

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 39-2008 on the 22nd day of May, 2008, 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 16th day of June, 2008, 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.

A person or public body that did not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey with regard to the Zoning By-law Amendment prior to the Amendment being adopted is not entitled to appeal the Zoning By-law Amendment. Also, a person or public body that did not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey with regard to the Zoning By-law Amendment prior to the Amendment being adopted 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 26th day of May, 2008.

Mark Turner, Deputy Clerk
Municipality of West Grey
402813 Grey Road 4
R.R. 2, Durham
Ontario, NOG 1R0
Ph: (519) 369-2200
Fax: (519) 369-5962

EXPLANATORY NOTE

The purpose and effect of the Zoning By-law amendment is to rezone the subject lands described as Part of Lot 24, Concession 1 EGR, (former) Township of Gleneig, Municipality of West Grey from the A3 Zone to the R1B Zone and A3-234 Zone to facilitate a residential subdivision.

The R1B zone permits detached dwellings subject to certain development standards. Full municipal services are required in this zone.

The A3-234 zone has been designed to acknowledge the reduced lot area (15.8 hectares) and frontage (20 metres) of the remnant parcel.

An "h" (holding) suffix has been attached to the 'R1B zone, and will have the effect of prohibiting development within this zone temporarily. The "h" will be removed in accordance with Section 36 of The Planning Act, R.S.O. 1990 once the Municipality has signed the Subdivision Agreement.

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 39 - 2008

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. By-law No. 37-2006 is hereby amended by affecting the lands described as Part of Lot 24, Concession 1, (former) Township of Glenelg, Municipality of West Grey, and shown more particularly on Schedule "21B".
2. Schedule "21" to the Municipality of West Grey Comprehensive Zoning By-law No. 37-2006, is hereby amended by changing the zone symbol of Part of Lot 24, Concession 1 EGR, (former) Township of Glenelg, Municipality of West Grey from the A3 to the R1B-h and A3-234 Zones, as shown on Schedules "21B", attached to and forming part of this by-law.
3. The "h" (holding) suffix attached to the 'R1B' zone shall be removed in accordance with Section 36 of The Planning Act, R.S.O. 1990 once the Municipality has signed the Subdivision Agreement.
4. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsections:

35.234 (see Schedule 21B)

Notwithstanding Section 10 of By-law No. 37-2006, as amended, those lands zoned A3-234 shall be used in accordance with the A3 zone provisions excepting however that the following provisions shall apply:

Minimum Lot Area:	15.8 hectares
Minimum Lot Frontage:	20 metres

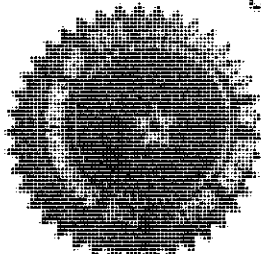
5. THAT THIS By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

Read a first and second time this 22nd day of May, 2008.

Read a third time and finally passed this 22nd day of May, 2008.

Ken Eckels
Mayor

Christine Robinson
CAO/Clerk



ZONING SCHEDULE 21B

By-Law Number 39 - 2008

Date Passed May 22, 2008

Mayor *Ken Ecker*

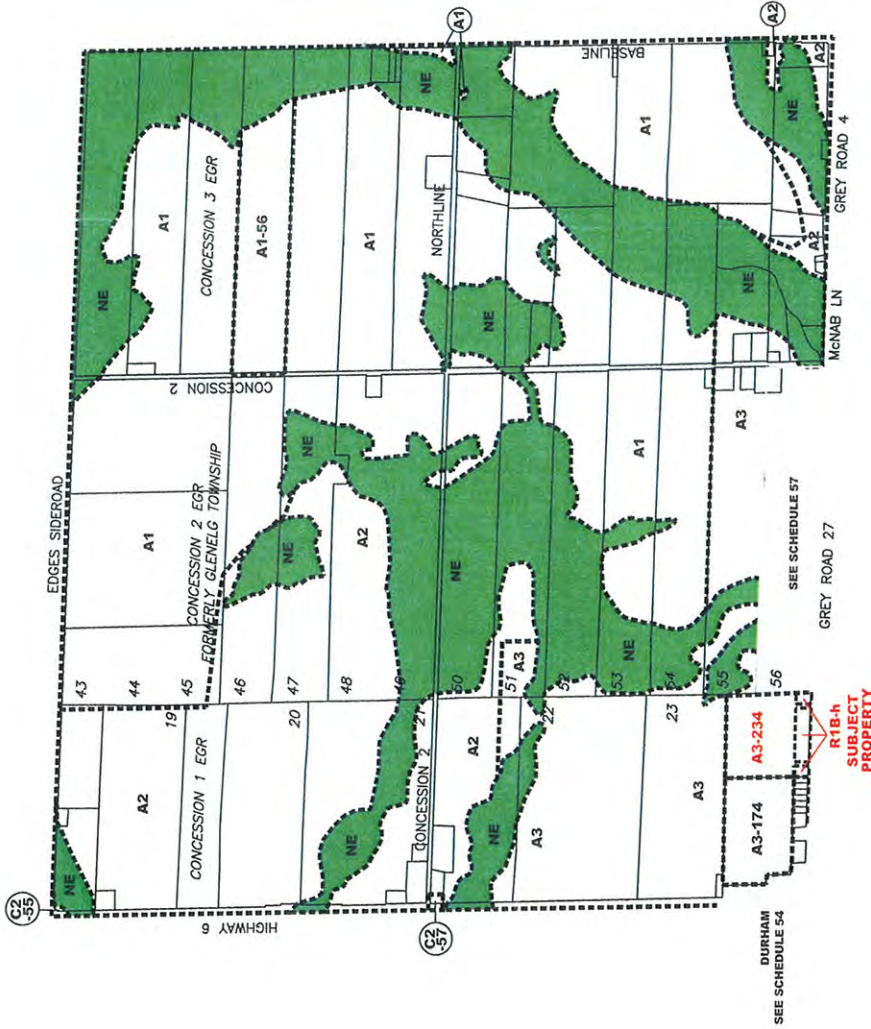
Clerk *Ann Forth*

ZONES

- A1 Agricultural
- A2 Rural
- A3 Restricted Rural
- R1A Unserviced 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
- NE2 Natural Environment 2
- FL Flood Way
- Flood Fringe Overlay
- Regional Storm Floodline
- Regulation Limit
- Zone Exception -1



SEE SCHEDULE 16



SEE SCHEDULE 20

SEE SCHEDULE 22

SEE SCHEDULE 28

DURHAM
SEE SCHEDULE 54

SEE SCHEDULE 57

GREY ROAD 27

MCNAB LN
GREY ROAD 4

R1B-h
SUBJECT
PROPERTY