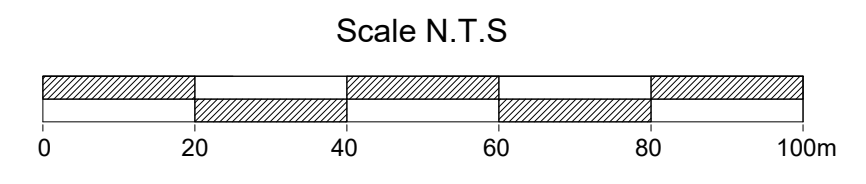


### ZONING BY-LAW AMENDMENT AND CONSENT

231764 Concession 2 WGR,  
West Grey, Grey County



#### LEGEND

- Subject Land - 536,880.04 m<sup>2</sup> (53.68 ha / 132.65 ac)
- Lands to be Retained:  
- Area: 480,420.75m<sup>2</sup> ( 48.04 ha / 118.70ac)  
- Frontage: 198.82 m
- Lands to be Severed:  
Area: 56,459.29 m<sup>2</sup> ( 5.64ha / 13.95ac)  
Frontage: 61.00 m
- Existing Building

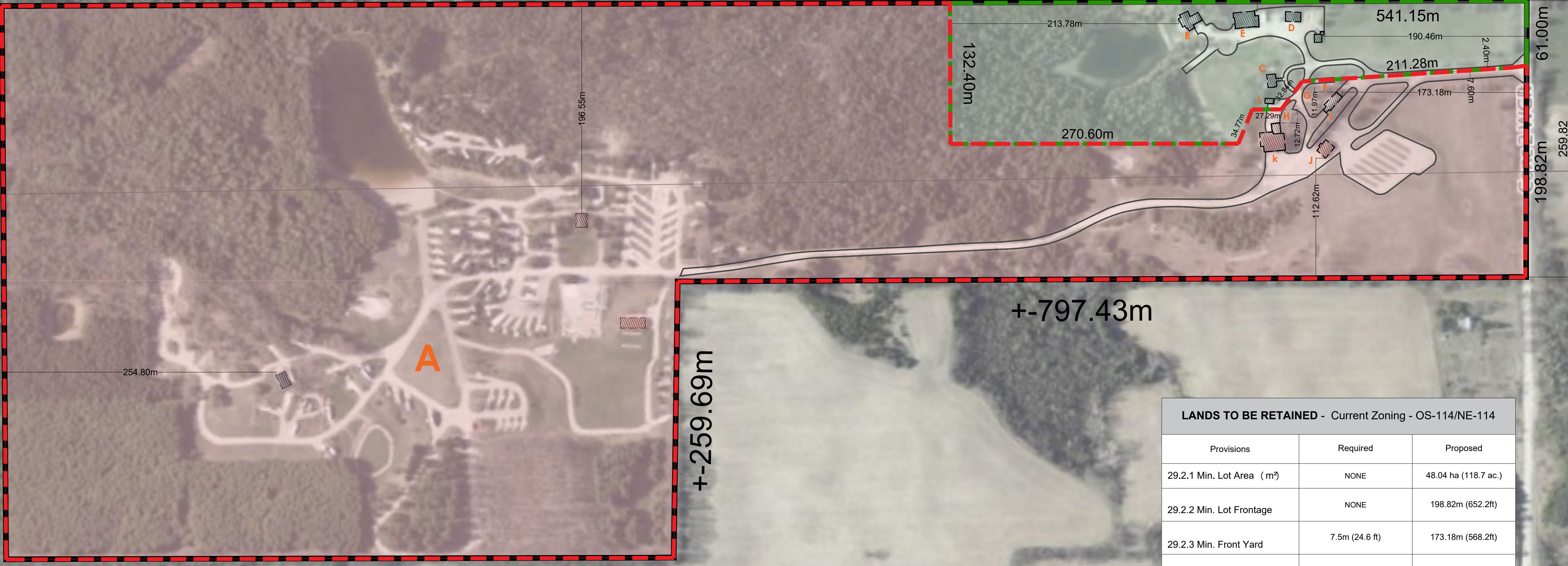
#### EXISTING Buildings and RV Site:

- A** - Existing Campground
- B** - Residential Home with weeping tile septic bed
- C** - Log Cabin
- D** - Wood storage shed
- E** - Garage
- F** - 11 month RV Site
- G** - 11 month RV Site
- H** - 11 month RV Site
- I** - Quonset Building
- J** - Campground Administrative Building
- K** - Old Office, Storage and Onsite Manager Suite
- L** - Cabin Garage

#### LANDS TO BE SEVERED - A2 Rural Reduced Lot Zone (Section 9.3 Reduced Lot Relations)

Provisions	Required	Proposed	Difference
9.2.1 Min. Lot Area ( m <sup>2</sup> )	20 ha (50 ac.)	5.64 ha (13.95 ac.)	14.36ha (35.48 ac)
9.2.2 Min. Lot Frontage	122m (400.3 ft.)	61.00m (200.1ft)	61.00m (200.1ft)
<b>Setbacks</b>			
9.2.3 Min. Front Yard (m)	20 m (66 ft.)	190.46m	—
9.2.4 Min. Interior Side yard (m)	6 m (19.7 ft.)	8.74m	—
9.2.6 Min. Rear yard (m)	7.5 m (24.6 ft.)	213.78m	—
9.2.7 Max. Lot Coverage	15%	0.015%	—
9.2.8.1 Residential Dwellings - Floor Area Minimum	83.6m <sup>2</sup> (900ft <sup>2</sup> ) Less than two storey 102.2m <sup>2</sup> (1,100 ft <sup>2</sup> ) Two or more storey	231.46 m <sup>2</sup>	—
9.2.8.2. Residential Dwelling -Building Height	2.5 storeys	2.5 storeys	—
Accessory Buildings and Structures in accordance with Section 6.1. of the By-law	Lot Coverage shall not exceed 10% of the total area.	0.011% (631.92 m <sup>2</sup> )	—

Resource: Municipality of West Grey - Zoning By-Law Number 37-2006 Adopted By Council, May 15, 2006



#### LANDS TO BE RETAINED - Current Zoning - OS-114/NE-114

Provisions	Required	Proposed
29.2.1 Min. Lot Area ( m <sup>2</sup> )	NONE	48.04 ha (118.7 ac.)
29.2.2 Min. Lot Frontage	NONE	198.82m (652.2ft)
29.2.3 Min. Front Yard	7.5m (24.6 ft)	173.18m (568.2ft)
29.2.5 Min. Ext. Side Yard	3m (10ft)	Not Applicable
29.2.6 Min. Rear Yard	7.5m (24.6 ft)	255.59m (838.6ft)
Permitted Use	Tent or trailer campground with a maximum of 250 sites	± or = 250 sites

CONCESSION 2WGR

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Date: July 31, 2024	Drawn By: A.G.
File: 24-1413	Checked: D.G.