

Housekeeping By-law (January 2018)

**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 5-2018 on the 15<sup>th</sup> day of January, 2018, 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 12<sup>th</sup> day of February, 2018, 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, R.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, 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 Ontario Municipal Board nor can that person, corporation or public 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 all written and oral submissions received regarding this application were considered, the effect of which helped make an informed recommendation and decision.

An explanation of the purpose and effect of the By-law describing the lands to which the By-law applies is provided below. The complete By-law is available for inspection in my office during regular business hours.

Dated at the Municipality of West Grey  
this 22<sup>nd</sup> day of January, 2018.

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**

The purpose of this Amendment is to update the Zoning By-law for the Municipality of West Grey by correcting a few errors and omissions that have been detected since the By-law was adopted in 2006 and incorporate new Minimum Distance Separation (MDS) policies as per new Ontario Ministry of Agriculture, Food & Rural Affairs (OMAFRA) guidelines.

The complete By-law is available for viewing at the Municipal office.

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.

Housekeeping By-law (January 2018)

**The Corporation Of The Municipality Of West Grey**  
**By-Law Number 5 - 2018**

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. Schedule 3 of By-law No. 37-2007 is hereby amended by changing the zoning of certain lands from 'A2' to 'M4', as shown on Schedule "3C" attached hereto.
  - 1.1 Schedule 4 of By-law No. 37-2007 is hereby amended by changing the zoning of certain lands from 'OS' to 'A2', as shown on Schedule "4F" attached hereto.
2. Schedule 20 of By-law No. 37-2007 is hereby amended by changing the zoning of certain lands from 'I' to 'A1', as shown on Schedule "20H" attached hereto.
3. Schedule 22 of By-law No. 37-2007 is hereby amended by changing the zoning of certain lands from 'A3-244' to 'A3', as shown on Schedule "22G" attached hereto.
3. Schedule 27 of By-law No. 37-2007 is hereby amended by changing the zoning of certain lands from 'C6' to 'A3', and from 'A3' to 'C6', as shown on Schedule "27F" attached hereto.
4. Schedule 44 of By-law No. 37-2007 is hereby amended by changing the zoning of certain lands from 'NE' to 'M1-237', as shown on Schedule "44F" attached hereto.
5. Schedule 55 of By-law No. 37-2007 is hereby amended by changing the zoning of certain lands from 'R1B' to 'FD' and from 'R2' to 'C2', as shown on Schedule "55K" attached hereto.
6. Section 6.1.2 of By-law No. 37-207 is hereby amended by deleting paragraph c) and replacing it with the following:
  - c) Notwithstanding Section 6.1.2(a), 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.
7. Section 6.17 of By-law No. 37-2006 is hereby amended by deleting Sections 6.17.1 and 6.17.2 and replacing them with the following:

**6.17.1 MDS I - NEW NON-FARM USES**

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a

Housekeeping By-law (January 2018)

separate lot and permitted within the appropriate Zones, shall be erected or altered unless it is located in compliance with the Minimum Distance Separation I Formula set out in the Minimum Distance Separation (MDS) Document – Formulae & Guidelines published by OMAFRA, as may be amended from time to time. This notwithstanding, the above requirement shall not apply in situations where a Building Permit is being sought for a building or structure proposed to be erected on a lot existing as of May 15, 2006.

**6.17.2 MDS II - NEW OR EXPANDING LIVESTOCK FACILITIES AND MANURE STORAGE FACILITIES**

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility or manure storage facility shall be erected or expanded unless it is located in compliance with the Minimum Distance Separation II Formula set out in the Minimum Distance Separation (MDS) Document – Formulae & Guidelines published by OMAFRA, as may be amended from time to time.

