

**The Corporation of the Municipality of West Grey**

**By-law Number 70 - 2015**

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 hereby enacts as follows:**

1. By-law No. 37-2006 is hereby amended by affecting the lands described as Part Lot 8, Concession 8 NDR, Geographic Township of Bentinck, in the Municipality of West Grey, and shown more particularly on Schedule "13E".
2. Section 35 to By-law No. 37-2006 is hereby amended by adding the following:

"35.344

Notwithstanding Subsection 9.2 of By-law No. 37-2006 to the contrary, the lands zoned 'A2-344' (Rural Exception) shall be used in accordance with the 'A2' Zone regulations excepting however that:

- (i) the 'minimum lot area' shall be 4 hectares;
- (ii) the 'minimum lot frontage' shall be 170 metres."

"35.345

Notwithstanding Subsection 29.1 of By-law No. 37-2006 to the contrary, the lands zoned 'OS-345' (Open Space Exception) shall only be used for conservation purposes."

3. 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, and subject to Amendment No. 42-10-510-OPA-127 to the County of Grey Official Plan coming into effect.

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**Read a first and second time this 19<sup>th</sup> day of October, 2015.**

**Read a third time and finally passed this 19<sup>th</sup> day of October, 2015.**

**(Signed)**  
**Kevin Eccles, Mayor**

**(Signed)**  
**Larry C. Adams, CAO/Deputy Clerk**

**Notice of the Passing of a Zoning Bylaw**  
**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 70-2015 on the 19<sup>th</sup> 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 10<sup>th</sup> day of November, 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, 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 21<sup>st</sup> day of October, 2015.**

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 located described as Part Lot 8, Concession 8 NDR, Geographic Township of Bentinck, Municipality of West Grey.

The purpose of this Zoning By-law Amendment is to rezone the lands from the 'A2' (Rural) and 'NE' (Natural Environment) Zones to the 'A2-344' (Rural Exception), 'OS-345' (Open Space Exception) and 'NE' (Natural Environment) Zones. and is intended to facilitate the severance of the subject property. The 'A2-344' zone would reduce the lot area and frontage requirements as required to permit a 4.1 hectare lot. The 'OS-345' and 'NE' Zones would restrict the use of the 15.9 hectare parcel for conservation purposes.

The subject lands are also the subject of an amendment 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 12



MUNICIPALITY OF WEST GREY

# ZONING SCHEDULE 13E

By-Law Number 70-2015

Date Passed October 19, 2015

Mayor Ken Eyles

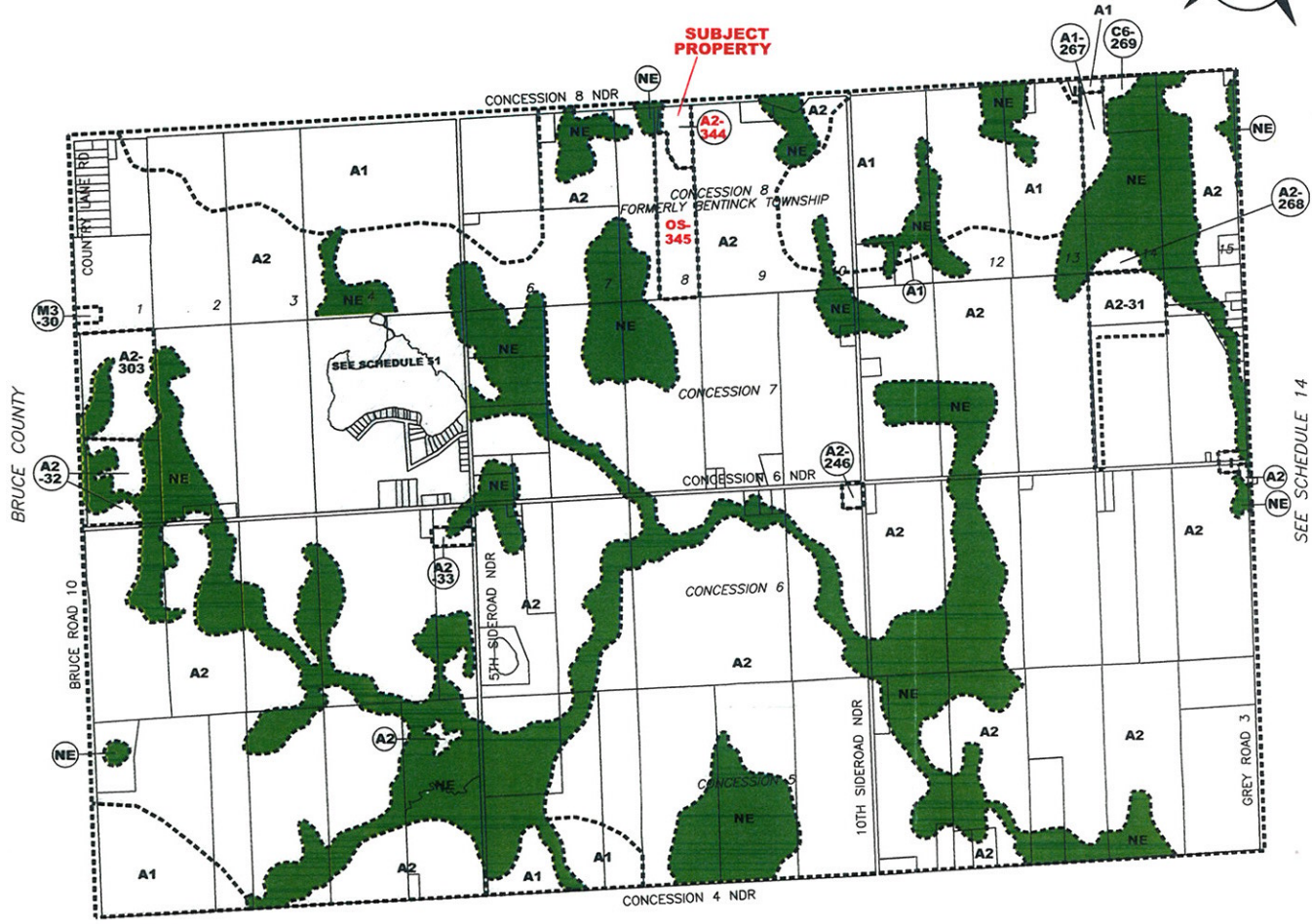
Clerk [Signature]

### ZONES

- A1** Agricultural
- A2** Rural
- A3** Restricted Rural
- R1A** Unserved 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



MAY 2015 - 11X17 - GREY COUNTY PLANNING



SEE SCHEDULE 24