

The Corporation of the Municipality of West Grey

By-law Number 47 - 2015

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. Schedule "22" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 56, Concession 2 WGR, Geographic Township of Bentinck, Municipality of West Grey, from the 'A3' (Restricted Rural Zone) to the 'A3-346' (Restricted Rural Exception Zone), as shown on Schedule "22F", attached to and forming part of this by-law.
2. Section 35 to By-law No. 37-2006 is hereby further amended by deleting the provisions for the 'R2-210' and replacing them with the following:

A3-346 (see Schedule "22F")

Notwithstanding Section 10.1 of By-law No. 37-2006, as amended, those lands zoned A3-346 shall be used in accordance with the A3 zone provisions, excepting however that an automobile repair establishment shall be permitted in accordance with Section 18.4 of this By-law provided:

- (a) the total floor area of the automobile repair establishment and any associated buildings shall not exceed 250 square metres;
- (b) the outside storage and display area, including the parking area, shall not exceed 500 square metres, except where the total floor area of the automobile repair establishment and associated buildings is less than 250 square metres, in which case the outdoor storage and display area may be increased such that the combined total of the floor area of the automobile repair establishment and the outdoor storage and display area does exceed 750 square metres.
- (c) a Site Plan Control Agreement pursuant to Section 41 of The Planning Act, R.S.O. 1990, as amended, shall be registered on title prior to any development or site disturbance related to the automobile repair establishment occurring on the property.

3. 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 20th day of July, 2015.

Read a third time and finally passed this 20th day of July, 2015.

(Signed)

Kevin Eccles, Mayor

(Signed)

Larry C. Adams, CAO/Deputy Clerk

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 47-2015 on the 20th day of July, 2015, 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 10th day of August, 2015, 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.

If a person, corporation or public body did not make oral submissions at the public meeting or make a written submission to the Municipality of West Grey before the bylaw was passed, the person, corporation or public body is not entitled to appeal the decision of the Municipality of West Grey Council to the Ontario Municipal Board. If a person, corporation or public body did not make oral submissions at a public meeting or make a written submission to the Municipality of West Grey before the bylaw was passed, the person, corporation or public body 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 20th day of July, 2015.

Mark Turner, Clerk
Municipality of West Grey
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R.R. 2, Durham, ON., NOG 1R0
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Explanatory Note

The purpose of the Zoning By-law Amendment is to rezone from 'A3' (Restricted Rural Zone) to 'A3-346' (Residential Rural Exception Zone) a property described as Part Lot 56, Concession 2 WGR, Geographic Township of Bentinck, Municipality of West Grey. The proposed rezoning would permit an automobile repair establishment.

The subject lands are designated 'Rural' on Schedule A to the County of Grey Official Plan.

The Council of the Municipality of West Grey has adopted this By-law and is now circulating it in accordance with Provincial Regulations