8. The Table of Contents of By-law No. 37-2006 is hereby amended by deleting "Appendix A: Minimum Distance Separation".
9. By-law No. 37-2006 is here amended by deleting Appendix A: Minimum Distance Separation.
10. Section 6.28 of By-law No. 37-2006 is hereby amended by deleting paragraphs b) and c) and replacing them with the following:
  - b) automotive vehicles, motor home or trailers without current license plates shall not be parked or stored on lands zoned R1A, R1B, R2, R3 or ER other than in completely enclosed buildings.
  - c) No land, building or structure on lands zoned R1A, R1B, R2, R3 or ER for residential purposes, shall be used for the parking or storage of any commercial vehicle (licensed or unlicensed), unless:
    - i) The vehicle is owned or used by the owner or occupant of such land, building or structure;
    - ii) The commercial vehicle has a maximum carrying capacity of 2400 kilograms; and,
    - iii) Provided that not more than one commercial vehicle is stored in accordance with this section.
11. Section 6.39 of By-law No. 37-2007 is hereby amended by deleting reference to "2 hectares" and replacing it with "0.8 hectares".
12. Section 8.2.7 of By-law No. 37-2006 is hereby amended by deleting Section 8.2.7.2 and replacing it with the following:

**8.2.7.2 BUILDING HEIGHT, maximum** 10.5 m (34.4 feet)
13. Section 9.2.8 of By-law No. 37-2006 is hereby amended by deleting Section 9.2.8.1 and replacing it with the following:

**9.2.8.2 BUILDING HEIGHT, maximum** 10.5 m (34.4 feet)

Housekeeping By-law (January 2018)

14. Section 10.2.8 of By-law No. 37-2006 is hereby amended by deleting Section 10.2.8.1 and replacing it with the following:

**10.2.8.2 BUILDING HEIGHT, maximum** 10.5 m (34.4 feet)

15. Section 25.1 of By-law No. 37-2007 is hereby amended by adding the following:

- Any manufacturing, processing, assembly, repair, fabricating, milling except for a motor vehicle recycling and salvage or wrecking facility, junk or scrap yard, fertilizer manufacturer, abattoir, rendering plant, any use considered offensive by the Public Health Act, and any use in which in its operation results in emission from the building of odours, smoke, dust, gas, fumes, noise, cinder, vibrations, heat, glare or electrical interference.

16. Section 35 of By-law No. 37-2006 is hereby amended by changing the reference to Section 8.4.2.1 in Section A1-307 to Section 8.2.1.

17. Section 35 of By-law No. 37-2006 is hereby amended by deleting Section C6-104 and replacing it with the following:


**C6-104 (see Schedule No. 33)**


Notwithstanding Section 23, Rural Commercial Zone, the lands zoned C6-104 may also be permitted to be used for an automobile sales and service establishment and/or automotive service station.

18. 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 15<sup>th</sup> day of January, 2018.

Read a third time and finally passed this 15<sup>th</sup> day of January, 2018.

