

The Corporation of the Municipality of West Grey

By-law Number 88 - 2017

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 "33" to By-law No. 37-2006, is hereby amended by changing the zone symbols of Lot 9, Concession 16, Geographic Township of Normanby, Municipality of West Grey from the 'M4' (Extractive Industrial Zone), 'A2' (Rural Zone), 'A1' (Agricultural Zone), and 'NE' (Natural Environment Zone, to the 'A2-374' (Rural Exception Zone), 'A2' (Rural Zone), 'A1' (Agricultural Zone) and 'NE' (Natural Environment Zone), as shown on Schedule "33E", attached to and forming part of this by-law.

2. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsection:

A2-374 (see Schedule "33E")

Notwithstanding Subsection 9 of By-law No. 37-2006 to the contrary, the following provisions shall apply to the lands zoned Rural (A2-374) as shown on Schedule "33E" affixed hereto:

Minimum Lot Area – 1.2 hectares.

3. Notwithstanding subsection 6.20.2 of By-law No. 37-2006 to the contrary, lands within the Natural Environment (NE) Zone shall be included in the calculation of lot area for the lands subject to this By-law.

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.

Read a first and second time this 18th day of September, 2017.

Read a third time and finally passed this 18th day of September, 2017.

(Signed)
Kevin Eccles, Mayor

(Signed)
Mark Turner, Clerk

**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 88 - 2017 on the 18th day of September, 2017, 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 10th day of October, 2017, 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 19th day of September, 2017.

Mark Turner, Clerk
Municipality of West Grey
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R.R. 2, Durham, ON., NOG 1R0
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Explanatory Note

The purpose of the Zoning By-law Amendment is to rezone the subject lands to facilitate the severance of a 1.2 hectare lot. The severed parcel would be rezoned from 'M4' (Extractive Industrial) to 'A2-374' (Rural Exception), a special zone designed to reduce the 'minimum lot area' requirement of the 'A2' Zone from 20 hectares to 1.2 hectares. The 'M4' (Extractive Industrial) Zone that applies to a portion of the retained parcel would be changed to 'A2' (Rural) Zone. The 'A1' (Agricultural) Zone and 'NE' (Natural Environment) Zone which apply to the balance of the retained parcel would remain.

The subject lands are designated 'Rural', 'Agricultural' and 'Hazard Lands' on Schedule A to the County of Grey Official Plan. This property is also subject to a severance application (File: B06/2017).

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.

