

**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 71-2016 on the 18<sup>th</sup> day of August, 2016, 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 12<sup>th</sup> day of September, 2016, 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.

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 22<sup>nd</sup> day of August, 2016.

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

**Explanatory Note**

The proposed Zoning By-law Amendment pertains to a portion of the lands described as: Part of Lots 14 and 15, Concession 1, East of Garafraxa Road; Part of Divisions 2 and 3, Lot 27, Plan 500, Lot 1; Part of Park Lot 9, Part Lot 13, North Side of South Street, Lots 1 to 10; Geographic Town of Durham, Municipality of West Grey, as shown on reverse of this form.

The effect of the Zoning By-law Amendment is to change 11 hectares of an existing 30.3 hectare property from the 'M1' (Industrial) Zone and the 'FD' (Future Development) Zone to the 'R2' (Residential) Zone. The 'R2' Zone would permit a variety of dwelling types including detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings and four-unit street townhouses. An 'h' (holding) suffix has been added to the proposed 'R2' zoning and can be removed after a formal, detailed development proposal has been presented to the Municipality. The balance of the site will remain zoned 'M1-144' (Industrial Exception) and 'FD' (Future Development).

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. This property was also the subject of an application to amend the Municipality of West Grey Official Plan. The purpose and effect of that amendment was to change the land use designation of the 11 hectares in question from 'Industrial' to 'Residential'.

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

**By-law Number 71 - 2016**

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;

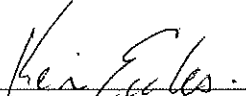
Now therefore the Council of the Corporation of the Municipality of West Grey enacts as follows:

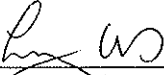
1. By-law No. 37-2006 is hereby amended by rezoning the lands described as: Part of Lots 14 and 15, Concession 1, East of Garafraxa Road; Part of Divisions 2 and 3, Lot 27, Plan 500, Lot 1; Part of Park Lot 9, Part Lot 13, North Side of South Street, Lots 1 to 10; Geographic Town of Durham, Municipality of West Grey; and shown more particularly on Schedule "56H".
2. Schedule "56" to By-law No. 37-2006, is hereby amended by changing the zone symbol of: Part of Lots 14 and 15, Concession 1, East of Garafraxa Road; Part of Divisions 2 and 3, Lot 27, Plan 500, Lot 1; Part of Park Lot 9, Part Lot 13, North Side of South Street, Lots 1 to 10; Geographic Town of Durham, Municipality of West Grey; from the 'M1' (Industrial) Zone and the 'FD' (Future Development) Zone to the 'R2-h' (Residential with holding suffix) zone, as shown on Schedule "56H" attached to and forming part of this by-law.
3. The 'h' (holding) suffix attached to the 'R2' zoning of the subject lands shall not be removed in whole or in part by Council until a detailed development proposal, which shall include the applicable drawings and background reports, has been prepared to the satisfaction of the Municipality.
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 and subject to Amendment No. 3 to the Municipality of West Grey Official plan coming into effect.

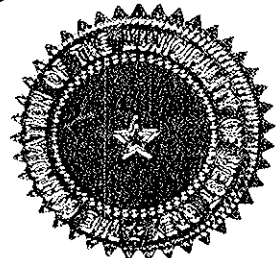
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Read a first and second time this 18<sup>th</sup> day of August, 2016.

Read a third time and finally passed this 18<sup>th</sup> day of August, 2016.

