

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 73 - 2009

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 of Block 'A', Edge's Survey, Plan 513, (former Town of Durham), Municipality of West Grey, and shown more particularly as the subject lands on Schedule "54F".
2. Schedule "54" to By-law No. 37-2006 is hereby amended by changing the zone symbols of Part Lot 'A' Edge's Survey, Plan 513 (former Town of Durham), Municipality of West Grey from the 'Residential' (R3) Zone and 'Open Space' (OS) Zone to the 'Residential' (R1B) Zone, 'Residential' (R2-278), 'Residential' (R3-265) Zone and Open Space' (OS) Zone, and by redelineating the 'Regulation Limit', as shown on Schedule "54F" attached to and forming part of this By-law.
3. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsections:

35.265 (see Schedule 54F)

Notwithstanding Section 14.2 of By-law No. 37-2006, as amended, those lands zoned R3-265 shall be used in accordance with the Section 14.2 excepting however that:

- (i) minimum front yard for a street townhouse shall be 6.6 metres; and,
- (ii) minimum exterior side yard for a street townhouse (exterior unit on a corner lot) shall be 7 metres

35.278 (see Schedule 54F)

Notwithstanding Section 14.2 of By-law No. 37-2006, as amended, those lands zoned R2-278 shall be used in accordance with the Section 13.2 excepting however that:

- (i) minimum front yard for a semi-detached residential dwelling shall be 6.6 metres.

4. Schedule "54F" and all other notations thereon are hereby declared to form part of this By-law.
5. 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 21st day of September, 2009.

Read a third time and finally passed this 21st day of September, 2009.

Mayor – Kevin Eccles

CAO/Clerk – Christine Robinson

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 No. 73-2009 on the 21st day of September, 2009, 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 13th day of October, 2009, 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 23rd day of SEPTEMBER, 2009.

Christine Robinson, CAO/Clerk
Municipality of West Grey
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EXPLANATORY NOTE

This By-law applies only to those lands described as Part of Block 'A', Edge's Survey, Plan 513, (former Town of Durham), Municipality of West. A key map showing the location of the subject property is provided on the reverse of this form.

The purpose of this By-law Amendment is to change the zoning of the subject lands from the 'Residential' (R3) Zone and 'Open Space' (OS) Zone to the 'Residential' (R1B) Zone, 'Residential' (R2-278), 'Residential' (R3-265) Zone and 'Open Space' (OS) Zone, and by redelineating the SVCA's 'Regulation Limit'.

The By-law is intended to facilitate a residential subdivision involving 4 detached dwellings, 2 semi-detached dwellings and 15 townhouses.

The lands intended for detached dwellings have been zoned R1B, a zone which permits detached dwellings in accordance with the R1B zone provisions. The lands intended for semi-detached dwellings have been zoned R2-278, a zone which permits semi-detached dwellings in accordance with the R2 zone provisions excepting however that the minimum front yard requirement has been reduced to 6.6 metres. The lands intended for townhouse dwellings have been zoned R3-265, a zone which permits townhouse dwellings in accordance with the R3 zone provisions excepting however that the minimum front yard and minimum exterior side yard requirements have been reduced to 6.6 metres.

The subject lands are also subject to an Official Plan Amendment application and a Plan of Subdivision application.

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

