

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 33 - 2010

BEING a By-law to further amend Zoning By-law No. 37-2006, as amended, of 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 further amend By-law No. 37-2006, as amended;

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 further amended by affecting the lands described as Part Lot 60, Concession 2 WGR, in the Municipality of West Grey (former Township of Bentinck), and shown more particularly on Schedule “27C” attached hereto.
2. Schedule “27” to By-law No. 37-2006 is hereby amended by changing the zone symbol from the Rural (A2-245) Exception Zone and Natural Environment (NE) Zone to the Rural (A2) Zone and Natural Environment (NE) Zone for the severed parcel shown as Parcel 1 on Schedule “27A” affixed hereto, and changing the zone symbol from the Rural (A2-245) Exception Zone and Natural Environment (NE) Zone to the Rural (A2-281) Exception Zone and Natural Environment (NE) Zone for the retained parcel as shown as Parcel 2 on Schedule “27A” affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:
“35.281
Notwithstanding Subsections 9.2.1 of By-law No. 37-2006, as amended, the following provision, in addition to any other provisions pertaining to the Rural (A2) Zone, shall apply to the lands zoned Rural (A2-281) Exception Zone, and shown on Schedule ”27A” affixed hereto:
Minimum Lot Area – 17.8 hectares
4. Notwithstanding subsection 6.20.2 of By-law No. 37-2006 to the contrary, lands within the Natural Environment (NE) Zone shall be included in the calculation of lot area for the lands subject to this By-law.
5. Schedule “27C” and all other notations thereon are hereby declared to form part of this By-law.
6. This By-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this _____ day of _____, 2010.

Read a third time and finally passed this 19th day of July, 2010.

Kevin Eccles, Mayor

Christine Robinson, CAO/Clerk

FORM 1
Planning Act, R.S.O. 1990, as amended

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 33-2010 on the 19th day of July, 2010, 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 12th day of August, 2010, 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, S.O. 1994.

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.

IF a person or public body that files an appeal of a decision of the Municipality of West Grey in respect of the proposed Zoning By-law, does not make oral submissions at the Public Meeting or make written submissions to the Municipality of West Grey before the proposed Zoning By-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

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. The complete By-law is available for inspection in my office during regular business hours.

DATED AT THE MUNICIPALITY OF WEST GREY
This 23rd day of July, 2010.

Mark Turner, Deputy Clerk
Municipality of West Grey
402813 Grey Rd. 4, RR 2,
DURHAM, ON N0G 1R0
Ph: (519) 369-2200
Fax: (519) 369-5962

EXPLANATORY NOTE

This By-law applies only to those lands located within the former Township of Bentinck, and described as Part Lot 60, Concession 2 WGR, as shown on Schedule “27C” affixed hereto.

The purpose of this By-law Amendment is to address a condition of consent imposed by the Municipality of West Grey Committee of Adjustment for its decision concerning consent applications B03/2010.

The effect of this By-law is to rezone the severed parcel (Parcel 1) from the Rural (A2-245) Exception Zone and Natural Environment (NE) Zone to the Rural (A2) Zone and Natural Environment (NE) Zone, and rezone the retained parcel (Parcel 2) from the Rural (A2-245) Exception Zone and Natural Environment (NE) Zone to the Rural (A2-281) Exception Zone and Natural Environment (NE) Zone, as shown on Schedule “27A” affixed hereto.

The County of Grey Official Plan places the subject lands within the “Rural” and “Hazard Lands” land use designations.

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

**NOTICE OF A COMPLETE APPLICATION AND PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Municipality of West Grey will hold a Public Meeting on

Monday, July 12, 2010, at 1:30 p.m.
(date & time)

in the Municipal Council Chambers at 402813 Grey Rd. #4, to consider a proposed Zoning By-law Amendment under Sections 34 of the Planning Act R.S.O. 1990, as amended.

The proposed Zoning By-law Amendment would rezone:

Part Lot 60, Concession 2 WGR, Municipality of West Grey (formerly Township of Bentinck)

The purpose of this By-law Amendment is to address a condition of consent imposed by the Municipality of West Grey Committee of Adjustment for its decision concerning consent applications B03/2010. The effect of this By-law is to rezone the severed parcel (Parcel 1) from the Rural (A2-245) Exception Zone and Natural Environment (NE) Zone to the Rural (A2) Zone and Natural Environment (NE) Zone, and rezone the retained parcel (Parcel 2) from the Rural (A2-245) Exception Zone and Natural Environment (NE) Zone to the Rural (A2-281) Exception Zone and Natural Environment (NE) Zone.

The County of Grey Official Plan places the subject lands within the “Rural” and “Hazard Lands” land use designations.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed development. If a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of West Grey before the Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the Zoning By-law Amendment. If a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of West Grey before the Zoning By-law Amendment is approved, the person or public body 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. Please be advised that the Municipality of West Grey considers the application for Zoning By-law Amendment to be complete.

ADDITIONAL information relating to the proposed Zoning By-law Amendment may be obtained by contacting the undersigned during regular business hours. A Key Map is provided to show the location of the lands to which this By-law pertains. A complete application has been received by the municipality.

DATED AT THE MUNICIPALITY OF WEST GREY

This _____ day of _____, 2010.

Mark Turner, AMCT, Deputy Clerk
Municipality of West Grey, 402813 Grey Rd. 4,
RR 2, DURHAM, Ontario, N0G 1R0
Ph: (519) 369-2200; Fax: (519) 369-5962

KEY MAP (not to scale)

Part Lot 60, Concession 2 WGR,
Municipality of West Grey (Former Township of Bentinck)

NORTH