



**The Corporation of the Municipality of West Grey  
Notice of Application and Public Meeting for a Proposed  
Zoning Bylaw Amendment  
The Planning Act, RSO 1990, as amended**

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**Take notice** that Council of the Corporation of the Municipality of West Grey is in receipt of a complete application to amend the Municipality of West Grey Comprehensive Zoning Bylaw.

**And take further notice** that Council of the Corporation of the Municipality of West Grey has appointed **Tuesday September 5<sup>th</sup>, 2023 @ 9:00am** for the purpose of a public hearing into this matter to consider the proposed zoning bylaw amendment under section 34 of the Planning Act, R.S.O. 1990, as amended.

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

<https://calendar.westgrey.com/meetings>

**Click on the meeting and the Zoom information and instructions will be displayed in the details.**

**File No.:** ZA11.2023

**Name of Owner:** GRANITE VENTURES INC. (CAMERON GERBER)

**Name of Applicant/Agent:** CAMERON GERBER

**Subject Property**

**Municipal Address:** 365 GARAFRAXA ST N

**Legal Description:** PLAN 502 N PT LOT 26

**Roll No.:** 4205.260.002.04000

**Purpose & Effect:**

The purpose of the zoning bylaw amendment is to change the zone symbol on the subject lands from R2 (Residential) to R2-XX (Residential with Exception).

The effect of which will permit the conversion of an existing accessory structure to be used as a duplex with a reduced rear yard setback and reduced minimum floor area. The exception will also recognize the deficient front yard setback for the existing triplex.

**(See sketch attached)**

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Property owners within 120 metres of the subject land are hereby notified of the above application for an official plan amendment and a zoning bylaw amendment.

**Any person** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed and zoning bylaw amendment. If you wish to be notified of the decision of Council in respect of the proposed zoning amendment, you must make a written request to the West Grey Clerk's Department.

A copy of the decision, with a notice of the last day for appealing to the Ontario Land Tribunal, will be sent no later than ten days from the decision being made to the applicant and any individual who appeared in person (electronically) at the public hearing and who requested the Secretary Treasurer provide written notification of the decision.

A person or public body may appeal the decision if they have made an oral submission at this public meeting or a written submission to the Municipality of West Grey's Clerk's department prior to the passing of the bylaw. The Ontario Land Tribunal (OLT) may or may not consider an appeal from a person or public body if they have not made an oral submission at this meeting or a written submission to the Municipality of West Grey's Clerk's department prior to the passing of the bylaw.

Additional information regarding the application is available Monday to Friday 8:30 A.M. to 4:30 P.M. from the Municipality of West Grey Municipal Office.

When requesting information please quote File No. **ZA11.2023**

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**Dated this 3<sup>rd</sup> day of August, 2023**

**Karl Schipprack, CBCO**

**Director of Infrastructure and Development**

**519-369-2200 ext.234**

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