



# NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

ZONING BYLAW AMENDMENT NO. ZA22.2024  
384663 Concession 4

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**Take notice** that the council of The Corporation of the Municipality of West Grey has received an Complete Application for a zoning bylaw amendment, being an application to amend Comprehensive Zoning Bylaw 37-2006, as amended pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”) for lands located at 384663 Concession 4, West Grey. This application is deemed to be a complete submission under Section 34(10.4) of the Planning Act.

**Take notice** that the council of the Corporation of the Municipality of West Grey will hold a public meeting to consider Zoning Bylaw Amendment No. ZA22.2024 on December 17, 2024 at 2:00 p.m., in the council chambers of the Municipality of West Grey, in accordance with Section 34 of the Planning Act.

## **Property Description:**

The subject lands are legally described as CON 5, LOT 26 GLENELG. The lands are shown more particularly on the Key Map below.

## **Purpose and Effect:**

The purpose of the application is to change the zoning on the subject parcel from A2 to A2-XX (rural with exception) and NE (Natural Environment) The effect of which will permit an on-Farm Diversified Use: 668.8m<sup>2</sup> shop plus power room, parking, outdoor storage. Total OFDU size 6219.2m<sup>2</sup>. Farm Lot size is 40.9 hectares. New entrance to be constructed onto Con 4. Current entrance to be removed.

## **Public Meeting:**

Date: Tuesday, December 17, 2024  
Time: 2:00 p.m.  
Location: Municipal Office, Council Chambers  
402813 Grey Road 4, Durham

THIS IS A HYBRID MEETING using the ZOOM meeting software – audio only. To join the meeting through your computer (or smartphone with the ZOOM app) go to:

<https://us02web.zoom.us/j/89156262480#success>

To see the agenda please go to <https://www.westgrey.com/en/government/council-calendar.aspx>.

To see the background reports, go to <https://www.westgrey.com/en/invest/active-planningapplications.aspx>.

## **Public Comments/Record:**

Any person may participate in the public meeting and/or make written or oral submissions either in support of or in opposition to the proposed Zoning Bylaw Amendment. All submissions will form part of the public record.

Oral and written comments will be considered at the public meeting. Written comments may be submitted to Jamie Eckenswiller, Director of Legislative Services/Clerk as follows:

Electronic Mail: [notice@westgrey.com](mailto:notice@westgrey.com)

Regular Mail: 402813 Grey Road 4, Durham ON, N0G 1R0

To ensure that your comments are clearly understood and received prior to council making a decision, you are strongly encouraged to submit written comments prior to the public meeting even if you intend to attend the public meeting.

Personal information is collected under the authority of the Planning Act. The information collected will be used to complete the zoning bylaw amendment process and will form part of the public record. Questions about this collection should be addressed to Jamie Eckenswiller, Director of Legislative Services/Clerk.

**Additional Information:**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Municipality of West Grey to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Municipality of West Grey before the bylaw is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Municipality of West Grey before the bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Corporation of the Municipality of West Grey on the proposed zoning bylaw amendment, you must make a written request to the Corporation of the Municipality of West Grey at the address noted below.

For more information about this matter, including information about appeal rights, or to inspect additional materials related to the proposed zoning bylaw amendment, please contact David Smith, Planning Division by email at [notice@westgrey.com](mailto:notice@westgrey.com) or telephone at 519-369-2200 ext. 236 Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m.

The public meeting and all council proceedings can be viewed during and after the meeting on [West Grey's YouTube channel](#).

**If you are the owner of a building that contains seven or more residential units, please post this notice in a location that is visible to all the residents.**

**Notice Date: November 13, 2024**

Jamie Eckenswiller, AOMC, AMP  
Director of Legislative Services/Clerk  
The Corporation of the Municipality of West Grey  
402813 Grey Road 4  
Durham, ON N0G 1R0  
Telephone: 519-369-2200 ext. 236  
Email: [notice@westgrey.com](mailto:notice@westgrey.com)



Martin H Bauman  
 384663 CONCESSION 4  
 CON 5

Thursday, October 10, 2024  
 Drawing Scale 0.005" = 1'-0"  
 Large scale's display

REGULATIONS	PERMIT/REQUIRED	PROPOSED
DEVELOPMENT AREA 25% LOT USE	25% of 40000' lot area = 10000' lot area	42% lot coverage
BUILDING TOTAL TO A MAX OF 20% OF 28 ACRES	56000' lot area	40000' lot area
PARKING SPACES 3.0 CAR X 611 FEETERS	5 parking spaces	5 parking spaces
LOT COVERAGE	10% lot coverage	42% lot coverage
MAX HEIGHT	40' maximum height	40' maximum height
Sign Description	40' maximum height	40' maximum height