



The Corporation of the Municipality of West Grey

Bylaw No. 82-2022

Pursuant to Section 34 of the Planning Act

Being a bylaw to amend West Grey Zoning Bylaw No. 37-2006

Whereas the Council of the Corporation of the Municipality of West Grey deems it in the public interest to amend Bylaw No. 37-2006; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, bylaws may be amended by councils of municipalities;

Now therefore the council of the Corporation of the Municipality of West Grey enacts as follows:

1. By-law No. 37-2006 is hereby amended by changing the zone symbol on CON3; WGR LOT 31 PT LOT 30, PT LOT 31, PT LOT 32 in the geographic township of Bentinck in the Municipality of West Grey from A2 (rural), NE (natural environment), and NE2 (natural environment 2) to A2-465 (rural with exception), A2-466 (rural with exception), A2 (rural), NE (natural environment), and NE2 (natural environment 2). Exception 465 will recognize deficient lot frontage, area and require the lands be subject to site plan control. Exception 466 will recognize deficient lot frontage shown on Schedule 'A', attached to and forming part of this by-law.
2. Section 35.1 of By-law No. 37-2006 is hereby amended by adding the following paragraph:

A2-465 (see Schedule 'A')

Notwithstanding section 9.1 of By-law 37-2006, as amended, those lands zoned A2-465 as shown on Schedule 'A' shall be used in accordance with the 'A2' zone excepting however that:

- a) That a minimum lot frontage of 111.0 metres is permitted;
- b) That a minimum lot area of 0.8 hectares is permitted;
- c) A second detached dwelling unit is not permitted; and
- d) That the lands are subject to site plan control.

3. Section 35.1 of By-law No. 37-2006 is hereby amended by adding the following paragraph:

A2-466 (see Schedule 'A')

Notwithstanding section 9.1 of By-law 37-2006, as amended, those lands zoned A2-466 as shown on Schedule 'A' shall be used in accordance with the 'A2' zone excepting however that:

- a) A minimum lot frontage of 40.0m is permitted; and
- b) That the lands are subject to site plan control.



4. A2-h (see Schedule 'A')

The lands zoned A2-h are subject to the requirements of section 36 of the Planning Act, R.S.O. 1990, as amended. The holding (h) provision shall not be removed until an environmental impact study has been provided to the satisfaction of the municipality and the Saugeen valley conservation authority demonstrating that future development will not have any adverse impacts on the natural heritage features on the subject lands

That this bylaw amendment shall come into effect upon the final passing thereof.

Read a first, second and third time and finally passed this 4th day of October, 2022.

Mayor Christine Robinson

Deputy Clerk/CAO Laura Johnston