

**The Corporation of the Municipality of West Grey**

**By-law Number 5 - 2015**

**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. By-law No. 37-2006 is hereby amended by affecting those lands described as  
Part Lot 45, Concession 3 SDR, Geographic Township of Glenelg, Municipality of West Grey, and shown more particularly on Schedule "30B".
2. Schedule "30" to the Municipality of West Grey Comprehensive Zoning By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 45, Concession 3 SDR, Geographic Township of Glenelg, Municipality of West Grey from the Rural (A2) Zone and Natural Environment (NE) Zone to Rural Exception (A2-291) Zone and Natural Environment (NE) Zone.
3. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsection:

**A2-291 (see Schedule 30B)**

Notwithstanding their 'A2' zoning, those lands described as Part Lot 45, Concession 3 SDR, Geographic Township of Glenelg, Municipality of West Grey and shown as 'A2-291' on Schedule 30B' shall be used in accordance with the 'A2' zone provisions excepting however that the following shall also be permitted:

- (i) A special event to be held one weekend (including a long weekend) per calendar year from Friday to Monday for motorcycle enthusiasts. The special event shall be limited to the following: live music entertainment; bike rodeo events (excluding racing, and "burn out" contests and other activities and games that result in the burning of motorcycle tires); camping; and, the sale of food, drink leather goods, crafts and souvenir products.

No uses, buildings or structures located on the property on the day of passing of this By-law shall be given a legal non-conforming status because none qualify for such status. All uses, building and structures, either existing prior to the passing of this By-law or occurring on the site after the passing of this By-law, shall conform to this By-law.

A Site Plan Control Agreement shall be required for all lands zoned 'A2-291' and 'NE' situated on the subject property, and such Agreement shall include, but not be limited to, the following: the details pertaining to the maximum number of special event attendees; the location and orientation of the entertainment stage; the location of the campsites; parking; the hours of the event; the hours of all entertainment including the playing of stereos; noise mitigation measures; the provision of sewage disposal and potable water; buffering; the provision of emergency services; timing for setting up the event and tearing down after the event; and other matters deemed necessary by Council.

4. 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 upon Amendment No. 98 to the County of Grey Official Plan coming into effect.

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Read a first and second time, this 19<sup>th</sup> day of January, 2015.

Read a third time and finally passed, this 19<sup>th</sup> day of January, 2015.

\_\_\_\_\_  
(Signed)  
Kevin Eccles, Mayor

\_\_\_\_\_  
(Signed)  
Larry C. Adams, CAO/Deputy 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 5 - 2015 on the 19<sup>th</sup> day of January, 2015, 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 10<sup>th</sup> day of February, 2015, 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 21<sup>st</sup> day of January, 2015.**

Mark Turner, 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 described as Part Lot 45, Concession 3 SDR, Geographic Township of Glenelg, Municipality of West Grey.

The purpose of this Zoning By-law Amendment is to rezone certain lands from the Rural (A2) Zone, Natural Environment (NE) Zone and Natural Environment 2 (NE2) Zone to the Rural Exception (A2-291) Zone, Natural Environment (NE) Zone and Natural Environment 2 (NE2) Zone in order to permit a special event to be held one weekend (including a long weekend) per calendar year from Friday to Monday for motorcycle enthusiasts. The special event shall be limited to the following: live music entertainment; bike rodeo events (excluding racing, and "burn out" contests and other activities and games that result in the burning of motorcycle tires); camping; and, the sale of food, drink leather goods, crafts and souvenir products. The Zoning By-law Amendment requires the Municipality and the owner to enter into a Site Plan Control Agreement, with such Agreement including, but not being limited to, the following: the details pertaining to the maximum number

of special event attendees; the location and orientation of the entertainment stage; the location of the campsites; parking; the hours of the event; the hours of all entertainment including the playing of stereos; noise mitigation measures; the provision of sewage disposal and potable water; buffering; the provision of emergency services; timing for setting up the event and tearing down after the event; and other matters deemed necessary by Council.