  
Kevin Eccles, Mayor

  
Mark Turner, Clerk



# ZONING SCHEDULE 3C

By-Law Number 5-2018

Date Passed January 15, 2018

Mayor *K. E. E. E.*

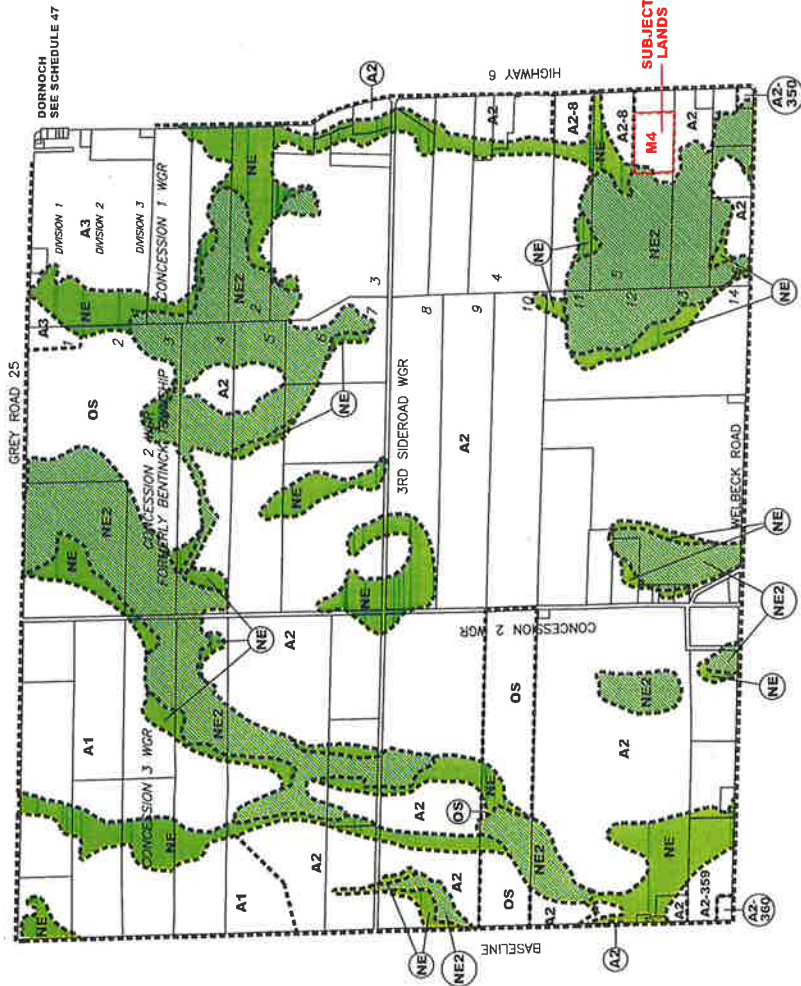
Clerk *[Signature]*

## 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
- [Blue Hatched]** Flood Fringe Overlay
- [Red Hatched]** Regional Storm Floodline
- [Green Hatched]** Regulation Limit
- 1** Zone Exception



TOWNSHIP OF CHATSWORTH



SEE SCHEDULE 04

SEE SCHEDULE 02

SEE SCHEDULE 10

# ZONING SCHEDULE 4F

By-Law Number 5-2018

Date Passed January 15, 2018

Mayor *Ken Euba*

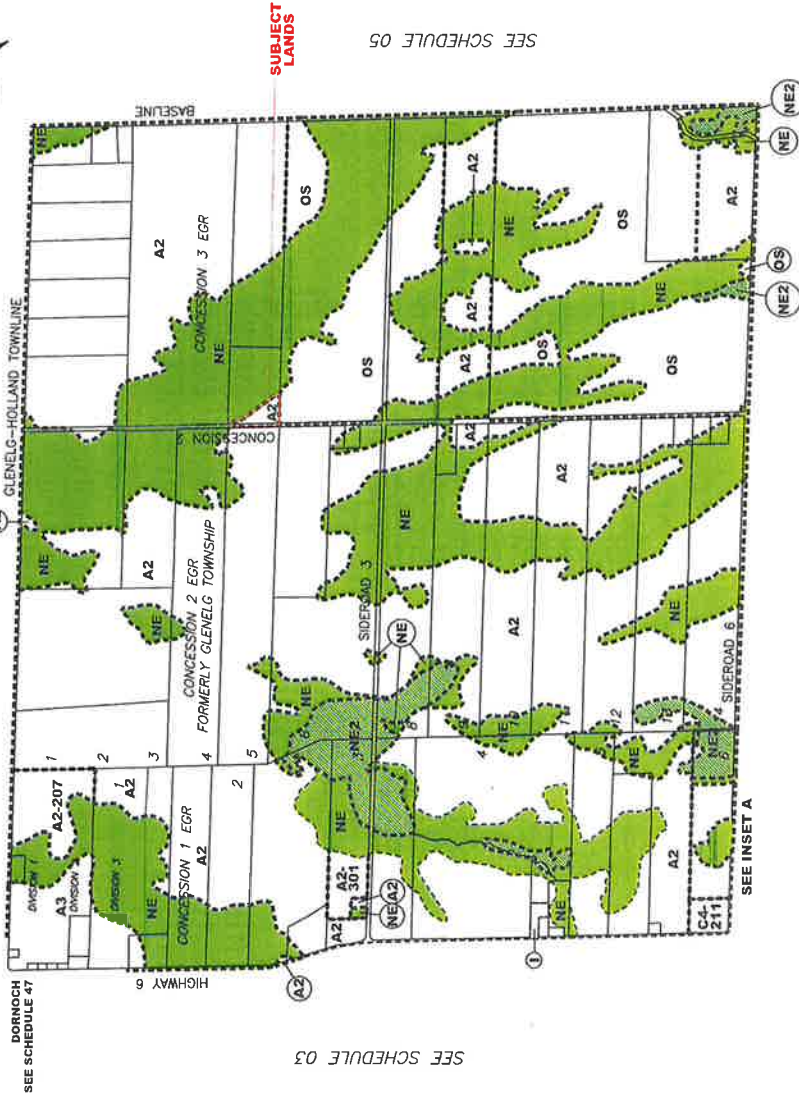
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**ZONES**

