

The Corporation of the Municipality of West Grey

By-law Number 67 - 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 "23" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Lot 35, Concession 3 NDR, Geographic Township of Bentinck, Municipality of West Grey, from the 'A1' (Agricultural Zone) and 'NE' (Natural Environment Zone) to the 'A1-349' (Agricultural Exception Zone) and 'NE' (Natural Environment Zone), as shown on Schedule "23F", attached to and forming part of this by-law.
2. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsections:

A1-349 (see Schedule 23F)

Notwithstanding Section 6.14 b) and Appendix A of By-law No. 37-2006, as amended, an automotive service and repair establishment shall be permitted on those lands zoned 'A1-349' in accordance with the provisions of Section 6.14. In no instance shall the number of automobiles parked on the property exceed six, not including the owner's personal vehicle(s). The Minimum Distance Separation requirement shall be 185 metres. The hours of operation of the automotive service and repair establishment shall be Mondays to Fridays, from 8:00 a.m. to 5:00 p.m.; and Saturdays, from 8:00 a.m. to 12 noon.

3. 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.
4. 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 5th day of October, 2015.

Read a third time and finally passed this 5th day of October, 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 67-2015 on the 5th day of October, 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 27th day of October, 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 7th day of October, 2015.**

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

Explanatory Note

The purpose of the Zoning By-law Amendment is to rezone the subject lands described as Lot 35, Concession 3 NDR, former Township of Bentinck, Municipality of West Grey, from the 'A1' (Agricultural Zone) and 'NE' (Natural Environment Zone) to the 'A1-349' (Agricultural Exception Zone) and 'NE' (Natural Environment Zone) to permit an automotive service and repair establishment in accordance with the home industry provisions of the Zoning By-law. The Amendment will restrict the number of automobiles permitted on site to six, not including the owner's personal vehicles. The Amendment also acknowledges a reduced Minimum Distance Separation (MDS) that currently exists between the subject property and an adjacent barn. The hours of operation of the automotive service and repair establishment shall be Mondays to Fridays, from 8:00 a.m. to 5:00 p.m.; and Saturdays, from 8:00 a.m. to 12 noon.

The subject lands are designated 'Agricultural' and 'Hazard Lands' 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.

SEE SCHEDULE 14



SEE SCHEDULE 26

MUNICIPALITY OF WEST GREY

ZONING SCHEDULE 23F

By-Law Number 67-2015

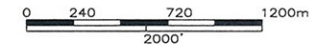
Date Passed October 5, 2015

Mayor Ken Eicks

CAO Ray C.D.

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
-  Flood Fringe Overlay
-  Regional Storm Floodline
-  Regulation Limit
- 1** Zone Exception



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