

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 71 - 2017 on the 17th day of July, 2017, 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 14th day of August, 2017, 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.

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. If a person, corporation or public body did not make oral submissions at a public meeting or make a written submission to the Municipality of West Grey before the bylaw was passed, the person, corporation or public body may not 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.

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.

Dated at the Municipality of West Grey
This 24th day of July, 2017.

Mark Turner, Clerk
Municipality of West Grey
402813 Grey Road 4
R.R. 2, Durham, ON., NOG 1R0
Ph: (519) 369-2200
Fax: (519) 369-5962

Explanatory Note

The purpose of the Zoning By-law Amendment is to implement a condition of severance application B02/2017, to rezone the subject lands described as Lot 4, Concession 9, former Township of Glenelg, Municipality of West Grey, from the "A2" (Rural Zone) to the "A2-369" (Rural Exception Zone), for the severed parcel, and from the "A2" (Rural Zone) to the "A2" (Rural Zone) and "A2-370-h" (Rural Exception-Holding Zone), for the retained parcel. The "A2-369" (Rural Exception Zone) recognizes the deficient lot area of the severed parcel. The "A2-370-h" (Rural Exception-Holding Zone) shall not permit any activity such as fill, grading and excavation that would change the land form and natural vegetative characteristics in the "A2-370-h" (Rural Exception-Holding Zone), save and except a driveway leading from the municipal road to the "A2" portion of the retained parcel shall be permitted. The Holding Symbol (-h) shall not be removed until an Environmental Impact Study has been completed to the satisfaction of the Saugeen Valley Conservation Authority and Municipality of West Grey.

The subject lands are designated 'Rural' on Schedule A to the County of Grey Official Plan.

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.

The Corporation of the Municipality of West Grey

By-law Number 71 - 2017

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. Schedule "8" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Lot 4, Concession 9, Geographic Township of Glenelg, Municipality of West Grey, from the "A2" (Rural Zone) to the "A2-369" (Rural Exception Zone) for the severed parcel, and from the "A2" (Rural Zone) to the "A2" (Rural Zone) and "A2-370-h" (Rural Exception-Holding Zone) for the retained parcel., as shown as Parcels 1 & 2, respectively, on Schedule "8I", attached to and forming part of this by-law.
2. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsection:

A2-369 (see Schedule "8I")

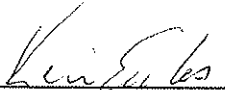
Notwithstanding Subsection 9 of By-law No. 37-2006 to the contrary, the following provisions shall apply to the lands zoned Rural (A2-369) as shown on Schedule "8I" affixed hereto:

"Minimum Lot Area – 2.68 hectares."

3. Notwithstanding the "A2-370" zoning, on those lands zoned 'A2-370-h', a driveway leading from the municipal road to the "A2" zoned portion of the property shall be permitted. No other development or site alteration shall be permitted until such time as the 'h' (holding) symbol has been removed. The 'h' (holding) symbol shall not be removed until an Environmental Impact Study has been completed to the satisfaction of the Saugeen Valley Conservation Authority and the Municipality of West Grey.
4. That 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 17th day of July, 2017.

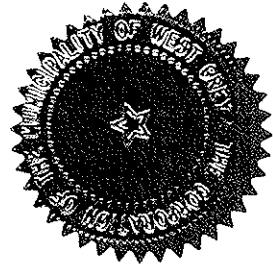
Read a third time and finally passed this 17th day of July, 2017.



Kevin Eccles, Mayor



Mark Turner, Clerk



ZONING SCHEDULE 81

By-Law Number 71-2017

Date Passed July 17, 2017

Mayor *Ken Edwards*

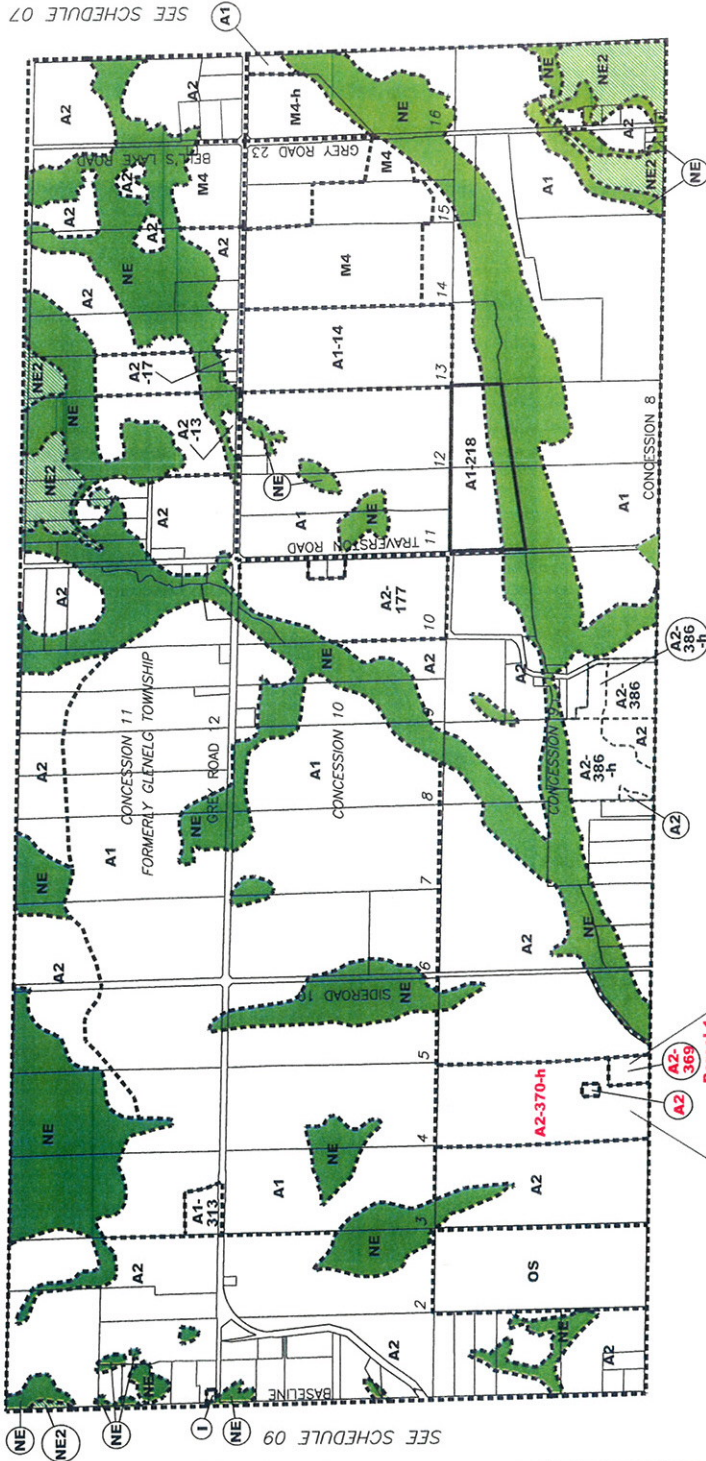
Clerk *GAO*

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
- M1 Restricted Industrial
- M2 Rural Industrial
- M3 Extractive Industrial
- M4 Institutional
- I Open Space
- OS Future Development
- FD Natural Environment
- NE Natural Environment 2
- NE2 Flood Way
- FL Flood Fringe Overlay
- Regional Storm Floodline
- Regulation Limit
- Zone Exception -1



SEE SCHEDULE 05



SEE SCHEDULE 07

SEE SCHEDULE 09

Parcel 1
Parcel 2
SUBJECT LANDS

SEE SCHEDULE 17