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



TOWNSHIP OF CHATSWORTH



SEE SCHEDULE 47

SEE SCHEDULE 03

SEE SCHEDULE 05

SEE SCHEDULE 09

**INSET A**  
1:12000



**\*NOTE:** No development or site alteration, including vegetation removal/impacts, road construction, surface water drainage, grading/filling, etc. shall be permitted.



# ZONING SCHEDULE 20H

By-Law Number 5-2018

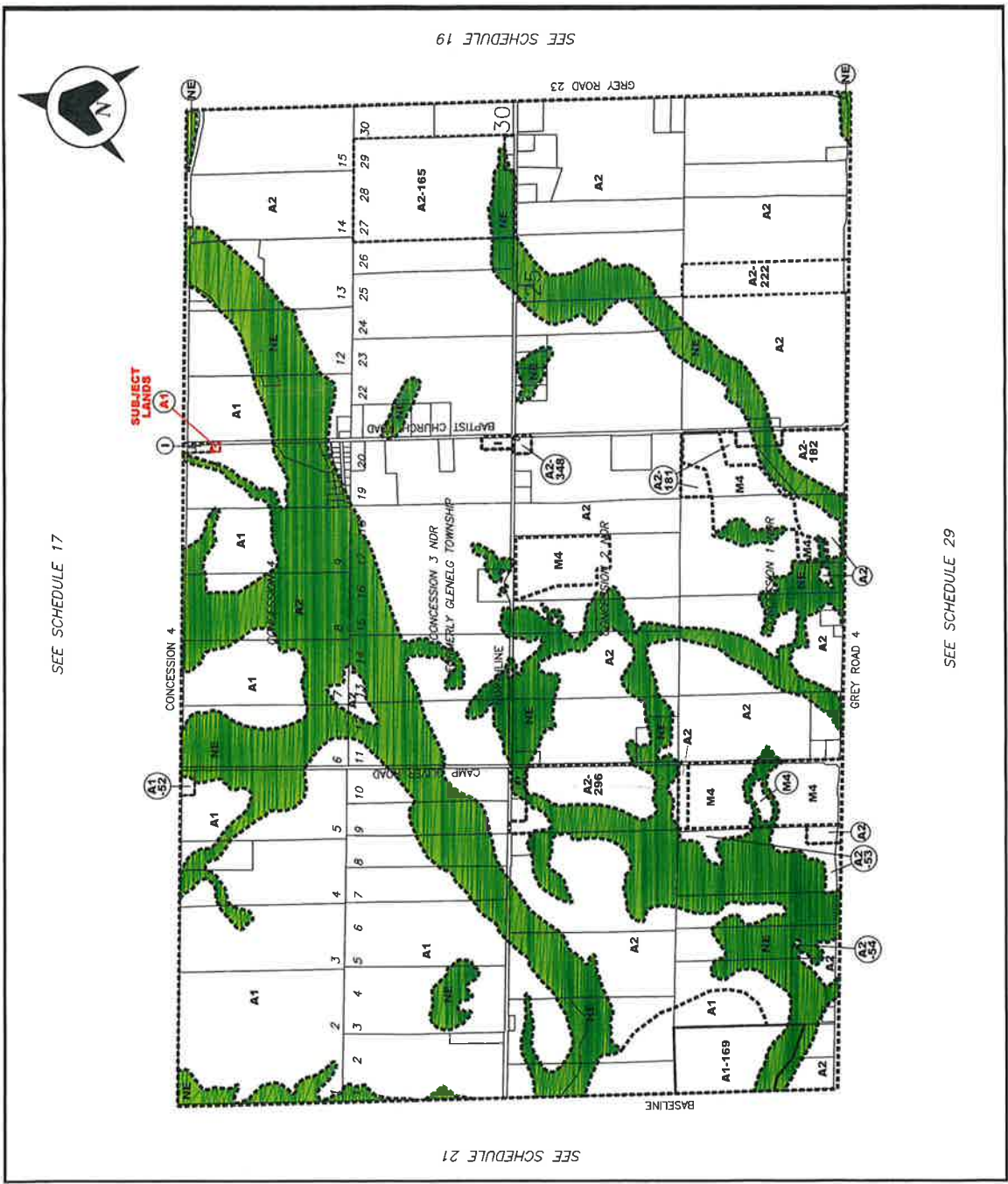
Date Passed January 15, 2018

