

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 76 - 2011

A BY-LAW TO ADOPT AMENDMENT NO. 12 TO THE VILLAGE OF NEUSTADT OFFICIAL PLAN.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF MUNICIPALITY OF WEST GREY ENACTS AS FOLLOWS:

- 1) That Amendment No. 12 to the Village of Neustadt Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
- 2) That the Clerk is hereby authorized to forward the amendment to the County of Grey for approval as provided for under Section 17 of the Planning Act, R.S.O. 1990.

READ A FIRST & SECOND TIME THIS 21st DAY OF NOVEMBER, 2011.

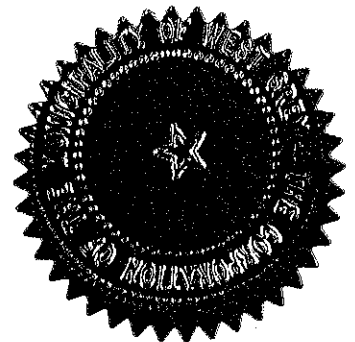
READ A THIRD TIME & FINALLY PASSED THIS 21st DAY OF NOVEMBER, 2011.



MAYOR – Kevin Eccles



CAO – Christine Robinson



**AMENDMENT NO. 12 TO THE
VILLAGE OF NEUSTADT OFFICIAL PLAN**

INDEX

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE

PURPOSE

LOCATION

BASIS

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

DETAILS OF THE AMENDMENT

PART C - THE APPENDICES

APPENDIX I - MUNICIPAL RECORD (contained in 'Original' only)

PART A - THE PREAMBLE, does not constitute part of this Amendment.

PART B- THE AMENDMENT, consisting of the following text constitutes Amendment No. 12 to the Village of Neustadt Official Plan.

PART C - THE APPENDICES do not constitute part of this amendment. Appendix I contains the Municipal Record pertaining to this amendment.

PART A - PREAMBLE

PURPOSE

The purpose of this Amendment is to change the land use designation of those lands shown as "subject lands" on Schedule 'A-12' attached to this amendment from 'Institutional' to 'Residential'. The re-designation and associated rezoning would permit a residential use of the subject lands.

The 'Hazard Land B – Floodfringe' overlay would remain on the property.

LOCATION

The lands to be effected by the Official Plan Amendment are described as Plan 162, Lot 55, Part Lot 54, Stephana St. S. (48 Stephana St.), former Village of Neustadt, Municipality of West Grey, and are shown as the "subject lands" on the attached Schedule "A-12".

BASIS

The subject lands are currently designated 'Institutional on Schedule "A' (Land Use Plan) to the Village of Neustadt Official Plan, with a 'Hazard Land B – Floodfringe' overlay.

The existing building on the property was previously used as a church, hence the 'Institutional' designation.

Under the current 'Institutional' designation, the permitted uses are limited to education, religious or charitable nature, voluntary organizations, friendly societies and other similar undertakings of a public or semi-public character. The owner of the property is proposing a 'Residential' designation in order to allow for a single detached dwelling and accessory uses. The property is situated within the downtown of Neustadt where there is a mix of properties designated 'Residential' and 'Commercial'.

The policies for the 'Hazard Land B – Floodfringe' overlay which require certain flood proofing measures will remain in effect.

PART B - THE AMENDMENT

Introductory Statement

All of this part of the document entitled Part B to the Amendment and consisting of the following text and attached map designated as Schedule "A-12" constitutes amendment No. 12 to the Village of Neustadt Official Plan.

Details of the Amendment

Schedule "A" Land Use Plan to the Town of Neustadt Official Plan is hereby amended by re-designating from 'Institutional' to 'Residential' those lands described as Plan 162, Lot 55, Part Lot 54, Stephana St. S. (48 Stephana St.), former Village of Neustadt, Municipality of West Grey, and are shown as the "subject lands" on the attached Schedule "A-12".

SCHEDULE A-12
AMENDMENT TO THE
VILLAGE OF NEUSTADT OFFICIAL PLAN



LOT 55, PART LOT 54
PLAN 162, STEPHANA STREET SOUTH
IN THE GEOGRAPHIC VILLAGE OF NEUSTADT
MUNICIPALITY OF WEST GREY

