

**THE CORPORATION OF THE MUNICIPALITY OF WEST GREY**

**BY-LAW NUMBER 53 - 2008**

**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 38, Concession 3 SDR, in the Municipality of West Grey (former Township of Bentinck), and shown more particularly on Schedule "26B" attached hereto.
2. Schedule "26" to By-law No. 37-2006 is hereby amended by changing the zone symbol from the Rural (A2) Zone and Natural Environment (NE) Zone to the Rural (A2-253) Exception Zone and Natural Environment (NE) Zone for the retained parcel, as shown on Schedule "26B" affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:

"35.253

Notwithstanding Subsections 9.2.1 and 9.2.2 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 (A2-253) Exception Zone, and shown on Schedule "26B" affixed hereto:

Minimum Lot Area – 17 hectares  
Minimum Lot Frontage – 100 metres

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 "26B" 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 \_\_\_\_\_, 2008.

Read a third time and finally passed this 21<sup>st</sup> day of August, 2008.

\_\_\_\_\_  
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 \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008.**

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 38, Concession 3 SDR, as shown on Schedule “26B” 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 B22/2007.

The effect of this By-law is to rezone the retained parcel from the Rural (A2) Zone and Natural Environment (NE) Zone to the Rural (A2-253) Exception Zone and Natural Environment (NE) Zone, as shown on Schedule “26B” affixed hereto. Exception 253 recognizes the deficient lot area and frontage of the retained parcel.

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.

