

**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. 12 - 2012 on the 21<sup>st</sup> day of February, 2012 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 15<sup>th</sup> day of March, 2012, 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.

A person or public body that did not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey with regard to the Zoning By-law Amendment prior to the Amendment being adopted is not entitled to appeal the Zoning By-law Amendment. Also, a person or public body that did not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey with regard to the Zoning By-law Amendment prior to the Amendment being adopted 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 24<sup>th</sup> DAY OF FEBRUARY, 2012.**

Mark Turner, 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 proposed By-law applies to lands described as to lands described as 1 Queen Street East, Elmwood, Geographic Township of Bentinck, Municipality of West Grey, as shown on the attached map.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from the Unserviced Residential (R1A) Zone to the Highway Commercial Exception (C2-305) Zone to permit only a Convenience Store and Accessory Residential Dwelling Unit.

The lands subject to rezoning are designated 'Hamlet' 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.

**THE CORPORATION OF THE MUNICIPALITY OF WEST GREY**

**BY-LAW NUMBER 12 - 2012**

**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 changing the zoning of those lands described as 1 Queen Street East, Elmwood, Geographic Township of Bentinck, Municipality of West Grey from the Unserved Residential (R1A) Zone to the Highway Commercial Exception (C2-305) Zone, as shown more particularly on Schedule 45E.

2. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsection:

“35.305

Notwithstanding Section 18.1, the only permitted uses that shall apply to the lands zoned Highway Commercial Exception (C2-305), as shown on Schedule “45E” affixed hereto, are a Convenience Store and Accessory Residential Dwelling Unit,

And, notwithstanding Subsections 18.2.3 and 18.2.5 of By-law No. 37-2006 to the contrary, the following provisions shall also apply to the lands zoned Highway Commercial Exception (C2-305) as shown on Schedule “45E” affixed hereto:

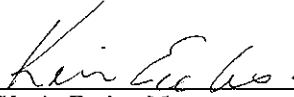
Minimum Exterior Side Yard – 0.0 metres;  
Minimum Front Yard – 0.0 metres”

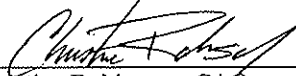
3. THAT THIS By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

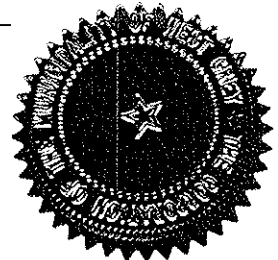
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Read a first and second time this 21st day of February, 2012.

Read a third time and finally passed this 21st day of February, 2012.

  
Kevin Eccles, Mayor

  
Christine Robinson - CAO



# ZONING SCHEDULE 45E

By-Law Number 12-2012  
 Date Passed February 21, 2012  
 Mayor *[Signature]*  
 Clerk *[Signature]*

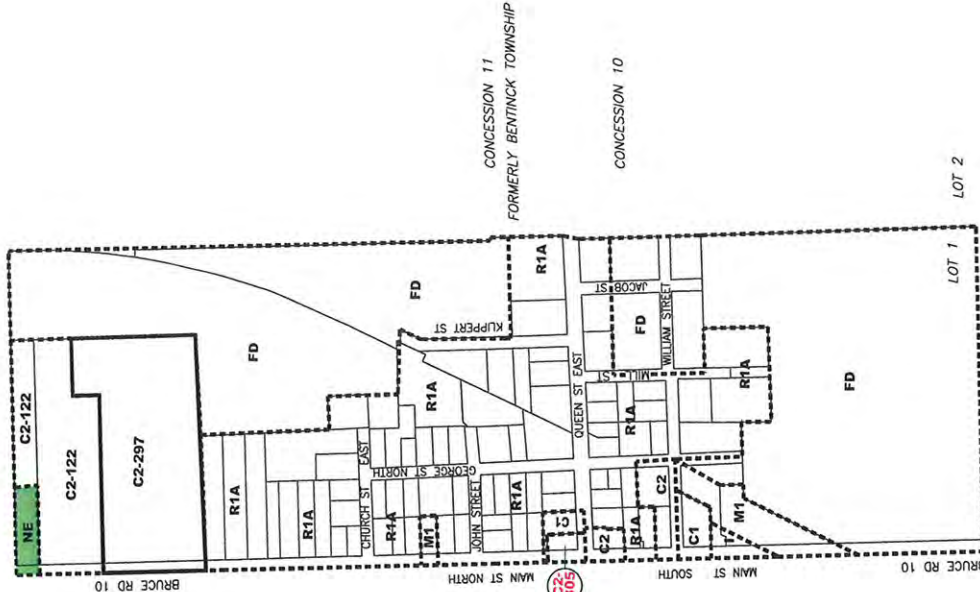
**ZONES**

- A1** Agricultural
- A2** Rural
- A3** Restricted Rural
- R1A** Unserviced 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
- 1** Flood Fringe Overlay
- 1** Regional Storm Floodline
- 1** Regulation Limit
- 1** Zone Exception



SEE SCHEDULE 12

ELMWOOD



BRUCE COUNTY