

FORM 1  
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 26 - 2012 on the 21<sup>st</sup> day of June, 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 16<sup>th</sup> day of July, 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, S.O. 1994.

**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 or public body that files an appeal of a decision of the Municipality of West Grey in respect of the proposed Zoning By-law, does not make oral submissions at the Public Meeting or make written submissions to the Municipality of West Grey before the proposed Zoning By-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

**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. The complete By-law is available for inspection in my office during regular business hours.

**DATED AT THE MUNICIPALITY OF WEST GREY**  
**This 26<sup>th</sup> day of June, 2012.**

Mark Turner, Clerk  
Municipality of West Grey  
402813 Grey Rd. 4, RR 2,  
DURHAM, ON N0G 1R0  
Ph: (519) 369-2200  
Fax: (519) 369-5962

**EXPLANATORY NOTE**

This By-law applies only to those lands located within the former Township of Glenelg, and described as Part Lot 5, Concession 12, Parts 46 & 47, RP17R142, as shown on Schedule "48C" affixed hereto.

The purpose of this By-law Amendment is to address a condition of consent imposed by the Municipality of West Grey Committee of Adjustment for its decision concerning consent applications B08/2012. The effect of this By-law is to rezone the severed parcel from the Restricted Rural (A3) Zone to the Estate Residential (ER-312) Exception Zone, and the retained parcel from the Restricted Rural (A3) Zone to the Estate Residential (ER-313) Zone, as shown on Schedule "48C" affixed hereto. Exception 312 recognizes the insufficient lot area and establishes a reduced interior side yard setback for the severed parcel, and Exception 313 recognizes the insufficient lot area, lot frontage, and interior side yard setback of the retained parcel.

The County of Grey Official Plan places the subject lands within the "Inland Lakes & Shoreline" land use designation.

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 26 - 2012**

**BEING** a By-law to further amend Zoning By-law No. 37-2006, as amended, of 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 further amend By-law No. 37-2006, as amended;

**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:**

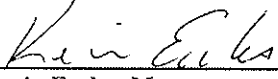
1. By-law No. 37-2006 is hereby further amended by affecting the lands described as Part Lot 5, Concession 12, Parts 46 & 47, RP17R142, in the Municipality of West Grey (former Township of Glenelg), and shown more particularly on Schedule "48C" attached hereto.
2. Schedule "48" to By-law No. 37-2006 is hereby amended by changing the zone symbol for the severed parcel from the Restricted Rural (A3) Zone to the Estate Residential (ER-312) Exception Zone, and the retained parcel from the Restricted Rural (A3) Zone to the Estate Residential (ER-313) Zone, as shown on Schedule "48C" affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:  
"35.312  
  
Notwithstanding Subsections 15.2.1 and 15.2.4 of By-law No. 37-2006, as amended, the following provisions, in addition to any other provisions pertaining to the Estate Residential (ER) Zone, shall apply to the lands zoned Estate Residential (ER-312) Exception Zone, as shown on Schedule "48C" affixed hereto:  
  
Minimum Lot Area – 0.18 hectares;  
Minimum Interior Side Yard – 4.5 metres."
4. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:  
"35.313  
  
Notwithstanding Subsections 15.2.1, 15.2.2, and 15.2.4 of By-law No. 37-2006, as amended, the following provisions, in addition to any other provisions pertaining to the Estate Residential (ER) Zone, shall apply to the lands zoned Estate Residential (ER-313) Exception Zone, as shown on Schedule "48C" affixed hereto:  
  
Minimum Lot Area – 0.15 hectares;  
Minimum Lot Frontage – 28 metres;  
Minimum Interior West Side Yard – 3.9 metres.  
Minimum Interior East Side Yard – 2.4 metres."
5. Schedule "48C" and all other notations thereon are hereby declared to form part of this By-law.

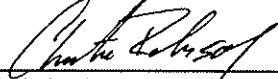
6. This By-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act, R.S.O. 1990, as amended.

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Read a first and second time this 21<sup>st</sup> day of June, 2012.

