

**The Corporation of the Municipality of West Grey**

**By-law Number 80 - 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 "55" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Plan 505, Lot 13 Queen W/S (436 Queen Street South), Geographic Town of Durham, Municipality of West Grey, from the 'R1B' (Residential Zone) to the 'R2-351' (Residential Exception Zone), as shown on Schedule "55G", 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:

"R2-351 (see Schedule "55G")

Notwithstanding Section 13.1 and Section 13.2.4.3 of By-law No. 37-2006, as amended, those lands zoned R2-351 shall be used only for the following, in accordance with Section 13.2 of this By-law:

- Single detached residential dwelling;
- Semi-detached residential dwelling;
- Building containing three residential dwelling units in accordance with Section 13.2.4;
- Accessory uses, buildings and structures in accordance with Section 6.1.

Minimum Front Yard – 3.9 metres"

3. 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.

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**Read a first and second time this 16<sup>th</sup> day of November, 2015.**

**Read a third time and finally passed this 16<sup>th</sup> 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 80-2015 on the 16<sup>th</sup> 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 10<sup>th</sup> 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 20<sup>th</sup> day of November, 2015.**

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 rezone from 'R1B' (Residential Zone) to 'R2-351' (Residential Exception Zone) the lands described as Plan 505, Lot 13 Queen W/S (436 Queen Street South), Geographic Town of Durham, Municipality of West Grey. The 'R2-351' recognizes a minimum front yard setback of 3.9 metres, and the 'R2-351' Zone would permit:

- Single detached residential dwelling;
- Semi-detached residential dwelling;
- Building containing three residential dwelling units;
- Uses, buildings and structures accessory to a principal use mentioned above.

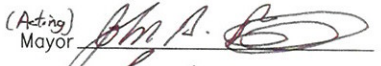
The subject lands are designated 'Residential' on Schedule A to the Municipality of West Grey Official Plan.

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

MUNICIPALITY OF WEST GREY  
**ZONING SCHEDULE 55G**

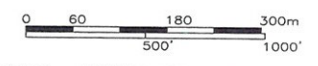
By-Law Number 80-2015

Date Passed November 16, 2015

(Acting) Mayor 

CAO 

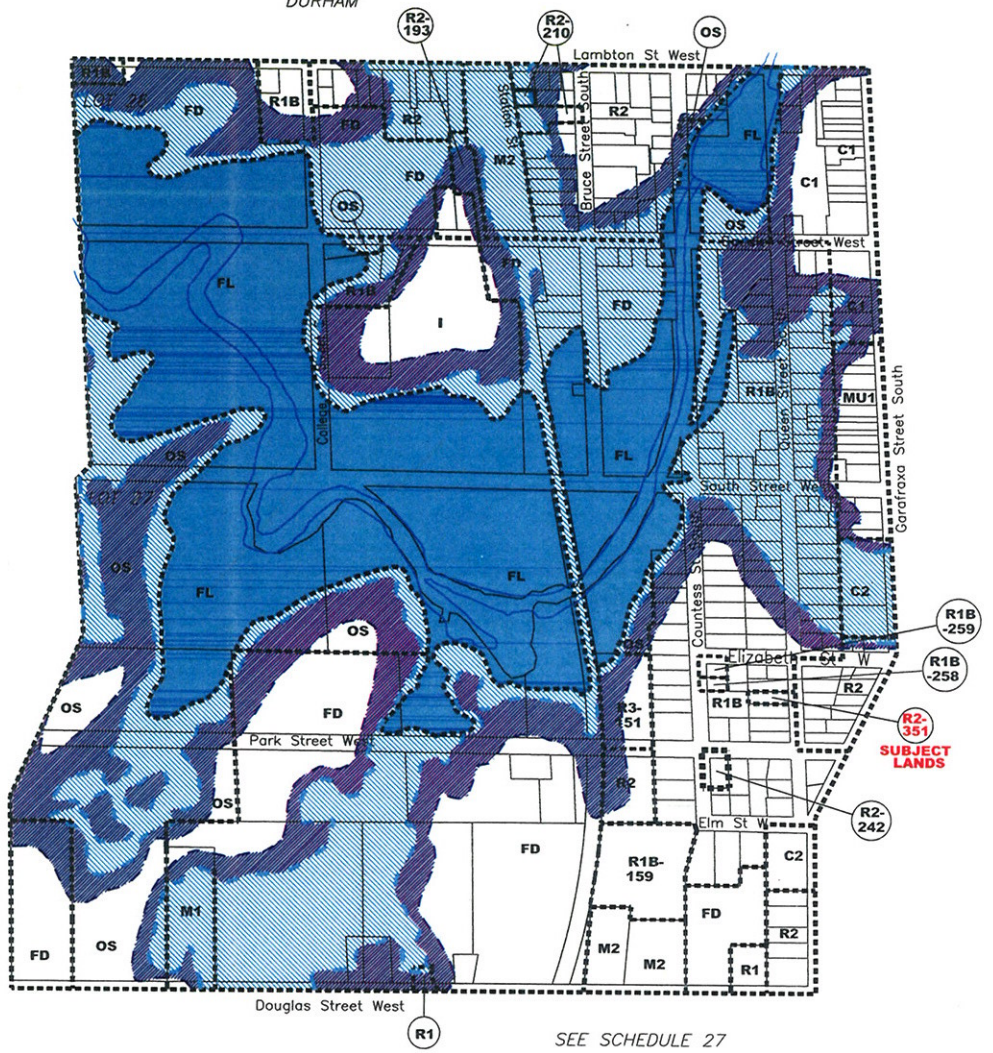
- ZONES**
- A1** Agricultural
  - A2** Rural
  - A3** Restricted Rural
  - R1A** Unserviced Residential
  - R1B** Residential
  - R2** Residential
  - R3** Residential
  - ER** Estate Residential
  - MH** Mobile Home Park
  - C1** General Commercial
  - C2** Highway Commercial
  - C3** Neighbourhood 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
  -  Flood Fringe Overlay
  -  Regulation Limit
  -  Zone Exception



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SEE SCHEDULE 53

DURHAM



SEE SCHEDULE 27

SEE SCHEDULE 56

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 Sauguen Valley Conservation Authority.