

The Corporation of the Municipality of West Grey

By-law Number 78 - 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. Schedule "3" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Lot 6, Pt Division 3, Concession 1 WGR, Geographic Township of Bentinck, Municipality of West Grey, from the 'C1' (General Commercial Zone) and 'NE' (Natural Environment Zone) to the 'A2-350' (Rural Exception Zone) and 'NE' (Natural Environment Zone)' to permit a detached dwelling, among other permitted uses in the A2 (Rural Zone), as shown on Schedule "3A", 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 subsections:

"A1-350 (see Schedule 3A)

Notwithstanding Sections 9.3.3 and 9.3.6 of Bylaw Number 37-2006, as amended, the following provisions, in addition to any other provisions pertaining to the Rural (A2) Zone, shall apply to the lands zoned A2-350 (Rural Exception Zone), as shown on Schedule "3A" affixed hereto:

Minimum Front Yard for Existing Building to be Converted to a Detached Dwelling – as existing as of the date of passing of this by-law;
Minimum Exterior Side Yard Setback for Existing Building to be Converted to a Detached Dwelling – as existing as of the date of passing of this by-law."

3. 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.
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 16th day of November, 2015.

Read a third time and finally passed this 16th day of November, 2015.

(Signed)

Kevin Eccles, Mayor

(Signed)

Larry C. Adams, CAO/Deputy Clerk

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 78-2015 on the 16th day of November, 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 10th day of December, 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.

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 20th day of November, 2015.

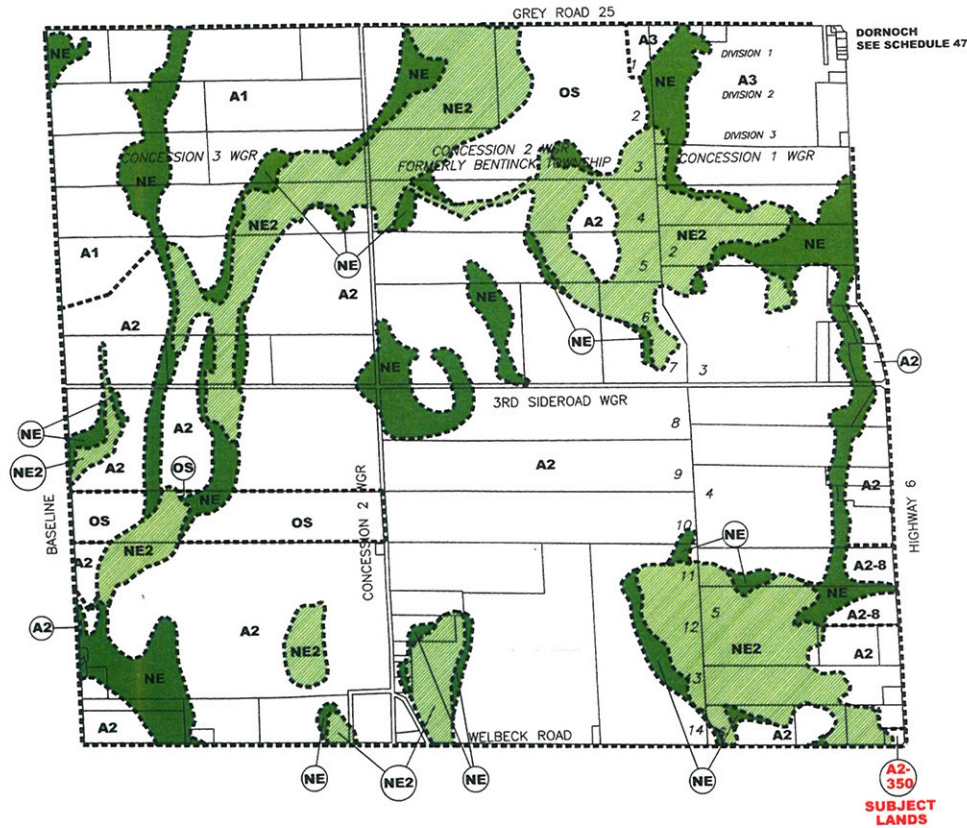
Mark Turner, Clerk
Municipality of West Grey
402813 Grey Road 4
R.R. 2, Durham, ON., NOG 1R0
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Explanatory Note

The purpose of the Zoning By-law Amendment is to rezone the subject lands described as Lot 6, Pt Division 3, Concession 1 WGR, former Township of Bentinck, Municipality of West Grey, from the 'C1' (General Commercial Zone) and 'NE' (Natural Environment Zone) to the 'A2-350' (Rural Exception Zone) and 'NE' (Natural Environment Zone)' to permit a detached dwelling, among other permitted uses in the A2 (Rural Zone).

The subject lands are designated 'Rural' and 'Hazard Lands' 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.

TOWNSHIP OF CHATSWORTH



SEE SCHEDULE 02

SEE SCHEDULE 04

SEE SCHEDULE 10

MUNICIPALITY OF WEST GREY
ZONING SCHEDULE 3A

By-Law Number 78-2015

Date Passed November 16, 2015

(Acting) Mayor [Signature]

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
- NE2** Natural Environment 2
- FL** Flood Way
- [Blue hatched box] Flood Fringe Overlay
- [Blue dashed line] Regional Storm Floodline
- [Blue solid line] Regulation Limit
- 1** Zone Exception

