



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-089**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA21.2021.

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 CON 1 EGR PT LOT 16 PT DIV 2; AND 3 geographic township of Glenelg; Municipality of West Grey, County of Grey (ARN 4205.220.001.00310) from A2 (Rural) to I-447-H (Institutional Exception Holding) and A2-520-H (Rural Exception Holding) as shown on 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 further amended by adding the following paragraphs:

A2-520-H (see Schedule 'A')

Notwithstanding Section 9 of Bylaw No. 37-2006, as amended, those lands zoned A2-520-H shall be used in accordance with the A2 zone provisions excepting however that:

A2-520-H (Rural Exception Holding)	
PERMITTED USES	<ul style="list-style-type: none"> • Agricultural Uses but not including buildings or structures • Forest Management • Residential Dwelling – Single Detached • Passive Recreation • Accessory Uses, Building and Structures to a Residential Dwelling – Single Detached only in accordance with Section 6.1 excepting the maximum floor area for an accessory building or structure shall not exceed 92.9 square metres.
PERMITTED USES Prior to Removal of H Holding Symbol	Legal conforming uses as they exist as of November 5, 2024.
Removal of H Holding Symbol	The H Holding symbol shall be removed upon: a) conformation of registration of an archaeological assessment or similar from the Province of Ontario; and b) issuance of a Highway Corridor Management Permit, or exemption from approval, by the Ontario Ministry of Transportation.

Semi-Detached Front Yard, Minimum shall be no less than 7.33 metres.

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

I-447-H (see Schedule 'A')

Notwithstanding Section 28 of Bylaw No. 37-2006, as amended, those lands zoned I-447-H shall be used in accordance with the I zone provisions excepting however that:

I-447-H (Institutional Exception Holding)	
PERMITTED USES	<ul style="list-style-type: none"> • Institutional Use • Places of Worship • Accessory Uses, Building and Structures
REGULATIONS	<p>Section 6.1 Accessory Uses and Structures shall not apply to the 'I-447-H' zone;</p> <p>Section 6.11 Garbage Storage Areas shall not apply to the 'I-447-H' zone;</p> <p>Section 6.27 Parking Regulations shall not apply to the 'I-447-H' zone;</p> <p>Section 28.2 Regulations 'I Institutional Zone' shall not apply to the I-447-H' zone;</p> <p>Section 28.3 Other Provisions 'I Institutional Zone' shall not apply to the 'I-447-H' zone;</p> <p>All buildings, structures, Accessory Use, Buildings and Structures shall be located no closer than 10.0 metres to any Lot Line;</p> <p>Lot Coverage, Maximum (All buildings, structures, Accessory Use, Buildings and Structures) shall be 0.5%;</p> <p><u>Parking Space Requirements</u></p> <p>Parking Space means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles.</p> <p>a) A minimum of 110 Parking Spaces shall be provided and:</p> <ol style="list-style-type: none"> i) shall have dimensions of not less than 2.7 metres in width or less than 5.5 metres in length; ii) shall be setback a minimum of 10.0 metres from all lot lines; iii) shall be constructed with a hard surface. <p>c) A minimum of 5 accessible parking spaces shall be provided and:</p> <ol style="list-style-type: none"> i) shall have dimensions of not less than 4 metres in width and not less than 5.5 metres in length; ii) shall be setback a minimum of 10.0 metres from all lot lines;

	<p>iii) shall be constructed with a hard surface;</p> <p>iv) shall be located near an accessible building entrance; and identified for use by persons requiring an accessible parking space by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Handicapped Persons. Such sign shall be posted in a visible location other than on the parking surface.</p>
Removal of H Holding Symbol	The H Holding symbol shall be removed upon: a) confirmation of entry and registration of an archaeological assessment or similar from the Province of Ontario; and b) issuance of a Highway Corridor Management Permit, or exemption from approval, by the Ontario Ministry of Transportation.

5. That those lands zoned I-447 shall be subject to site plan control.
6. That those lands zoned A2-520 may be subject to site plan control.
7. 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 5th day of November, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk