

The Corporation of the Municipality of West Grey
By-law Number 23 - 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 "15" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 17, Concession 1 WGR, and Part Lot 39, Concession 2 WGR, Geographic Township of Bentinck, Municipality of West Grey from the 'A2' (Rural) zone and the 'A1' (Agricultural) Zone to the 'A2-402' (Rural Exception) Zone and the 'A1-403' (Agricultural Exception) Zone, as shown on Schedule "15C".
2. Section 35 of By-law No. 37-2006, as amended, is hereby further amended by adding the following paragraphs:

A2-402 (see Schedule "34C")

Notwithstanding Section 9.2 of By-law No. 37-2006, as amended, those lands zoned as A2-402 shall be used in accordance with the A2 Zone provisions exception however that a detached dwelling shall not be permitted.

A1-403 (see Schedule "34C")

Notwithstanding Section 8.2 of By-law No. 37-2006, as amended, those lands zoned as A1-403 shall be used in accordance with the A1 Zone provisions exception however that a detached dwelling shall not be permitted.

3. Schedule "15C" and all other notations thereon is 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.

Read a first and second time this 19th day of March, 2019.

Read a third time and finally passed this 19th 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 23-2019 on the 19th 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 10th 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.

Dated at the Municipality of West Grey
This 21st day of March, 2019.

Mark Turner, Clerk
Municipality of West Grey
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R.R. 2, Durham, ON., NOG 1R0
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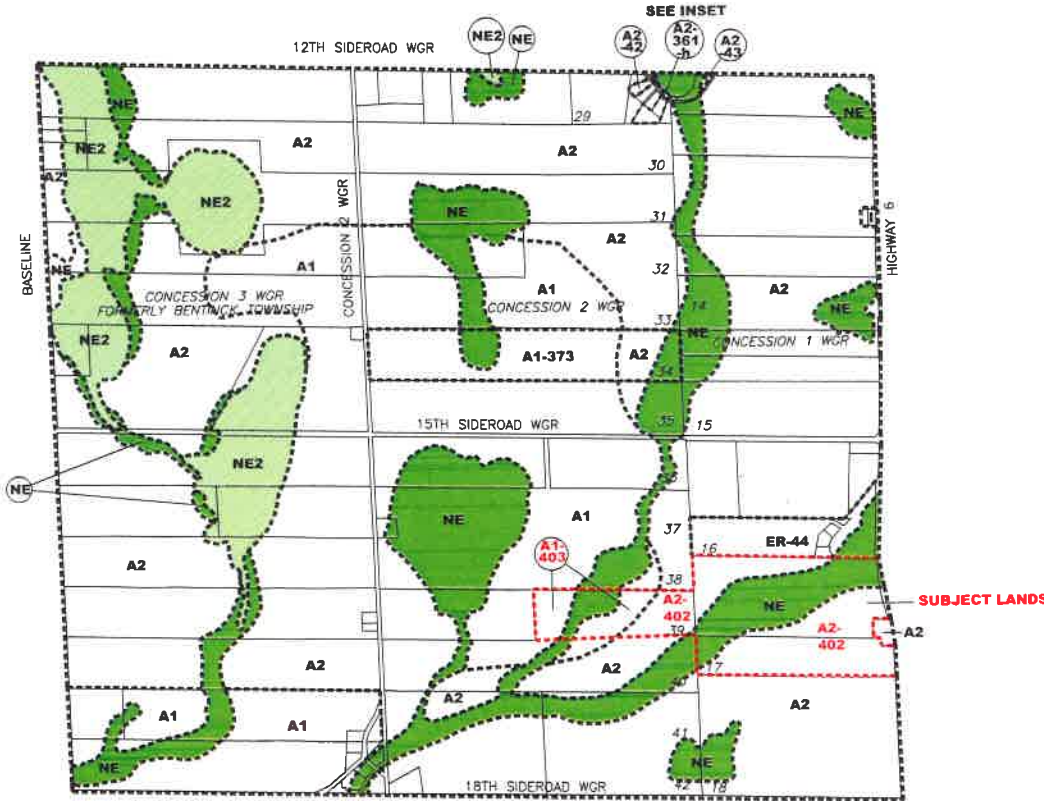
Explanatory Note

The purpose of the Zoning By-law Amendment is to rezone the subject lands described as Part Lot 17, Concession 1 WGR, and Part Lot 39, Concession 2 WGR, Geographic Township of Bentinck, Municipality of West Grey from the 'A2' (Rural) Zone and the 'A1' (Agricultural) Zone to the 'A2-402' (Rural Exception) Zone and the 'A1-403' (Agricultural Exception) Zone. The Amendment would have the effect of prohibiting the construction of a detached dwelling on this lot. The severance of this parcel of this lot was recently approved, conditional upon the proposed rezoning being granted. The rezoning is necessary because the property does not qualify for a residential entrance from Provincial Highway 6. The 'NE' (Natural Environment) zoned portion of the property is not affected by this Zoning By-law Amendment.

The lands are designated as "Rural", "Agricultural" and "Hazard Lands" 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. 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 10

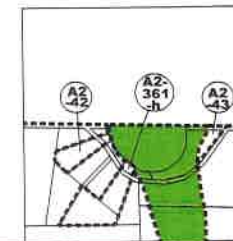


SEE SCHEDULE 14

SEE SCHEDULE 16

SEE SCHEDULE 22

INSET



MUNICIPALITY OF WEST GREY
ZONING SCHEDULE 15C




By-Law Number 23-2019

Date Passed March 19, 2019

Mayor Christie Robson

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

