

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 51 - 2013

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 Part Lot 28, Concession 7, Geographic Township of Glenelg and shown as “subject lands” on Schedule “18E”.
2. Schedule “18” to By-law No. 37-2006 is hereby amended by changing the zone symbol on the subject property from the Rural (A2) Zone and Natural Environment (NE) Zone to the Rural Exception (A2-326) Zone, Rural Exception (A2-327) Zone and Natural Environment (NE) Zone as shown on Schedule “18E” as affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsections:

“35.326
Notwithstanding Subsection 9.2 of By-law No. 37-2006 to the contrary, the following provisions shall apply to the lands zoned Rural Exception (A2-326) as shown on Schedule “18E” affixed hereto:
Minimum Lot Area – 0.32 hectares
Minimum Lot Frontage – 29 metres

For the purposes of Section 35.326, lands zoned ‘A2-326’ and ‘NE’ shall be included in the calculation of lot area for the lands subject to this By-law, notwithstanding subsection 6.20.2 of By-law No. 37-2006.

“35.327
Notwithstanding Subsection 9.2 of By-law No. 37-2006 to the contrary, the following provisions shall apply to the lands zoned Rural Exception (A2-327) as shown on Schedule “18E” affixed hereto:
Minimum Lot Area – 0.27 hectares
Minimum Lot Frontage – 30 metres

For the purposes of Section 35.327, lands zoned ‘A2-327’ and ‘NE’ shall be included in the calculation of lot area for the lands subject to this By-law, notwithstanding subsection 6.20.2 of By-law No. 37-2006.
4. Schedule “18E” 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 17th day of June, 2013.

Read a third time and finally passed this 17th day of June, 2013.

(SIGNED)

Kevin Eccles, Mayor

(SIGNED)

Christine Robinson, CAO

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 51 - 2013 on the 17th day of June, 2013, 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 9th day of July, 2013, 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 24th day of June, 2013.

Mark Turner, Clerk
Municipality of West Grey
402813 Grey Rd. 4, RR 2,
DURHAM, ON N0G 1R0
Ph: (519) 369-2200
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EXPLANATORY NOTE

This By-law applies only to those lands located described as Part Lot 28, Concession 7, Geographic Township of Glenelg, Municipality of West Grey, as shown on Schedule 18E affixed hereto.

The purpose of this By-law is to facilitate the conveyance of approximately 183 square metres from one property to an abutting property located to the immediate north.

The effect of the By-law is to rezone the enlarged lot from Rural (A2) and NE (Natural Environment) to Rural Exception (A2-326) and NE (Natural Environment) and to rezone the retained lot from Rural (A2) and NE (Natural Environment) to Rural Exception (A2-327) and NE (Natural Environment). The A2-326 and A2-327 would reduce the minimum lot frontage and minimum lot area requirements of the A2 zone as required to reflect the new lot areas and frontages of the altered lots.

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.