

The Corporation of the Municipality of West Grey

By-law Number 99 - 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. Schedule "51" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lots 4 & 5, Concession 7, Geographic Township of Bentinck, Municipality of West Grey, from the 'A2' (Rural Zone) and NE (Natural Environment Zone) to the 'A2-362' (Rural Exception Zone) and 'NE' (Natural Environment Zone) for the enlarged parcel created by severance (lot addition), and to rezone the retained parcel from the 'A2' (Rural Zone) and 'NE' (Natural Environment Zone) to the 'A2-363' (Rural Exception Zone) and 'NE' (Natural Environment Zone)., as shown on Schedule "51B", attached to and forming part of this by-law.

2. Section 35 to By-law No. 37-2006 is hereby further amended by amending certain provisions of the 'A2' (Rural Zone) and replacing them with the following:

"A2-362 (see Schedule "51B")

Notwithstanding Section 6.1.2 b) of By-law No. 37-2006, as amended, those lands zoned 'A2-362' shall permit an accessory structure in the front yard."

3. Section 35 to By-law No. 37-2006 is hereby further amended by amending certain provisions of the 'A2' (Rural Zone) and replacing them with the following:

"A2-363 (see Schedule "51B")

Notwithstanding Section 9.2.2 of By-law No. 37-2006, as amended, those lands zoned 'A2-363' shall be used in accordance with the A2 zone provisions, excepting however that:

(a) The minimum lot frontage shall be 103 metres."

4. 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.

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.

Read a first and second time this 19th day of December, 2016.

Read a third time and finally passed this 19th day of December, 2016.

(Signed)

Kevin Eccles, Mayor

(Signed)

Larry C. Adams, CAO/Deputy 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 99 - 2016 on the 19th day of December, 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 10th day of January, 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 21st day of December, 2016.**

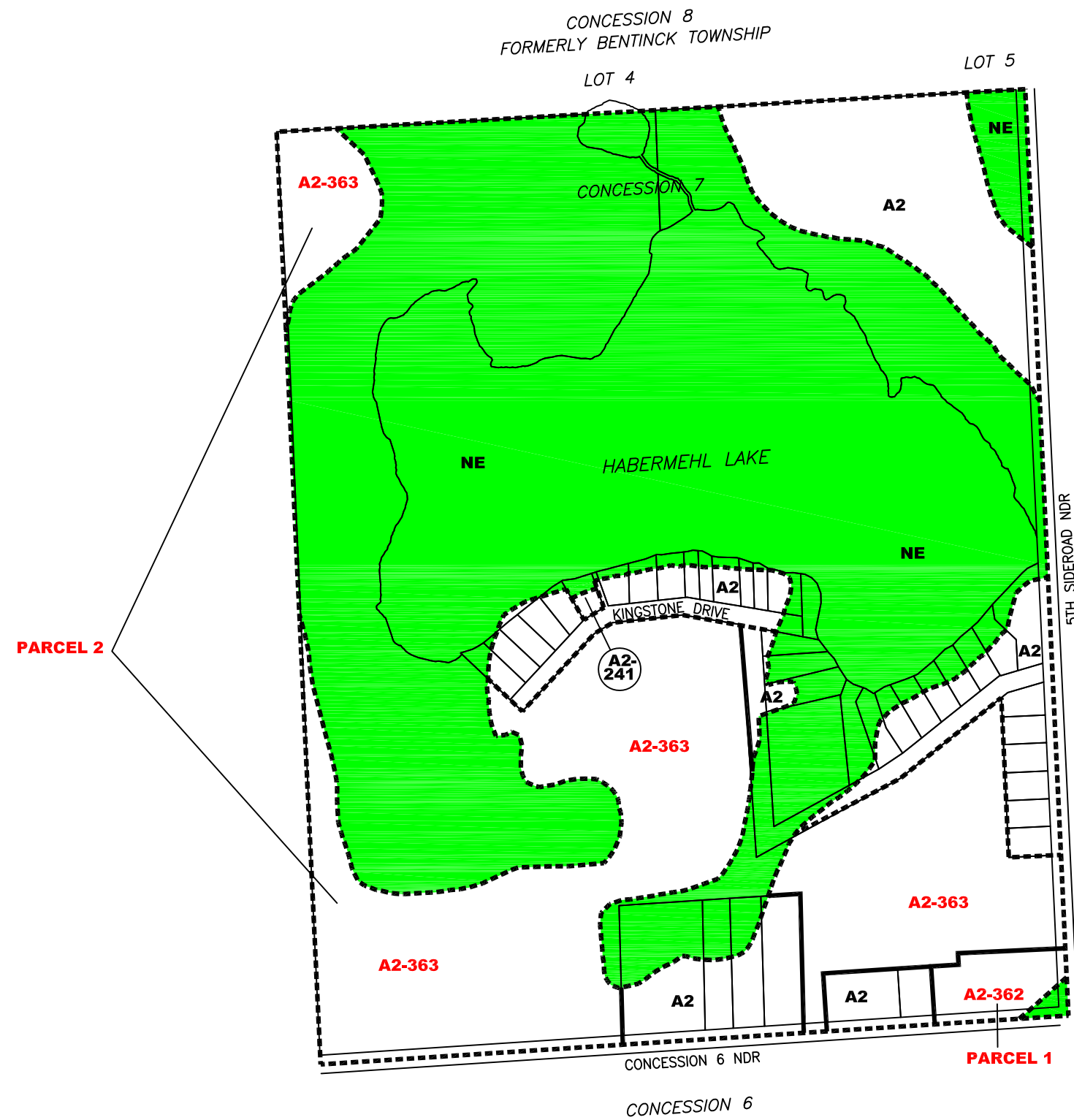
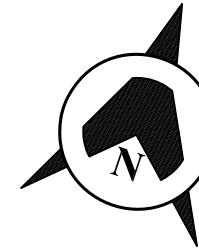
Mark Turner, Clerk
Municipality of West Grey
402813 Grey Road 4
R.R. 2, Durham, ON., NOG 1R0
Ph: (519) 369-2200
Fax: (519) 369-5962

Explanatory Note

The purpose of the Zoning By-law Amendment is to implement a condition of consent application B13/2016. The effect of the Zoning By-law Amendment is to rezone the subject lands described as Part Lots 4 & 5, Concession 7, Geographic Township of Bentinck, Municipality of West Grey, from the 'A2' (Rural Zone) and 'NE' (Natural Environment Zone) to the 'A2-362' (Rural Exception Zone) and 'NE' (Natural Environment Zone) for the enlarged parcel created by severance (lot addition), and to rezone the retained parcel from the 'A2' (Rural Zone) and 'NE' (Natural Environment Zone) to the 'A2-363' (Rural Exception Zone) and 'NE' (Natural Environment Zone). The 'A2-362' (Rural Exception Zone) will permit an accessory structure in the front yard. The 'A2-363' (Rural Exception Zone) will recognize the deficient lot frontage of the retained parcel.

The subject lands are designated 'Rural' and 'Hazard Lands' on Schedule A to the County of Grey Official Plan. 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.

SEE SCHEDULE 13



ZONING SCHEDULE 51B




By-Law Number _____

Date Passed _____

Mayor _____

CAO _____

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
-  Flood Fringe Overlay
-  Regional Storm Floodline
-  Regulation Limit
- 1** Zone Exception

