

The Corporation of the Municipality of West Grey

By-law Number 13 - 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 Part of Park Lot 7, Plan 500, Geographic Town of Durham, Municipality of West Grey, from the 'M2' (Restricted Industrial Zone) to the 'R2-210' (Residential Exception Zone), as shown on Schedule "55F", attached to and forming part of this by-law.
2. Section 35 to By-law No. 37-2006 is hereby further amended by deleting the provisions for the 'R2-210' and replacing them with the following:

R2-210 (see Schedule "55F")

Notwithstanding Section 6.1, Section 6.14 and Section 13 of By-law No. 37-2006, as amended, those lands zoned R2-210 shall be used in accordance with the R2 zone provisions, excepting however that:

- (a) An accessory building having a maximum floor area of 170 square metres and a maximum building height of 5.5 metres shall be permitted, and may be used as a honey house in accordance with Section 6.14, excepting however that Section 6.14(g) shall not apply. For the purposes of the R2-210 zone, a honey house shall mean a building, or part thereof, accessory to the detached dwelling, where honey and the equipment used in the processing of honey is kept. No bees shall be permitted on site and no retailing of honey shall be permitted.
 - (b) The maximum lot coverage of all accessory buildings shall be 13%.
 - (c) The front, side and rear yard requirements for all accessory buildings shall be as the buildings existed on March 9, 2015.
 - (d) No new accessory buildings or expansions of existing accessory buildings shall be permitted unless an existing accessory building(s) is removed and the lot coverage for all accessory buildings does not exceed 10% and the new or expanded accessory building meets all applicable zoning provisions.
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.

Read a first and second time this 16th day of March, 2015.

Read a third time and finally passed this 16th day of March, 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 13-2015 on the 16th day of March, 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 8th day of April, 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 19th day of March, 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 'M2' (Restricted Industrial Zone) to 'R2-210' (Residential Exception Zone) the rear portion of a lot described as Part of Park Lot 7, Plan 500, Geographic Town of Durham, Municipality of West Grey. The rezoning will facilitate the severance of the rear portion of the property, and have the lands merge on title with the abutting property to the south.

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

ZONING SCHEDULE 55F

By-Law Number _____

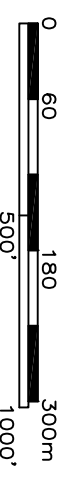
Date Passed _____

Mayor _____

Clerk _____

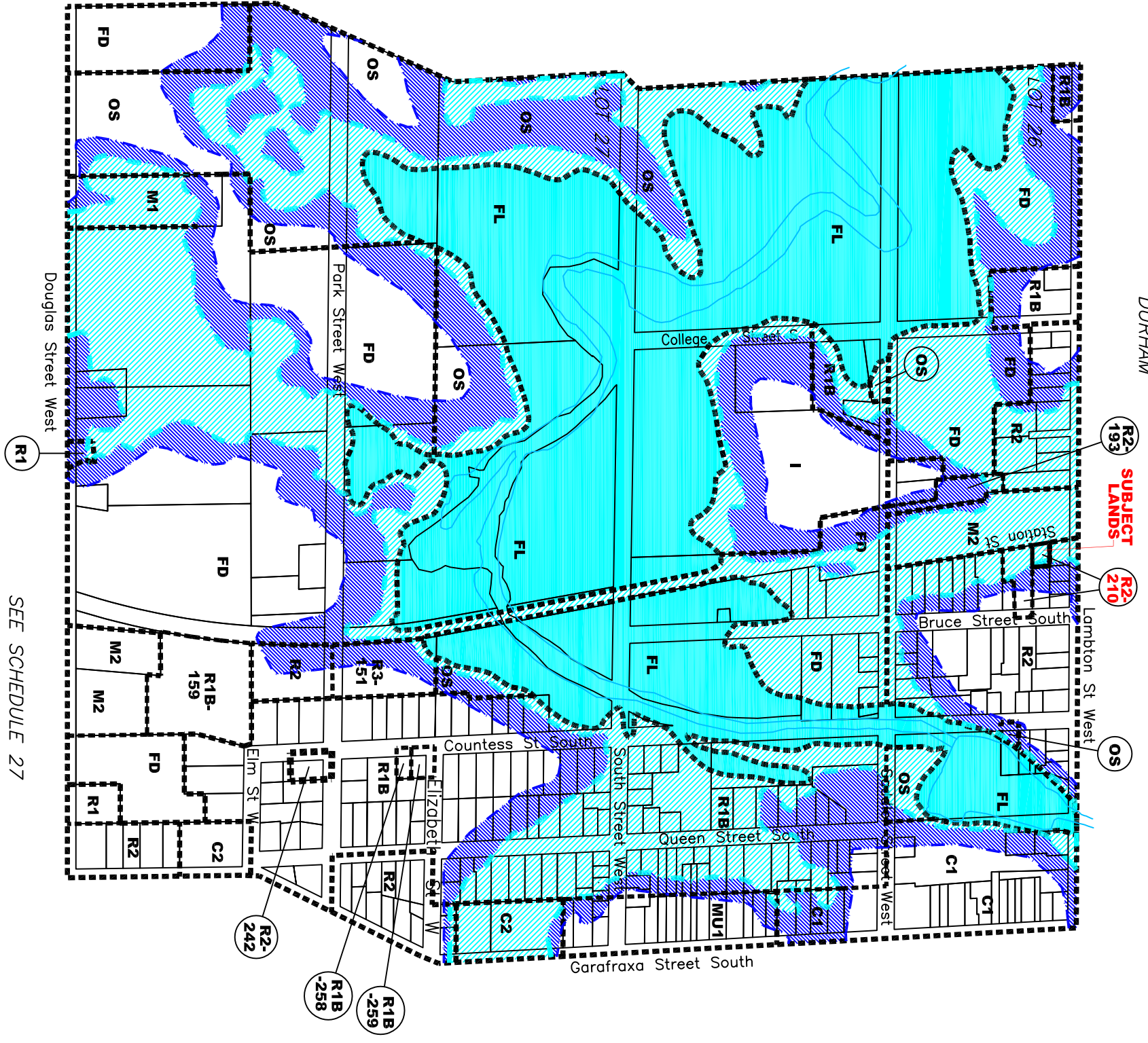
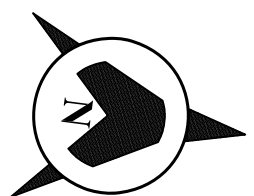
ZONES

- 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
- MEZ** Natural Environment 2
- FL** Flood Way
- 1** Flood Fringe Overlay
- 1** Regional Storm Floodline
- 1** Regulation Limit
- 1** Zone Exception



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.