

The Corporation of the Municipality of West Grey
By-law Number 38 - 2017

A By-law to adopt Amendment No. 5 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. 5 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 17th day of April, 2017.

Read a third time and finally passed this 17th day of April, 2017.

(Signed)

Mayor – Kevin Eccles

(Signed)

CAO/Deputy Clerk – Larry C. Adams

Amendment No. 5 to the Municipality of West Grey Official Plan

**AMENDMENT NO. 5 TO THE
MUNICIPALITY OF WEST GREY OFFICIAL PLAN**



INDEX

PART A - THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

DETAILS OF THE AMENDMENT

PART C - THE APPENDICES

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

Amendment No. 5 to the Municipality of West Grey Official Plan

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT consisting of the following text constitutes Amendment No.1 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 - PREAMBLE

PURPOSE

The purpose of this Amendment is to amend the 'Future Development' policies to permit a detached dwelling on an existing lot serviced with a private sewage disposal system and a private well.

LOCATION

The lands to be effected by this amendment are described as Part Lot 1, Concession 13, Geographic Village of Neustadt, Municipality of West Grey, as shown on Schedule A attached.

BASIS

The site is located at the southwest limits of the designated settlement area of Neustadt.

The subject property comprises 4.84 hectares of land and is currently vacant. The property fronts along Jacob Street (County Road10) and backs onto Meux Creek. Approximately one-half of the subject lands are cash-cropped, and the balance of the property is forested.

The owner of the property wishes to erect a detached dwelling on the property.

The Official Plan and the Zoning By-law both require new development within the settlement areas of Durham and Neustadt to be connected to Municipal water and sanitary sewers. The owner's consultant, however, argues that servicing the site with municipal water and sanitary sewers is not economically viable. Amendments to both documents are therefore required if a Building Permit for the construction of a detached dwelling serviced with a private sewage disposal system is to be granted.

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. 5 to the Municipality of West Grey Official Plan.

Details of the Amendment

- (1) Schedule 'B' to the Municipality of West Grey Official Plan is hereby amended by identifying lands described as Part Lot 1, Concession 13, Geographic Village of Neustadt, Municipality of West Grey as "Lands Subject to Policy D10.4.4" as shown on Schedule "A" to this amendment.
- (2) Section D10 is hereby amended by adding the following:
 - D10.4.4 Notwithstanding policies contained within Section E2 and D10 to the contrary, on those lands described as Part Lot 1, Concession 13, Geographic Village of Neustadt, Municipality of West Grey and identified on Schedule "A" as "Lands Subject to Policy D10.4.4", one detached dwelling and accessory dwelling may be erected and serviced with a private sewage disposal system and private well. In no instance shall the lands be subdivided unless all proposed parcels, including the lot containing the detached dwelling, are to be serviced municipal water and sanitary sewer services.

PART C - THE APPENDICES

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