

FORM 1
Planning Act, R.S.O. 1990, as amended

**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 49-2012 on the 15th day of October, 2012, 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 6th day of November, 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 17th DAY OF OCTOBER, 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 described as Lots 32-35 and Part Lot 36, Concession 3 WGR, Geographic Township of Normanby, Municipality of West Grey and shown as “subject lands” on Schedule “37D” affixed hereto.

The By-law is intended to correct the zoning of three properties by rezoning these lands collectively from ‘Open Space Exception’ (OS-110) Zone and ‘Natural Environment Exception (NE-110) Zone to ‘Open Space Exception with holding symbol’ (OS-110-h) Zone, ‘Natural Environment Exception with holding symbol’ (NE-110-h) Zone, ‘Rural Exception’ (A2-318) Zone and ‘Rural’ (A2) Zone.

The By-law has the effect of:

- (1) removing a zoning category that allows for a campground from a property that has never been nor intended to be used as a campground. The new ‘A2-318’ zoning would acknowledge the two detached dwellings and mobile home that exist on the property.
- (2) affixing a holding symbol on the existing ‘OS-110’ and ‘NE-110’ zoning of property that is zoned and used for campground use, as recommended by the Municipality. The current zoning permits 371 campsites on the property, although the campground has not been constructed to its full capacity. The Municipality requires the owner of the campground to enter into a Site Plan Agreement before any changes to the campground are made. Once the Site Plan Agreement has been registered, the holding symbol can be removed.

(3) rezone an existing telecommunications property as 'A2'.

The County of Grey Official Plan places the subject lands within the 'Rural' and 'Hazard Lands' land use designations.

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 49 - 2012

BEING a By-law to amend Zoning By-law No. 37-2006, 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 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;

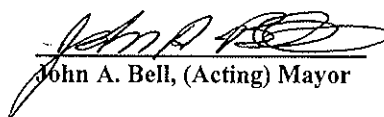
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST GREY ENACTS AS FOLLOWS:

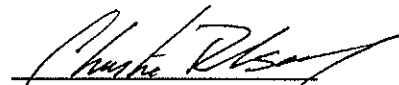
1. By-law No. 37-2006 is hereby amended by affecting the lands described as Lots 32-35 and Part Lot 36, Concession 3 WGR, Geographic Township of Normanby, Municipality of West Grey and shown as “subject lands” on Schedule “37D”.
2. Schedule “37” to By-law No. 37-2006 is hereby amended by changing the zone symbol on the subject property from the ‘Open Space Exception’ (OS-110) Zone and ‘Natural Environment Exception (NE-110) Zone to ‘Open Space Exception with holding symbol’ (OS-110-h) Zone, ‘Natural Environment Exception with holding symbol’ (NE-110-h) Zone, ‘Rural Exception’ (A2-318) Zone and ‘Rural’ (A2) Zone as shown on Schedule “37D” as affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsections:

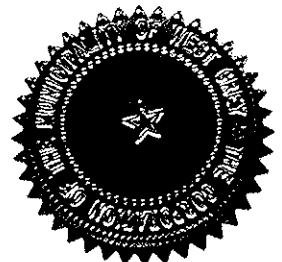
“35.310
Notwithstanding Subsection 9.1 of By-law No. 37-2006 as amended, on those lands zoned ‘A2-318’ an existing second detached dwelling and/or a mobile home shall be permitted in addition to those uses normally permitted in the ‘A2’ zone.
4. Schedule “37D” and all other notations thereon are hereby declared to form part of this By-law.
5. 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 15th day of October, 2012.

Read a third time and finally passed this 15th day of October, 2012.


John A. Bell, (Acting) Mayor


Christine Robinson, CAO



ZONING SCHEDULE 37D

By-Law Number 49-2012

Date Passed October 15, 2012

John A. Bell
Mayor

Paul Bell
CAO

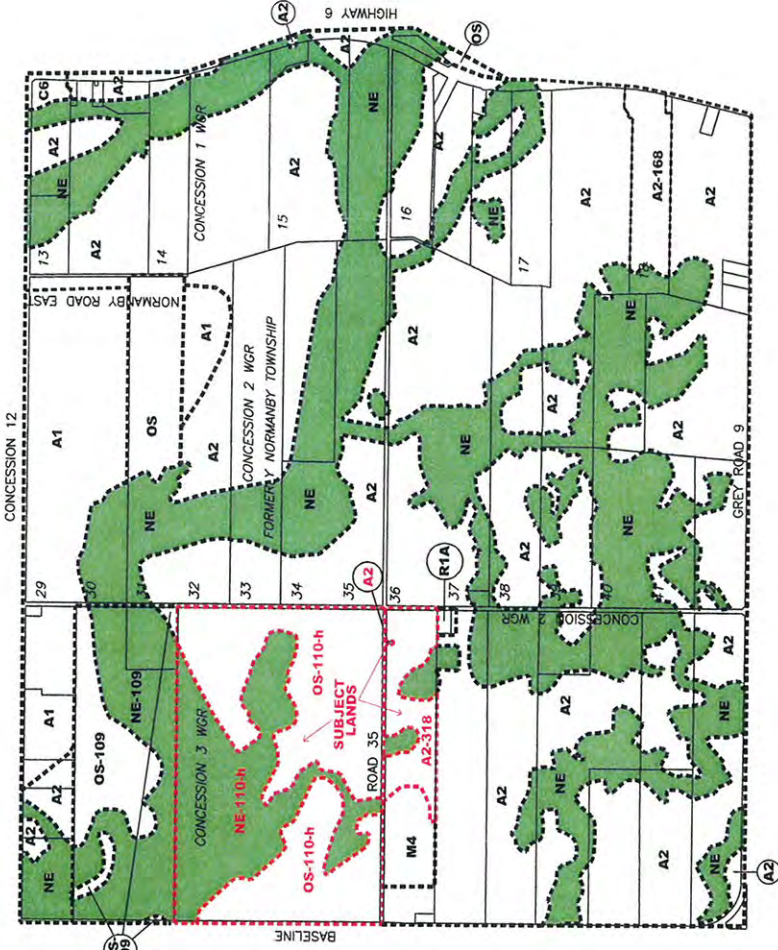
ZONES

- A1 Agricultural
- A2 Rural
- A3 Restricted Rural
- R1A Residential
- R1B Residential
- R2 Residential
- R3 Estate Residential
- ER Mobile Home Park
- MH General Commercial
- C1 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
- FO Flood Fringe Overlay
- FL Regional Storm Floodline
- 1 Regulation Limit Zone Exception



TOWNSHIP OF SOUTHGATE

SEE SCHEDULE 36



SEE SCHEDULE 42

SEE SCHEDULE 38