

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 84-2017 on the 21st day of August, 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 11th day of September, 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.

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 22nd day of August, 2017.

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

Explanatory Note

The purpose and effect of the Zoning By-law amendment is to change the zoning of lands described as Part Lot 1, Concession 13, Geographic Village of Neustadt, Municipality of West Grey and shown on reverse of this form from the 'FD' (Future Development) Zone to the 'R1A-367' zone to permit the construction of a detached dwelling serviced with a private well and a private sewage disposal system.

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 subject lands are also the subject of an application to amend the Municipality of West Grey Official Plan. The effect of that amendment is to permit the construction of a detached dwelling on the subject property without the provision of sanitary sewers or municipal water. The dwelling would be serviced with a private sewage disposal system and private well.

The Corporation of the Municipality of West Grey
By-law Number 84 - 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. By-law No. 37-2006 is hereby amended by rezoning the lands described as Part Lot 1, Concession 13, Geographic Village of Neustadt, Municipality of West Grey and shown more particularly on Schedule "59L"
2. Schedule "59" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 1, Concession 13, Geographic Village of Neustadt, Municipality of West Grey from the FD (Future Development) Zone and NE (Natural Environment) Zone to the R1A-367 (Unserviced Residential Exception) Zone and NE (Natural Environment) Zone, as shown on Schedule "59L" 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 subsection:

R1A-367 (see Schedule 59L)

Notwithstanding Section 6.8, those lands described as Part Lot 1, Concession 13, Geographic Village of Neustadt, Municipality of West Grey and shown as 'R1A-367' on Schedule 59L shall be used in accordance with the 'R1A' zone provisions excepting however that:

The detached dwelling may be serviced with a private well and a private sewage disposal system.

Minimum lot area: 4.84 hectares

No portion of any building or structure shall be erected any further east than from a point measured 75 metres east of the westerly lot line.

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 and subject to Amendment No. 5 to the Municipality of West Grey Official plan coming into effect.

Read a first and second time this 21st day of August, 2017.

Read a third time and finally passed this 21st day of August, 2017.

Kevin Eccles
Kevin Eccles, Mayor

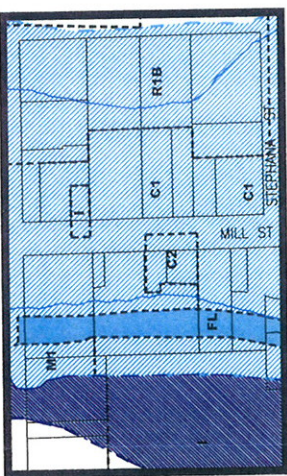
Mark Turner
Mark Turner, Clerk



ZONING SCHEDULE 59L

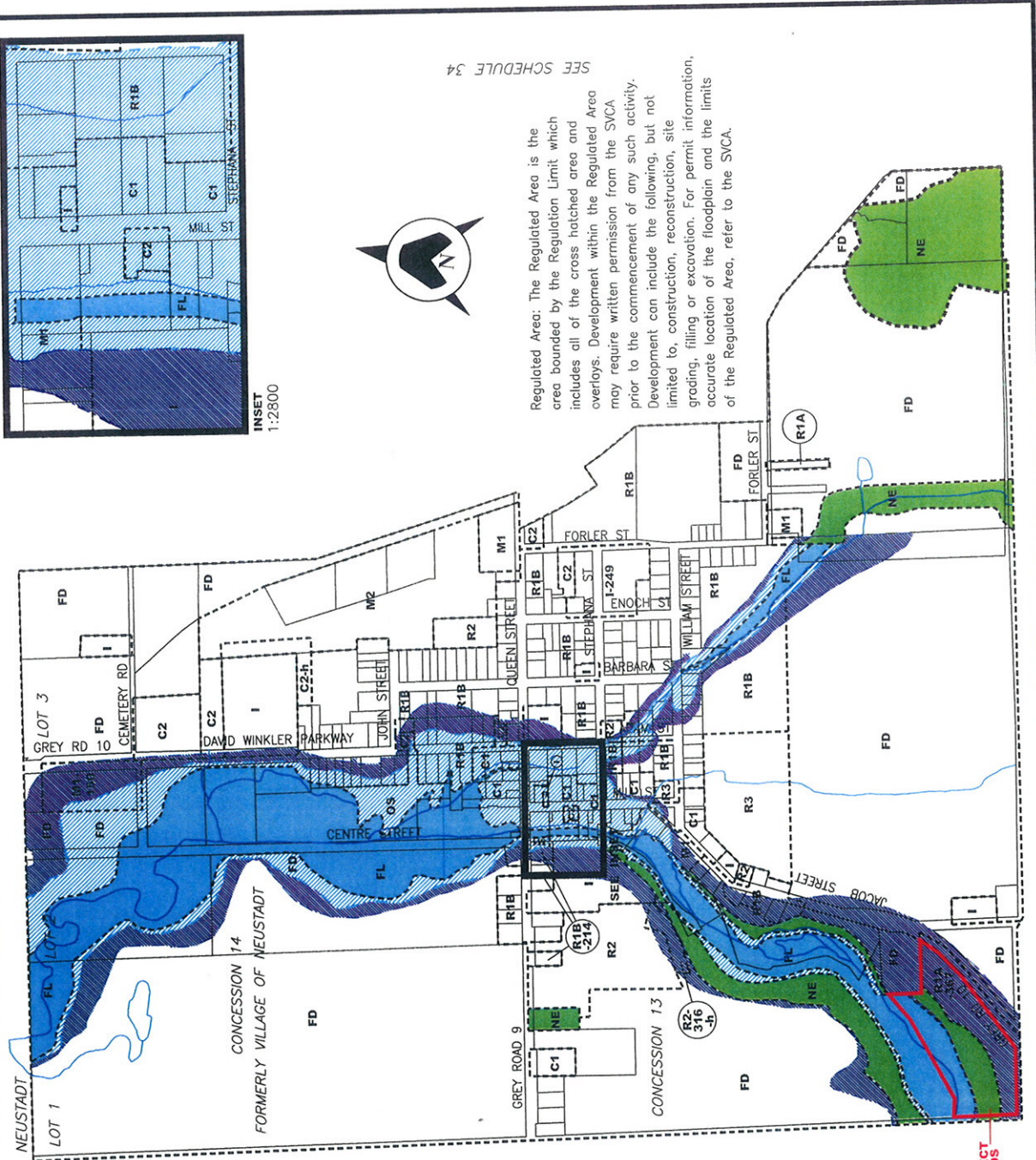
By-Law Number 84-2017
 Date Passed August 21, 2017
 Mayor *Kevin Ellis*
Steph
 CAO

- 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 Highways 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
 - FL Flood Way
 - FL Flood Fringe Overlay
 - FL Regional Storm Floodline
 - FL Regulation Limit
 - 1 Zone Exception



SEE SCHEDULE 34

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 SVCA.



SUBJECT LANDS

BRUCE COUNTY