

**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 84 - 2013 on the 18th day of November, 2013, 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 9th day of December, 2013, 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 19th day of November, 2013.**

Mark Turner, Clerk/Acting CAO
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 within the former Township of Bentinck, and described as Part Lot 30, Concession 3 SDR, as shown on Schedule "25D" affixed hereto.

The purpose of this By-law is to implement a condition of consent application B09/2013.

The effect of this By-law is to rezone the subject lands from the Rural (A2) Zone to the Rural (A2-331) Exception Zone for Parcel 1; and from the Rural (A2) Zone to the Rural (A2-332) Exception Zone for Parcel 2, as shown on Schedule "25C". Exceptions 331 & 332 recognizes the deficient lot area of Parcels 1 & 2.

The County of Grey Official Plan places the subject lands within the "Rural" land use designation.

The Council of the Municipality of West Grey has adopted this By-law and is now circulating it in accordance with Provincial Regulations.

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY

BY-LAW NUMBER 84 - 2013

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 ENACTS AS FOLLOWS:

1. By-law No. 37-2006 is hereby amended by affecting the lands described as Part Lot 30, Concession 3 SDR, in the Municipality of West Grey, former Township of Bentinck, and shown more particularly as Parcels 1 and 2 on Schedule "25D".
2. Schedule "25" to By-law No. 37-2006 is hereby amended by changing the zone symbol on the subject property from the Rural (A2) Zone to the Rural (A2-331) Exception Zone, as shown as Parcel 1; and from the Rural Zone to the Rural (A2-332) Exception Zone, as shown as Parcel 2, on Schedule "25D" as affixed hereto.
3. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:

"35.331

Notwithstanding Subsection 9.2.1 of By-law No. 37-2006 to the contrary, the following provision shall apply to the lands zoned Rural (A2-331) as shown on Schedule "25D" affixed hereto:

Minimum Lot Area – 11.5 hectares"
4. Section 35 to By-law No. 37-2006 is hereby amended by adding the following subsection:

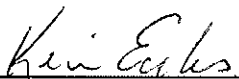
"35.331

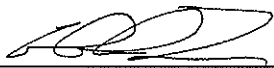
Notwithstanding Subsection 9.2.1 of By-law No. 37-2006 to the contrary, the following provision shall apply to the lands zoned Rural (A2-332) as shown on Schedule "25D" affixed hereto:

Minimum Lot Area – 13.1 hectares"
5. Schedule "25D" and all other notations thereon are hereby declared to form part of this By-law.
6. 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.

Read a first and second time this 18th day of November, 2013.

Read a third time and finally passed this 18th day of November, 2013.


Kevin Eccles, Mayor


Mark Turner, Clerk/Acting CAO



ZONING SCHEDULE 25D

By-Low Number 84-2013

Date Passed November 18, 2013

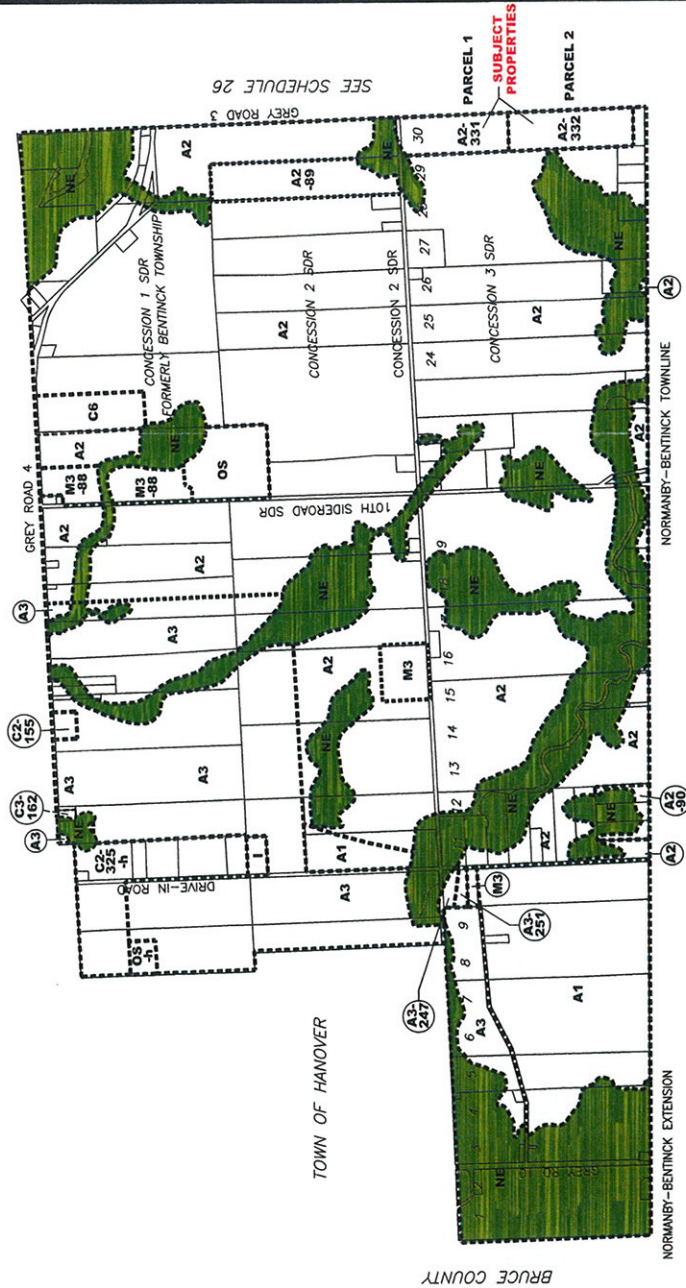
Mayor *Karl Luber*
 Clerk *[Signature]*

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
- FL Flood Fringe Overlay
- FL Regional Storm Floodline
- Regulation Limit
- Zone Exception



SEE SCHEDULE 24



SEE SCHEDULE 33

***NOTE:** Virtually all of the property is subject to the Saugeen Valley Conservation Authority's Development, Interference With Wetlands and Alterations to Shoreline and Watercourses Regulation (Ontario Regulation 169/06.) Written Permission from the SVCA is required prior to any "development" or "alteration" within the Regulation Area, as defined in the Conservation Authority Act and in the Regulation. If development or alteration including construction, conversion, grading, filling or excavation is proposed on this property, the SVCA should be contacted, as permission may be required.