

The Corporation of the Municipality of West Grey

By-law Number 22 - 2016

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 "1" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 7, Concession 14, Geographic Township of Bentinck, Municipality of West Grey, for the severed parcel from the 'A2' (Rural Zone) to the 'A2-352' (Rural Exception Zone) and 'NE' (Natural Environment Zone); and for the retained parcel from the 'A2' (Rural Zone) to the 'A2-353' (Rural Exception Zone) and 'NE' (Natural Environment Zone), as shown on Schedule "1C", 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:

"A2-352
Notwithstanding Subsections 9.2.2 of By-law No. 37-2006, as amended, the following provision, in addition to any other provisions pertaining to the Rural (A2) Zone, shall apply to the lands zoned Rural (A2-352) Exception Zone, and shown on Schedule "1C" affixed hereto:
Minimum Lot Frontage – 77 metres."
3. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsections:

"A2-353
Notwithstanding Subsections 9.2.1 and 9.2.4 a) of By-law No. 37-2006, as amended, the following provision, in addition to any other provisions pertaining to the Rural (A2) Zone, shall apply to the lands zoned Rural (A2-353) Exception Zone, and shown on Schedule "1C" affixed hereto:
Minimum Lot Area – 8.9 hectares;
Minimum West Interior Side Yard for the existing Residential Dwelling – 3 metres. A new (replacement) dwelling shall meet all minimum setback requirements of the Rural (A2) Zone."
4. 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.
5. 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.

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 22-2016 on the 21st day of March, 2016, 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 18th day of April, 2016, 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 29th day of March, 2016.

Mark Turner, Clerk
Municipality of West Grey
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R.R. 2, Durham, ON., NOG 1R0
Ph: (519) 369-2200
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Explanatory Note

The purpose of the Zoning By-law Amendment is to implement a condition of severance application B01/2016 to rezone the subject lands described as Part Lot 7, Concession 14, former Township of Bentinck, Municipality of West Grey, for the severed parcel from the 'A2' (Rural Zone) to the 'A2-352' (Rural Exception Zone) and 'NE' (Natural Environment Zone); and for the retained parcel from the 'A2' (Rural Zone) to the 'A2-353' (Rural Exception Zone) and 'NE' (Natural Environment Zone). The 'A2-352' (Rural Exception Zone) will reduce the minimum lot frontage area requirement of the severed parcel from 122 metres to 77 metres. The 'A2-353' (Rural Exception Zone) will reduce the minimum lot area requirement from 20 hectares to 8.9 hectares, and reduce the minimum west side yard setback requirement for a dwelling from 6 metres to 3 metres. A new (replacement) dwelling shall meet all minimum setback requirements of the Rural (A2) Zone.

The subject lands are designated 'Rural' 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.