Mayor *[Signature]*

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



# ZONING SCHEDULE 22G

By-Law Number 5-2018

Date Passed January 15, 2018

Mayor *Kevin Eyles*

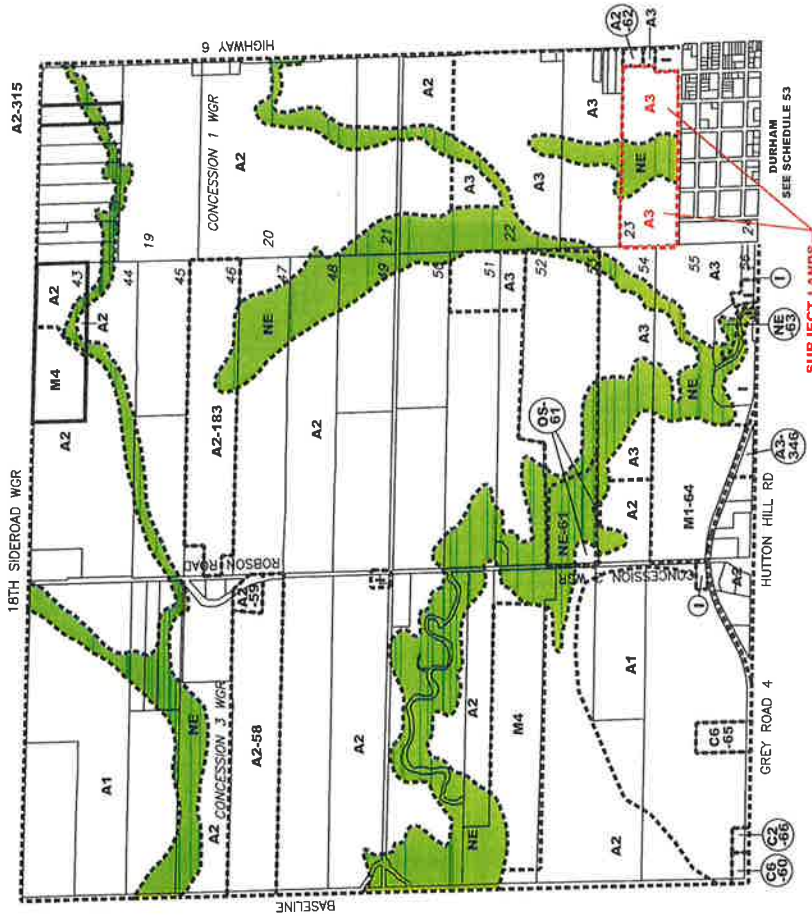
CAO *[Signature]*

**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 1
- NE2** Natural Environment 2
- FW** Flood Way
- FO** Flood Fringe Overlay
- RS** Regional Storm Floodline
- RL** Regulation Limit
- 1** Zone Exception