Read a third time and finally passed this 21<sup>st</sup> day of June, 2012.

  
\_\_\_\_\_  
Kevin Eccles, Mayor

  
\_\_\_\_\_  
Christine Robinson, CAO



# ZONING SCHEDULE 48C

By-Law Number 26-2012

Date Passed June 21, 2012

Mayor

CAO

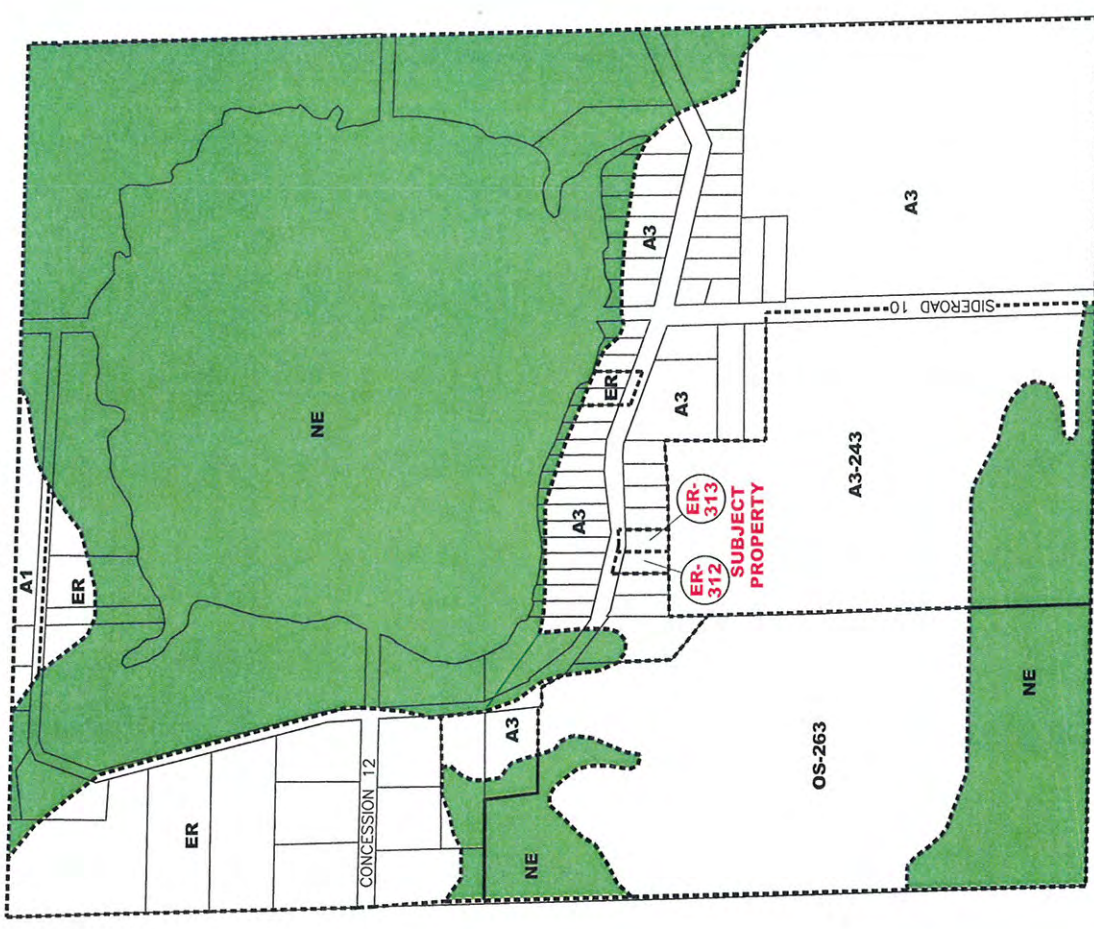
*Kevin E. ...*  
*Christopher ...*

## 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 Highway 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
- NE2 Flood Way
- FL Flood Fringe Overlay
- Regional Storm Floodline
- Regulation Limit
- Zone Exception
- 1



SEE SCHEDULE 05  
TOWNSEND LAKE



SEE SCHEDULE 08