

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 38 - 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 Lots 52-54, Concession 1 SDR, in the Municipality of West Grey (former Township of Glenelg), as shown on Schedule “30A” attached hereto.
2. Schedule “30A” to By-law No. 37-2006 is hereby amended by changing the zone symbol for the severed parcel (Parcel 1) from the Restricted Rural (A3) Zone and Natural Environment (NE) Zone to the Restricted Rural (A3-282) Exception Zone and Natural Environment Zone; and by changing the zone symbol for the retained parcel (Parcel 2) from the Restricted Rural (A3) Zone and Natural Environment (NE) Zone to the Restricted Rural (A3-283) Exception Zone and Natural Environment (NE) Zone; as shown on Schedule “30A” affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:

“35.282

Notwithstanding Subsections 10.4.2.1 and 10.4.2.3 of By-law No. 37-2006 to the contrary, the following provision shall apply to the lands zoned Restricted Rural (A3-282) as shown on Schedule ”30A” affixed hereto:

Minimum Lot Area – 0.4 hectares;
Minimum Front Yard – 15.2 metres”
4. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:

“35.283

Notwithstanding Subsection 10.2.1 of By-law No. 37-2006 to the contrary, the following provision shall apply to the lands zoned Restricted Rural (A3-283) as shown on Schedule ”30A” affixed hereto:

Minimum Lot Area – 12.1 hectares”
5. 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.
6. Schedule “30A” and all other notations thereon are hereby declared to form part of this By-law.

7. 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 19th day of August, 2010.

Read a third time and finally passed this 19th day of August, 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 No. 38-2010 on the 19th day of August, 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 13th day of September, 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 August, 2010.

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

This By-law applies only to those lands located within the former Township of Glenelg, and described as Part Lots 52-54, Concession 1 SDR, as shown on Schedule “30A” 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 application B08/2009.

The effect of this By-law is to rezone the subject property from the Restricted Rural (A3) Zone and Natural Environment (NE) Zone to the Restricted Rural (A3-282) Exception Zone and Natural Environment Zone for the severed parcel (Parcel 1); and by changing the zone symbol for the retained parcel (Parcel 2) from the Restricted Rural (A3) Zone and Natural Environment (NE) Zone to the Restricted Rural (A3-283) Exception Zone and Natural Environment (NE) Zone, as shown on Schedule “30A” affixed hereto. Exception 282 recognizes the deficient lot area and permits a reduced minimum front yard, and Exception 283 recognizes a deficient lot area. The Natural Environment (NE) Zone is revised as requested by the Saugeen Valley Conservation Authority.

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