



**The Corporation of the Municipality of West Grey  
Bylaw No. 2023-093**

A bylaw to amend Zoning Bylaw No. 37-2006 in accordance with ZA09.2023.

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by councils of municipalities; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That Bylaw No. 37-2006 is hereby amended by changing the zone symbol on part of divisions 2 and 3 of lot 24, concession 1 EGR (4205.220.0010.2478.00000), the geographic township of Glenelg, municipality of West Grey, county of Grey from R2-432 (residential with exception), R2-433 (residential with exception), R3-434 (residential with exception) and OS (open space) to R2-432 (residential with exception), R2-433 (residential with exception), R2-487 (residential with exception), R3-434 (residential with exception), and OS (open space) in accordance with Schedule 'A' attached to this bylaw.

2. That Schedule 'A' and all other notations thereon are hereby declared to form part of this bylaw.

3. That Section 35.1 of Bylaw No. 37-2006 is hereby amended by adding the following paragraphs:

Notwithstanding subsections 13.2.1.3, 13.2.1.4, 13.2.1.5, 13.2.1.6, and 13.2.1.8 of by-law 37-2006 to the contrary, the following provisions shall apply to the lands zoned R2-432 (residential with exceptions) and R2 as shown on schedule 'A' attached to this bylaw:

R2-432 (see schedule 'A')

- a. The minimum front yard setback shall be 6.0m;
- b. The minimum interior yard setback shall be 1.2m;
- c. The minimum exterior yard setback shall be 4.2m;
- d. The minimum rear yard setback shall be 6.0m; and
- e. The maximum lot coverage shall be 45%.

4. That Section 35.1 of Bylaw No. 37-2006 is hereby amended by adding the following paragraphs:

Notwithstanding subsections 13.2.1.1, 13.2.1.2, 13.2.1.3, 13.2.1.4, 13.2.1.5, 13.2.1.6, and 13.2.1.8 to the contrary, the following provisions shall apply to the lands zoned R2-433 (residential with exceptions) and R2 as shown on schedule 'A' attached to this by-law:

R2-433 (see schedule 'A')

- a. The minimum lot area shall be 407m<sup>2</sup>;
- b. The minimum lot frontage shall be 12.4m;
- c. The minimum front yard setback shall be 6.0m;
- d. The minimum interior yard setback shall be 1.2m;
- e. The minimum exterior yard setback shall be 4.2m;
- f. The minimum rear yard setback shall be 6.0m; and
- g. The maximum lot coverage shall be 45%.

5. That Section 35.1 of Bylaw No. 37-2006 is hereby amended by adding the following paragraphs:

Notwithstanding subsections 13.2.1.1, 13.2.1.2, 13.2.1.3, 13.2.1.4, 13.2.1.5, 13.2.1.6, and 13.2.1.8 to the contrary, the following provisions shall apply to the lands zoned R2-487 (residential with exceptions) and R2 as shown on schedule 'A' attached to this bylaw:

R2-487 (see schedule 'A')

- a. The minimum front yard setback shall be 4.5m;
- b. The minimum interior yard setback shall be 1.2m;
- c. The minimum exterior yard setback shall be 4.5m;
- d. The minimum rear yard setback shall be 6.0m;

6. Section 35.1 is further hereby amended by adding the following paragraphs:

Notwithstanding subsections 14.2.1.1, 14.2.1.2, 14.2.1.3, 14.2.1.4, 14.2.1.5, and 14.2.1.6 to the contrary, the following provisions shall apply to the lands zoned R3-434 (residential with exceptions) and R2 as shown on schedule 'A' attached to this bylaw:

R3-434 (see schedule 'A')

- a. The minimum lot area shall be 195 m<sup>2</sup>;
- b. The minimum lot frontage shall be 6.0m;
- c. The minimum front yard setback shall be 6.0m;
- d. The minimum interior yard setback shall be 1.2m;
- e. The minimum exterior side yard setback shall be 4.5m; and
- f. The minimum rear yard setback shall be 6.0m.

7. That bylaw 2023-069 is hereby repealed.

8. That this bylaw shall come into force and take effect upon date of final passing.

Read a first, second and third time and finally passed this 15<sup>th</sup> day of August, 2023.

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Mayor Kevin Eccles

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Jamie M. Eckenswiller, Clerk