

**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 42 - 2012 on the 23rd day of August, 2012, under Sections 34 and 39 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 17th day of September, 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 28th day of August, 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 Bentinck, and described as Part Lot 6, Concession 13, as shown on Schedule "1B" 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 B05/2012. The effect of this By-law is to rezone the severed parcel from the Rural (A2) Zone and Natural Environment (NE) Zone to the Rural (A2) Zone, Natural Environment (NE) Zone, and No Development Zone; and the retained parcel from the Rural (A2) Zone to the Rural Exception (A2-314) Zone, as shown on Schedule "1B" affixed hereto. Exception 314 recognizes the insufficient lot area of the retained parcel.

For the purposes of this By-law, NO DEVELOPMENT ZONE shall mean any activity, such as fill, grading and excavation, that would change the land form and natural vegetative characteristics of the site. Development in the NO DEVELOPMENT ZONE shall not be permitted until an Environmental Impact Study (EIS) has been completed to the satisfaction of the Saugeen Valley Conservation Authority.

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 42 - 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 6, Concession 13, in the Municipality of West Grey (former Township of Bentinck), and shown more particularly on Schedule "1B" attached hereto.
2. Schedule "1" to By-law No. 37-2006 is hereby amended by changing the zone symbol for the severed parcel from the Rural (A2) Zone and Natural Environment (NE) Zone to the Rural (A2) Zone, Natural Environment (NE) Zone, and No Development Zone; and the retained parcel from the Rural (A2) Zone to the Rural Exception (A2-314) Zone, as shown on Schedule "1B" affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:

"35.314

Notwithstanding Subsection 9.2.1 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 (A2-314) Exception Zone, as shown on Schedule "1B" affixed hereto:

Minimum Lot Area – 14 hectares."

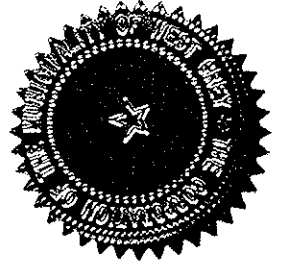
4. For the purposes of this By-law, NO DEVELOPMENT ZONE shall mean any activity, such as fill, grading and excavation, that would change the land form and natural vegetative characteristics of the site. Development in the NO DEVELOPMENT ZONE shall not be permitted until an Environmental Impact Study (EIS) has been completed to the satisfaction of the Saugeen Valley Conservation Authority.
5. 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.
6. Schedule "1B" and all other notations thereon are hereby declared to form part of this By-law.
7. 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.

Read a first and second time this 23rd day of August, 2012.

Read a third time and finally passed this 23rd day of August, 2012.

Kevin Eccles
Kevin Eccles, Mayor

Christine Robinson
Christine Robinson, CAO



ZONING SCHEDULE 1B

By-Law Number 42-2012

Date Passed August 23, 2012

Mayor Kevin Eckels

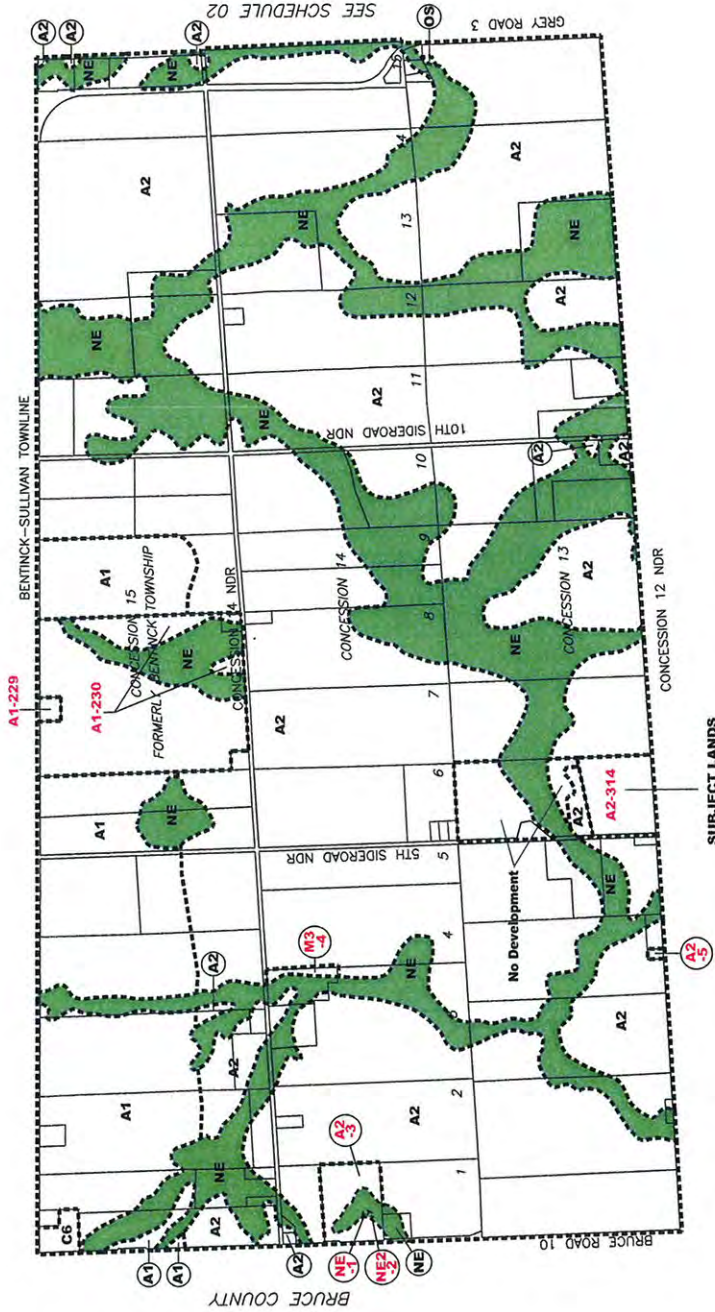
Clerk Christa Polson

ZONES

- A1 Agricultural
- A2 Rural
- A3 Restricted Rural
- R1A Unserviced Residential
- R1B 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
- FL Flood Fringe Overlay
- Regional Storm Floodline
- Regulation Limit
- 1 Zone Exception



TOWNSHIP OF CHATSWORTH



SEE SCHEDULE 12