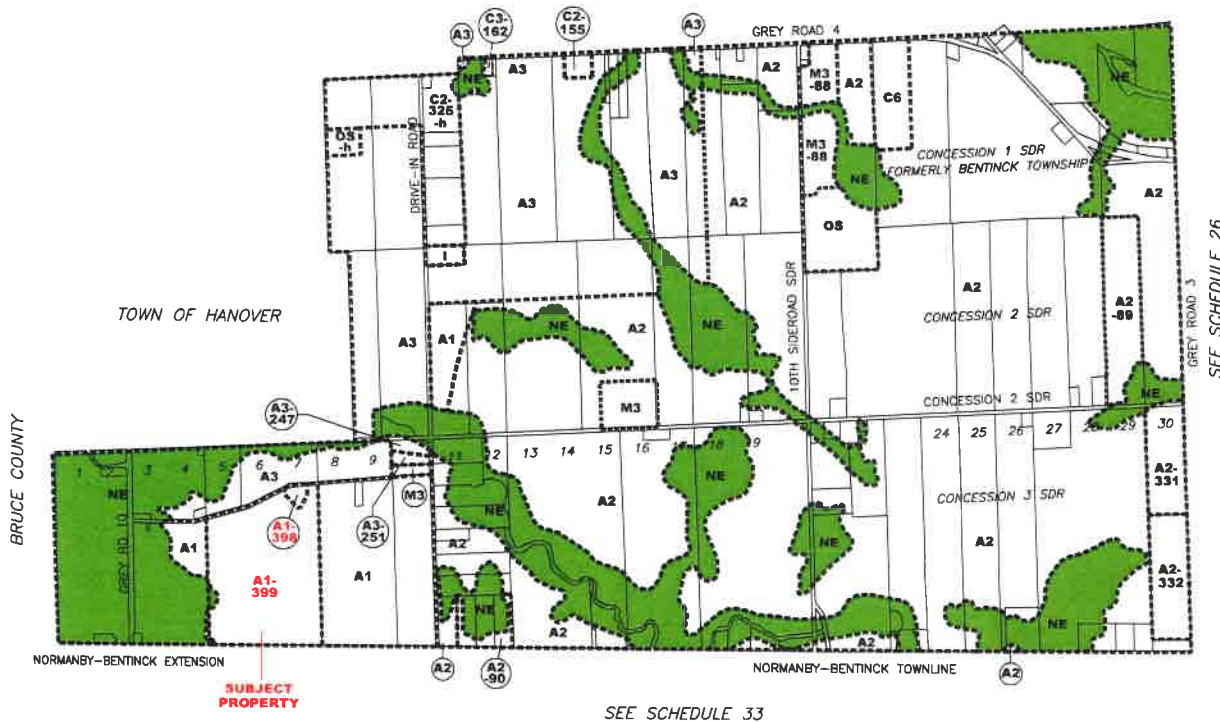
Mark Turner, Hons. B.A., AMCT, Clerk  
Municipality of West Grey  
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**Explanatory Note**

The purpose and effect of the Zoning By-law amendment are to change the zoning of lands described as Part Lots 5, 6 and 7, Concession 3 SDR, Geographic Township of Normanby, Municipality of West Grey and shown on reverse of this form the "A1" (Agricultural) zone and "NE" (Natural Environment) zone to the "A1-398" (Agricultural Exception) zone, "A1-399" (Agricultural Exception) zone and "NE" (Natural Environment) zone. The Amendment reduces the 'minimum lot area' and 'minimum lot frontage' requirements of the 'A1' zone to 1.2 hectares (2.8 acre) and 118 metres (387 feet) respectively as required to facilitate the severance of a lot containing a farmhouse that is surplus to a bona fide farmer. The Amendment also places a restriction on the retained farm parcel prohibiting a detached dwelling on this parcel.

The subject lands are designated 'Agriculture' and 'Hazard Lands' in the County Official Plan. The proposed severance requires an amendment to the Official Plan to allow for a severance within 500 metres a 'Primary Settlement Area'.

SEE SCHEDULE 24



SEE SCHEDULE 33

**\*NOTE:** Virtually all of the property is subject to the Saugeen Valley Conservation Authority's Development, Interference With Wetlands and Alterations to Shoreline and Watercourses Regulation (Ontario Regulation 169/06.) Written Permission from the SVCA is required prior to any "development" or "alteration" within the Regulation Area, as defined in the Conservation Authority Act and in the Regulation. If development or alteration including construction, conversion, grading, filling or excavation is proposed on this property, the SVCA should be contacted, as permission may be required.

MUNICIPALITY OF WEST GREY

# ZONING SCHEDULE 25E

By-Law Number 22-2019

Date Passed March 19, 2019

Mayor Christa Ricks

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
- FFO** Flood Fringe Overlay
- RSFL** Regional Storm Floodline
- RL** Regulation Limit
- 1** Zone Exception



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