SEE SCHEDULE 21



SEE SCHEDULE 23

SEE SCHEDULE 27

SEE SCHEDULE 15



# ZONING SCHEDULE 27F

By-Law Number 5-2018

Date Passed January 15, 2018

Mayor *Ken Eales*

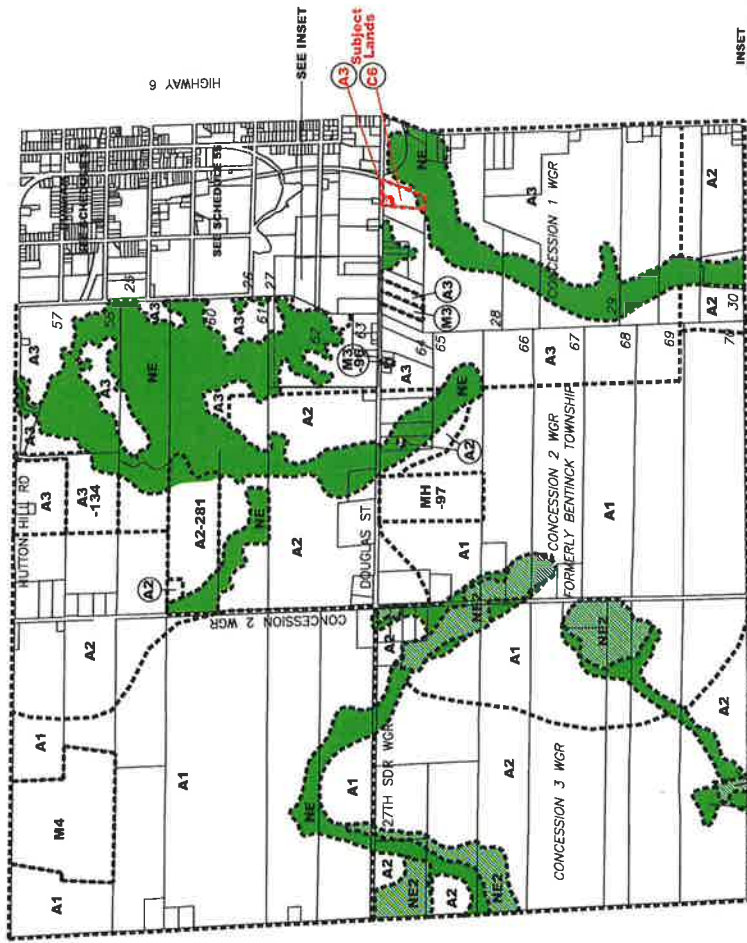
Clerk *[Signature]*

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



SEE SCHEDULE 22



SEE SCHEDULE 26

SEE SCHEDULE 28



SEE SCHEDULE 31

# ZONING SCHEDULE 44F

By-Law Number 5-2018  
 Date Passed January 15, 2018  
 Mayor Ken Eyles  
 Clerk [Signature]

**ZONES**

<b>A1</b>	Agricultural
<b>A2</b>	Rural
<b>A3</b>	Restricted Rural
<b>R1A</b>	Unserviced Residential
<b>R1B</b>	Residential
<b>R2</b>	Residential
<b>R3</b>	Residential
<b>ER</b>	Estate Residential
<b>MH</b>	Mobile Home Park
<b>C1</b>	General Commercial
<b>C2</b>	Highway Commercial
<b>C3</b>	Neighbourhood Commercial
<b>C4</b>	Space Extensive Commercial
<b>C5</b>	Hamlet Commercial
<b>C6</b>	Rural Commercial
<b>MU1</b>	Mixed Use
<b>M1</b>	Industrial
<b>M2</b>	Restricted Industrial
<b>M3</b>	Rural Industrial
<b>M4</b>	Extractive Industrial
<b>I</b>	Institutional
<b>OS</b>	Open Space
<b>FD</b>	Future Development
<b>NE</b>	Natural Environment
<b>NE2</b>	Natural Environment 2
<b>FL</b>	Flood Way
<b>FL</b>	Flood Fringe Overlay
<b>FL</b>	Regional Storm Floodline
<b>FL</b>	Regulation Limit
<b>-1</b>	Zone Exception



