

The Corporation of the Municipality of West Grey
By-law Number 34 - 2016

A By-law to adopt Amendment No. 4 to the Municipality of West Grey Official Plan.

Now therefore the Council of the Corporation of the Municipality of West Grey enacts as follows:

- 1) That Amendment No. 4 to the Municipality of West Grey, a copy of which is attached to and forms part of this By-law, is hereby adopted.

- 2) That the Clerk is hereby authorized to forward the amendment to the County of Grey for approval as provided for under Section 17 of the Planning Act, R.S.O. 1990.

Read a first and second time this 18th day of April, 2016.

Read a third time and finally passed this 18th day of April, 2016.

(Signed)
Mayor – Kevin Eccles

(Signed)
Larry C. Adams, CAO/Deputy Clerk

**AMENDMENT NO. 4 TO THE
MUNICIPALITY OF WEST GREY OFFICIAL PLAN**



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PART A - The Preamble does not constitute part of this Amendment.

PART B - The Amendment consisting of the following text and Schedule A constitutes Amendment No. 4 to the Municipality of West Grey Official Plan.

PART C - the appendices do not constitute part of this amendment. Appendix I contains the Municipal Record pertaining to this amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this Amendment is to change the land use designation of a property from 'Industrial' to 'Highway Commercial' in order to allow for a commercial use on the site.

LOCATION

The lands to be effected by this amendment are described as Part Lot 27, Division 2, Concession 1 EGR, RP17R1175, Part 1, RP16R-10215, Part 1 (483 Albert Street South), Geographic Town of Durham, Municipality of West Grey, County of Grey, as shown on Schedule A attached.

BASIS

The subject property comprises approximately 1021 square metres of land and contains a detached residential dwelling. The dwelling is in poor repair and will be removed. A Demolition Permit has been issued by the Municipality.

The property has been used mostly for residential purposes, according to the information provided by the applicant.

The new owner of the property proposes to remove the existing structure, erect a new building, and sell the property as a developed, commercial lot. At the present time, the specific commercial use proposed for the site is not known.

The 'Highway Commercial' land use designation would permit a range of commercial uses that cannot be reasonably accommodated in the downtown dues to their size and/or nature. Permitted uses include automotive uses, restaurants, motels, garden centres, building supplies, home improvement stores and retails stores.

The implementing Zoning By-law Amendment will rezone the lands to 'C2'.

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled Part B to the Amendment and consisting of the following text and attached map designated as Schedule "A" constitutes Amendment No. 4 to the Municipality of West Grey Official Plan.

DETAILS OF THE AMENDMENT

1. Schedule 'A' to the Municipality of West Grey Official Plan is hereby amended by changing the land use designation from 'Industrial' to 'Highway Commercial' as shown on Schedule 'A' attached to this Amendment of those lands described as Part Lot 27, Division 2, Concession 1 EGR, RP17R1175, Part 1, RP16R-10215, Part 1 (483 Albert Street South), Geographic Town of Durham, Municipality of West Grey, County of Grey.

PART C - THE APPENDICES

APPENDIX I - MUNICIPAL RECORD (contained in 'Original' only)