The subject lands are also subject to an amendment to the County of Grey Official Plan which is intended to amend the 'Rural' designated areas of the site to permit this annual special event. The 'Hazard Land' and 'Wetlands' designations on the subject property would not be affected by the Official Plan Amendment.

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

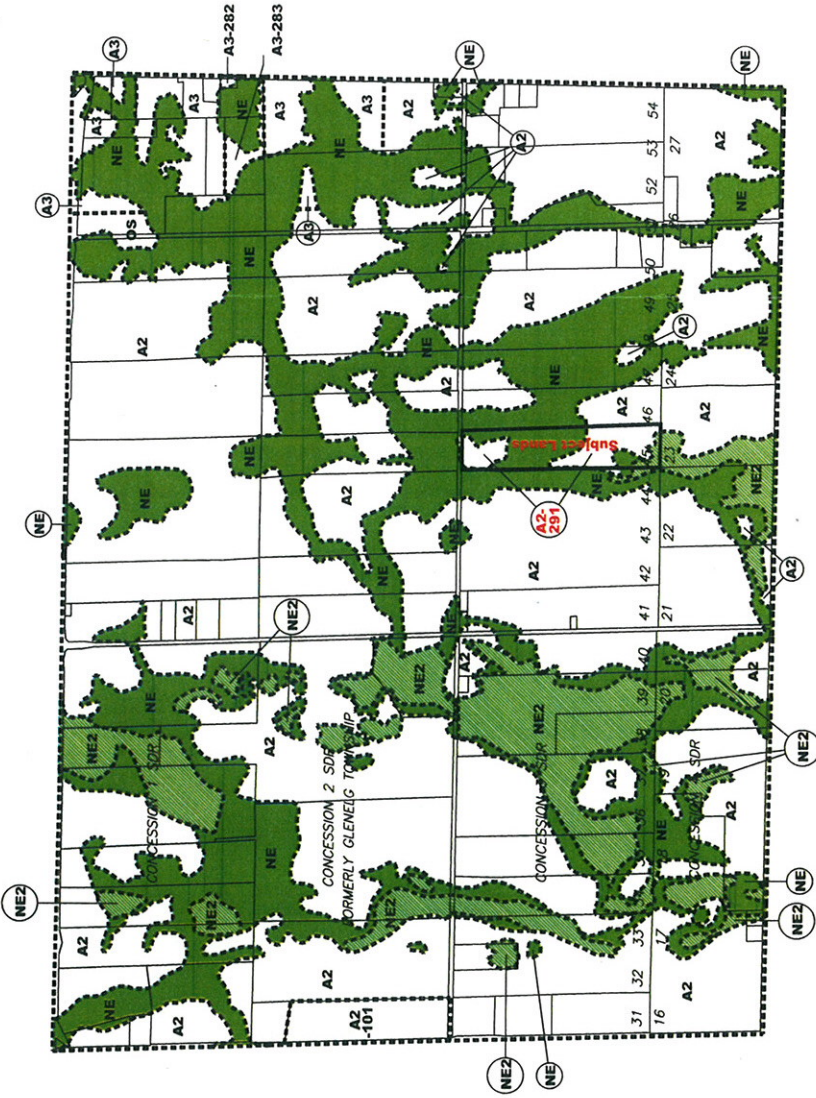
MUNICIPALITY OF WEST GREY  
**ZONING SCHEDULE 30B**

By-Law Number 5-2015  
 Date Passed January 19, 2015  
 Mayor Ken Ecker  
 Clerk [Signature]

- ZONES**
- A1 Agricultural
  - A2 Rural
  - A3 Restricted Rural
  - R1A Unserviced Residential
  - R1B Residential
  - R2 Residential
  - R3 Estate Residential
  - ER Mobile Home Park
  - MH General Commercial
  - C1 Highway Commercial
  - C2 Neighbourhood Commercial
  - C3 Space Extensive Commercial
  - C4 Hamlet Commercial
  - C5 Rural Commercial
  - C6 Mixed Use
  - MU1 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
  - Zone Exception -1



MUNICIPALITY OF GREY HIGHLANDS



SEE SCHEDULE 19

SEE SCHEDULE 29

TOWNSHIP OF SOUTHGATE