



**The Corporation of the Municipality of West Grey
Bylaw No. 2023-107**

A bylaw to adopt Amendment No. 14 to the Official Plan for the Municipality of West Grey.

WHEREAS the Council of the Corporation of the Municipality of West Grey (the “municipality”) has an Official Plan for the settlement areas of Durham and Neustadt approved in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13 (the “Planning Act”); and

WHEREAS the municipality deems it desirable and expedient to amend the West Grey Official Plan;

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey, pursuant to Section 17 of the Planning Act hereby enacts as follows:

1. That Official Plan Amendment No. 14 to the West Grey Official Plan, consisting of the explanatory text and map, attached hereto and forming an integral part of this bylaw, is hereby adopted.
2. That the Clerk of the Municipality of West Grey is hereby authorized and directed to forward the Official Plan Amendment to the County of Grey for approval pursuant to Section 17 of the Planning Act.
3. That this bylaw shall come into force and take effect upon the date of final passing, subject to compliance with the provisions and regulations of the Planning Act.

Read a first, second and third time and finally passed this 5th day of September, 2023.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

PART A - PREAMBLE

PURPOSE

The purpose of this Amendment is to change the land use designation from 'Future Development' with Flood Fringe Overlay to 'Residential' with Flood Fringe Overlay to facilitate residential development.

LOCATION

The subject property is described as Part Park Lot 5, Plan 505, geographic Town of Durham, Municipality of West Grey, County of Grey (Roll #420526000415400). The lands are located along the South side of Park Street, as shown on Schedule A to this Amendment.

BASIS

The subject lands are 1.13 ha and are designated in their entirety as 'Future Development' with a portion of the property subject to the Flood Fringe Overlay on Schedule A of the West Grey Official Plan.

The proponent has requested a re-designation of the subject lands from Future Development with Flood Fringe Overlay to Residential with Flood Fringe Overlay to facilitate residential development and the construction of a five-unit townhouse and a four-unit townhouse.

The Flood Fringe Overlay is not proposed to change as part of this Amendment.

In addition to the Official Plan Amendment, an application to amend the Municipality of West Grey Zoning By-law has been filed to re-zone the same lands to implement the development.

The basis for permitting this amendment is as follows:

The proposed amendment is consistent with the Provincial Policy Statement.

The proposed amendment is in conformity with the County of Grey Official Plan.

The proposed amendment is in keeping with the policies of the Municipality of West Grey Official Plan.

The amendment will make efficient use of underutilized land within a Primary Settlement Area.

PART B- THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled Part B to the Amendment and consisting of the following text and attached map designated as Schedule A constitutes Amendment 14 to the Municipality of West Grey Official Plan.

DETAILS OF THE AMENDMENT

Schedule A to the Municipality of West Grey Official Plan is hereby amended by changing the land use designation of the lands described as Part Park Lot 5, Plan 505, geographic Town of Durham, Municipality of West Grey, County of Grey (Roll #420526000415400) from Future Development with Flood Fringe Overlay to Residential with Flood Fringe Overlay as shown on Schedule A to this amendment.