

**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 9 - 2014 on the 20<sup>th</sup> day of January, 2014, 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 11<sup>th</sup> day of February, 2014, 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 January, 2014.**

Mark Turner, Clerk/Acting CAO  
Municipality of West Grey  
402813 Grey Road 4  
R.R. 2, Durham  
Ontario, NOG 1R0  
Ph: (519) 369-2200  
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**Explanatory Note**

The purpose and effect of the Zoning By-law amendment is to implement a condition of consent applications B13/2013 and B14/2013 by rezoning a portion of the subject lands described as 813 Albert Street, Ayton, Former Township of Normanby, in the Municipality of West Grey, from the R1A (Residential Zone) to the R1A-335 (Residential Exception Zone), as shown as Parcels 1 & 2 on Schedule "60E", to permit a single detached dwelling on each parcel. Exception 335 recognizes the deficient lot area and lot frontage of each severed parcel.

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 9 - 2014**

**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 hereby enacts as follows:**

1. By-law No. 37-2006 is hereby amended by rezoning a portion of the lands described as 813 Albert Street, Ayton, Former Township of Normanby, in the Municipality of West Grey, and shown more particularly on Schedule "60E".
2. Schedule "60" to the Municipality of West Grey Comprehensive Zoning By-law No. 37-2006, is hereby amended by changing the zone symbol of a portion of 813 Albert Street, Ayton, Former Township of Normanby, in the Municipality of West Grey, from the R1A (Residential Zone) to the R1A-335 (Residential Exception Zone) for lands shown as Parcel 1 & 2, as shown on Schedule "60E", attached to and forming part of this by-law.
3. Section 35 to Bylaw Number 37-2006 is hereby amended by adding the following subsection:

Notwithstanding Subsections 11.2.1 and 11.2.2 of Bylaw Number 37-2006, as amended, the following provisions, in addition to any other provisions pertaining to the Residential (R1A) Zone, shall apply to the lands zoned R1A-335 (Residential Exception Zone), as shown on Schedule "60E" affixed hereto:

Minimum Lot Area – 1,030 square metres;  
Minimum Lot Frontage – 20 metres."

4. THAT section 35.295 is hereby rescinded.
5. 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.

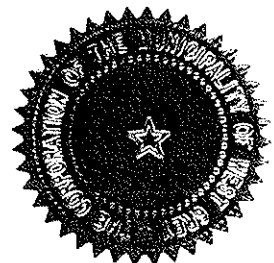
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**Read a first and second time this 20<sup>th</sup> day of January, 2014.**

**Read a third time and finally passed this 20<sup>th</sup> day of January, 2014.**

  
Kevin Eccles, Mayor

  
Mark Turner, Clerk/Acting CAO



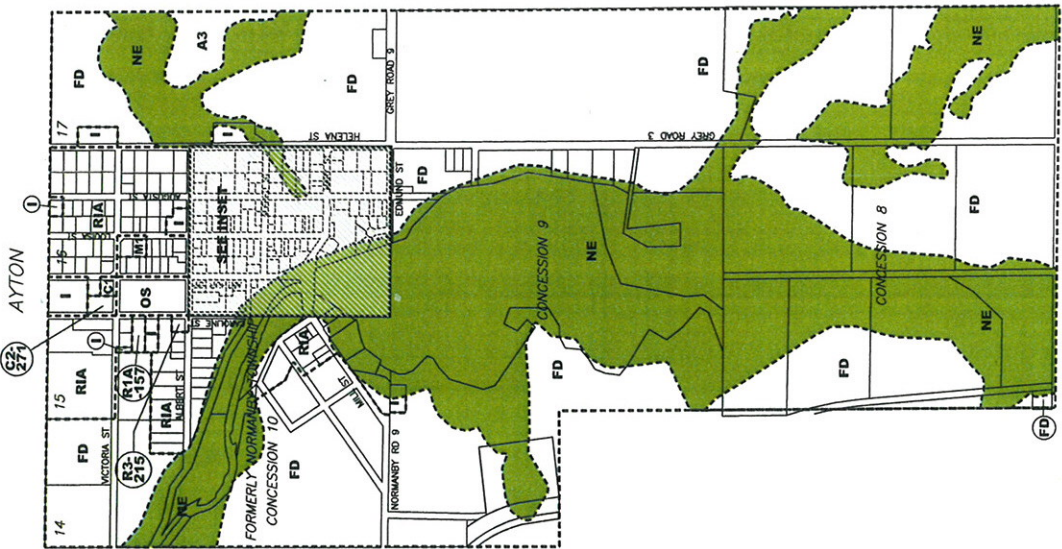
# ZONING SCHEDULE 60E

By-Law Number 9-2014  
 Date Passed January 20, 2014  
 Mayor Ken Eccles  
 CAO [Signature]

- ZONES**
- A1 Agricultural
  - A2 Rural
  - A3 Restricted Rural
  - R1A Unserviced Residential
  - R1B Residential
  - R2 Residential
  - R3 Estate Residential
  - ER Mobile Home Park
  - MH General Commercial
  - C1 Highway Commercial
  - C2 Neighbourhood Commercial
  - C3 Space Extensive Commercial
  - C4 Hamlet Commercial
  - C5 Rural Commercial
  - C6 Mixed Use
  - MU1 Industrial
  - M1 Restricted Industrial
  - M2 Rural Industrial
  - M3 Extractive Industrial
  - M4 Institutional
  - I Open Space
  - OS Future Development
  - FD Natural Environment
  - NE Natural Environment 2
  - NE2 Flood Way
  - FL Flood Fringe Overlay
  - FL Regional Storm Floodline
  - 1 Regulation Limit Zone Exception

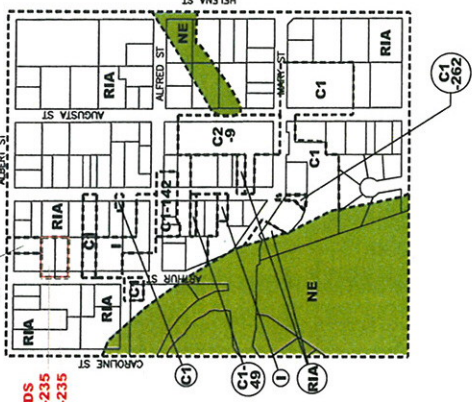


SEE SCHEDULE 38



SEE SCHEDULE 39

INSET: NTS



**SUBJECT LANDS**  
**PARCEL 1 R1A-235**  
**PARCEL 2 R1A-235**