TOWNSHIP OF SOUTHGATE

TOWNSHIP OF SOUTHGATE



WELLINGTON COUNTY

SEE SCHEDULE 43

# ZONING SCHEDULE 55K

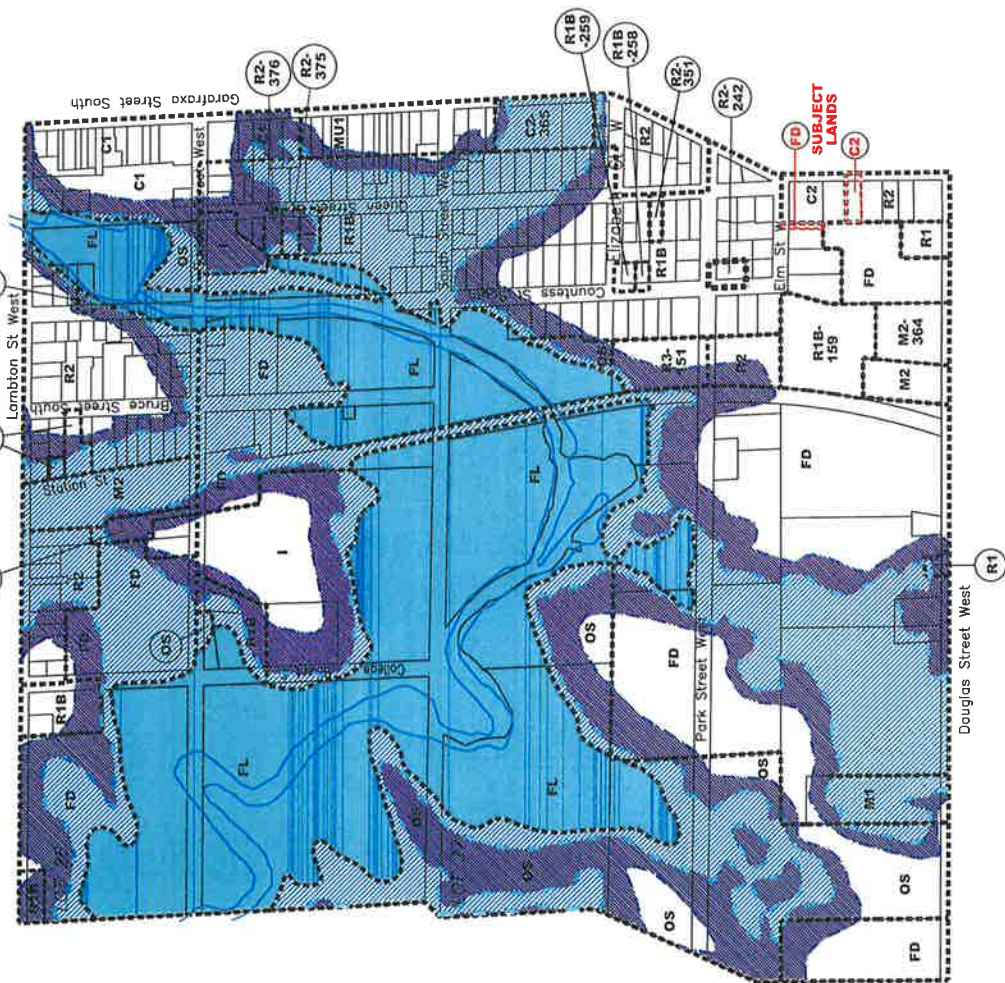
By-Law Number 5-2018  
 Date Passed January 15, 2018  
 Mayor Ken Eicks  
 Clerk [Signature]

- ZONES**
- A1 Agricultural
  - A2 Rural
  - A3 Restricted Rural
  - R1A Unserviced Residential
  - R1B Residential
  - R2 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
  - Zone Exception



SEE SCHEDULE 53

DURHAM



SEE SCHEDULE 56

SEE SCHEDULE 27

SEE SCHEDULE 27

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 Saugeen Valley Conservation Authority.