

**The Corporation Of The Municipality Of West Grey**  
**By-Law Number 47 - 2016**

Being a By-law to further amend Zoning By-law No. 37-2006, 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 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. The Table of Contents of By-law No. 37-2006 is here amended by deleting the following:

"9 Restrictive Rural Zone (A2)"

and replacing it with the following:

"9 Rural Zone (A2)"

2. By-law No. 37-2006 is here by amended by deleting Section 6.1.2 and replacing it with the following:

**"6.1.2 LOCATION**

- a) Any accessory building or structure excluding a private sewage treatment system which is not an integral part of the main building shall not be located in a required front yard and shall comply with all other yard requirements of the zone in which such building or structure is situated.
- b) On any lot zoned A1, A2 or A3 comprising 2 hectares (5 acres) or less, or on any lot zoned R1A, R1B, R2, R3 or ER, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1 meter (m) (3.3 feet (ft)) to the interior lot line or the rear lot line and not closer than 7.6 m (25 ft) to the exterior side lot line.
- c) Notwithstanding Section 6.1.2(a), on any lot zoned A1, A2 or A3 zone, or on any lot zoned R1A, R1B, R2, R3 or ER, comprising of 1 hectare (2.5 acres) or greater and having a lot frontage of 60 metres (196 feet) or greater, an accessory use or structure may be permitted in the front yard provided the structure maintains the minimum front yard requirement for the principal building.
- d) Where an accessory building or structure is on a corner lot, it shall be subject to the regulations specified in Section 6.7 and Section 6.36 (e) of this By-law."

3. By-law No. 37-2006 is here by amended by deleting Section 6.1.4 ii) and replacing it with the following:

“ii) Notwithstanding the above, the maximum floor area for an accessory building or structure shall not exceed 92.9 square metres (1,000 square feet) on any property zoned A1, A2 or A3 comprising 0.8 hectares (2 acres) or less, or on any lot zoned R1A, R1B, R2, R3 or ER.”

4. By-law No. 37-2006 is here by amended deleting Section 6.14 and replacing it with the following:

#### **“6.14 HOME INDUSTRY REGULATIONS**

Home industries, where listed as a permitted use, are subject to the following regulations:

- a) It is secondary to the main permitted use on the lot and does not create a traffic hazard or nuisance;
- b) It may include such uses as a carpentry shop, a welding shop, a machine shop, custom workshop, furniture fabrication, assembly, and repair; a tool and repair shop, and a small engine repair shop but shall not include autobody repairs or automobile sales, service and repair; automotive washing establishment, the sale of gas, or a wrecking yard;
- c) The retail sale of any goods or items constructed, assembled, produced, created and finished within the home industry shall be permitted. The retail sale of all other goods shall be limited to 20% of the total floor area occupied by the home industry;
- d) The floor area of a home industry shall be limited as follows:
  - (i) The home industry shall not occupy more than 92.9 square metres (1,000 square feet) of floor area on any property zoned A1, A2 or A3 comprising 0.8 hectares (2 acres) or less;
  - (ii) The home industry shall not occupy more than 233 square metres (2,500 square feet) of the building in all other instances;
  - (iii) In no instance shall the home industry be permitted in more than one accessory building.
- e) No more than one home industry shall be permitted on a property.
- f) No building or structure used for a home industry shall be located within 15.24 metres (50 feet) of a lot line, nor within 91.44 metres (300 feet) of a lot line of a vacant lot comprising less than 4.1 hectares (10), nor within 91.44 metres (300 feet) of a residence on a separate lot;
- g) Outside storage of materials, containers, or finished products shall be to the rear of the main building and barred from view;
- h) At no time may any home industry employ on-site more than a maximum of two employees who do not reside on the lot on which such home industry is conducted; and,

- i) There shall be no advertising other than a non-illuminating sign which has a maximum size of 1.487 square metres (16 square feet)."

5. By-law No. 37-2006 is here by amended by deleting 6.27.5 and replacing it with the following:

**"6.27.5 PARKING FOR THE PHYSICALLY DISABLED**

Where the parking requirements for any land use is between 10 and 20 spaces, at least 1 of the spaces must be suitable for use by the physically handicapped. Where the parking requirements is greater than 20 spaces, 1 additional handicapped space shall be provided for each 50 additional spaces or portion thereof.

Parking spaces for the physically handicapped shall be:

- A minimum width of 4 m (13 ft);
- Hard-surfaced and level;
- Located near an accessible building entrance; and identified for use by physically handicapped persons by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Handicapped Persons. Such sign shall be posted in a visible location other than on the parking surface."

6. By-law No. 37-2006 is here by amended by adding the following to Section 35:

**"R2-355 (see Schedule No. 55H)**

Notwithstanding Section 24.1 of By-law No. 37-2006, the lands zoned 'R2-355' shall be used in accordance with the 'R2' zone provisions or for the existing furniture warehouse and retail outlet. No enlargement or expansion of the existing furniture warehouse and retail outlet shall be permitted."

7. Schedule 11 to By-law No. 37-2006 is hereby amended by changing the zone symbol of those lands identified on Schedules 11E in the manner shown on Schedule 11E.
8. Schedule 55 to By-law No. 37-2006 is hereby amended by changing the zone symbol of those lands identified on Schedule 55H in the manner shown on Schedule 55H.
9. Schedule 59 to By-law No. 37-2006 is hereby amended by changing the zone symbol of those identified on Schedule 59K in the manner shown on Schedule 59K.

10. THAT THIS By-law Amendment shall come into effect upon the final

Housekeeping Amendment (April 2016)

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 16<sup>th</sup> day of May, 2016.

Read a third time and finally passed this 16<sup>th</sup> day of May, 2016.

(Signed)  
Kevin Eccles, Mayor

(Signed)  
Larry C. Adams, CAO/Deputy Clerk





MUNICIPALITY OF WEST GREY  
**ZONING SCHEDULE 59K**

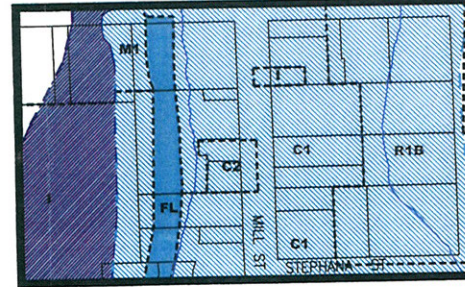
By-Law Number 47-2016

Date Passed May 16, 2016

Mayor Ken Eyles

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



INSET  
1:2800



Regulated Area: The Regulated Area is the area bounded by the Regulation Limit which includes all of the cross hatched area and overlays. Development within the Regulated Area may require written permission from the SVCA prior to the commencement of any such activity. Development can include the following, but not limited to, construction, reconstruction, site grading, filling or excavation. For permit information, accurate location of the floodplain and the limits of the Regulated Area, refer to the SVCA.

SEE SCHEDULE 34