  
Kevin Eccles, Mayor

  
Larry C. Adams, CAO/Deputy Clerk



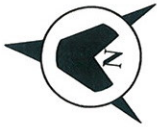
# ZONING SCHEDULE 56H

By-Law Number 71-2016  
 Date Passed August 18, 2016  
 Mayor [Signature]  
 CAO [Signature]

**ZONES**

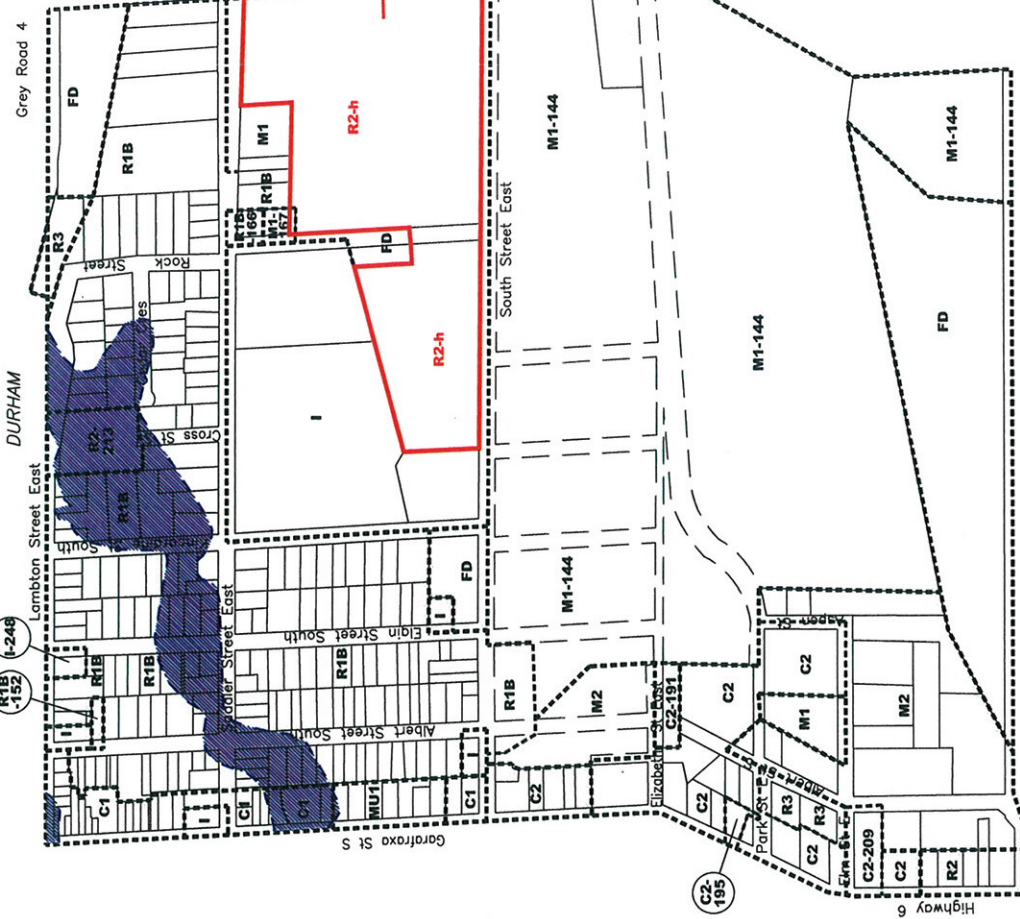
- A1 Agricultural
- A2 Rural
- A3 Restricted Rural
- R1A Unserviced Residential
- R1B Residential
- R2 Residential
- R3 Residential
- ER Estate Residential
- MH Mobile Home Park
- C1 General Commercial
- C2 Highway Commercial
- C3 Neighbourhood Commercial
- C4 Space Extensive Commercial
- C5 Hamlet Commercial
- 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
- Regional Storm Floodline
- Regulation Limit
- 1 Zone Exception

THIS SCHEDULE IS A CONSOLIDATED VERSION OF THE ORIGINAL ZONING BY-LAW NO. 37-2006 AND ALL AMENDMENTS THERETO DEEMED TO BE IN FORCE AND EFFECT ON JULY 10, 2008. IN THE EVENT OF A DISCREPANCY, PLEASE REFER TO THE ORIGINAL ZONING BY-LAW AND ORIGINAL AMENDMENTS.



SEE SCHEDULE 54

Grey Road 4 LOT 25  
 LOT 26



SEE SCHEDULE 28

SEE SCHEDULE 55

SEE SCHEDULE 28

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.