

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 7 - 2018 on the 15th day of January, 2018 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 5th day of February, 2018 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 16th day of January, 2018.

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 Part Lot 4, Lot 5 and Part Lot 6, w/s Queen Street, Plan 500, Geographic Town of Durham, Municipality of West Grey (226 and 240 Queen Street South), from the 'R2-355' (Residential Exception Zone) and 'M1' (Industrial Zone) to the 'R2-375' (Residential Exemption Zone) to permit two fourplexes. The proposed Amendment would also allow for parking to occur in the front yard of the buildings.

The subject lands are designated "Residential" on Schedule A to the Municipality of West 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. Please be advised that all written and oral submissions received regarding this application were considered, the effect of which helped make an informed recommendation and decision.

The Corporation of the Municipality of West Grey
By-law Number 7 - 2018

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 "55" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 4, Lot 5 and Part Lot 6, w/s Queen Street, Plan 500, Geographic Town of Durham, Municipality of West Grey (226 and 240 Queen Street South) from the 'R2-355' (Residential Exception Zone) and 'M1' (Industrial Zone) to the 'R2' (Residential Zone), as shown on Schedule "55J", attached to and forming part of this by-law.
2. Section 35 to By-law No. 37-2006 is hereby further amended by deleting subsection 'R2-355' and adding the following subsections:

R2-375 (see Schedule 55J)

Notwithstanding Section 13.2 and Section 6.27.3, those lands described as Part Lot 4, Lot 5 and Part Lot 6, w/s Queen Street Plan 500, Geographic Town of Durham, Municipality of West Grey and shown as 'R2-375' on Schedule 55J shall be used in accordance with the 'R2' zone excepting however:

- (i) One fourplex building shall be permitted provided the lot maintains a minimum area of 1038 square metres; and a second fourplex building shall be permitted on the same lot provided the lot maintains a minimum area of 2076 square metres.
 - (ii) The parking spaces required for the fourplex building(s) may be provided between the front wall of the building(s) and the front lot line.
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 15th day of January, 2018.

Read a third time and finally passed this 15th day of January, 2018.

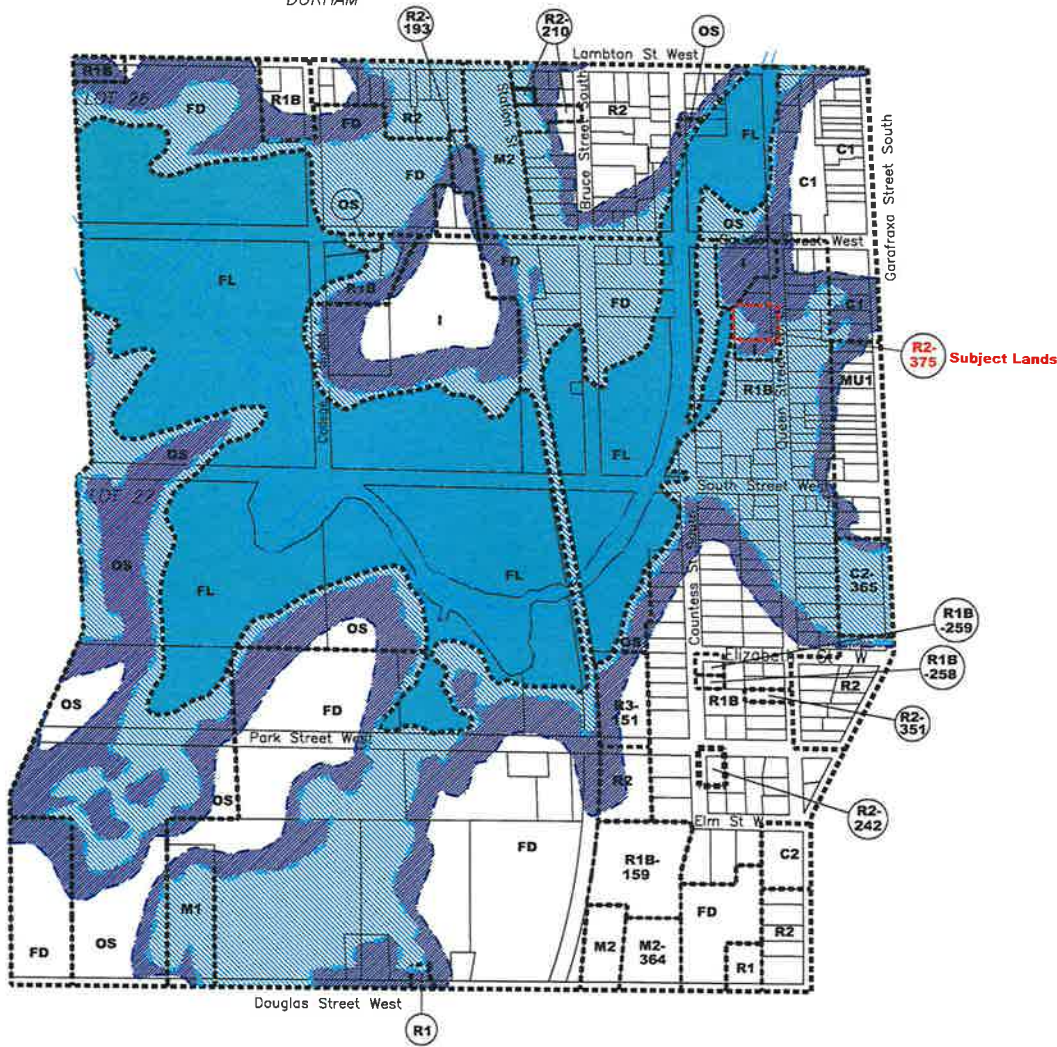

Kevin Eccles, Mayor


Mark Turner, Clerk



SEE SCHEDULE 53

DURHAM



SEE SCHEDULE 27

SEE SCHEDULE 56

SEE SCHEDULE 27

Regulated Area: The Regulated Area is the area bounded by the Regulation Limit which includes all of the cross hatched area and overlays. Development within the Regulated Area may require written permission from the SVCA prior to the commencement of any such activity. Development can include the following, but not limited to, construction, reconstruction, site grading, filling or excavation. For permit information, accurate location of the floodplain and the limits of the Regulated Area, refer to the Saugeen Valley Conservation Authority.

MUNICIPALITY OF WEST GREY

ZONING SCHEDULE 55J

By-Law Number 7-2018

Date Passed January 15, 2018

Mayor Kevin Fisher

Clerk [Signature]

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
- [Cross-hatched]** Flood Fringe Overlay
- [Dashed line]** Regional Storm Floodline
- [Blue shaded]** Regulation Limit
- 1** Zone Exception

