

**The Corporation of the Municipality of West Grey
Bylaw No. 2025-002**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA22.2024.

WHEREAS section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "Planning Act") provides that the council of a local municipality may pass bylaws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the bylaw and for regulating the use of lands and the character, location and use of buildings and structures; and

WHEREAS the Council of the Corporation of the Municipality of West Grey is desirous of adopting a zoning bylaw amendment pursuant to section 34 of the Planning Act as it relates to ZA22.2024;

NOW THEREFORE 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 Lot 26, Concession 4, the geographic township of Glenelg, Municipality of West Grey, County of Grey (ARN 4205.220.005.08700) from 'A2 Rural' to 'A2-529 Rural Exception' 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:

A2-529 (see Schedule 'A')

Notwithstanding section 9.0 of Bylaw 37-2006, as amended, those lands zoned 'A2-529' as shown on Schedule 'A' shall be used in accordance with the 'A2' zone excepting however that a Home Industry shall be permitted in accordance with the following:

- a) Permitted uses shall include 'Industry, Dry', carpentry shop, welding shop, machine shop, custom workshop, furniture fabrication, assembly, and repair; a tool and repair shop, and a small engine repair shop but shall not include autobody repairs or automobile sales, service and repair; automotive washing establishment, the sale of gas, or a wrecking yard;
- b) The Floor Area of the Home Industry building/structure/shop shall be limited to no greater than 668.79 square metres;
- c) The Home Industry building/structure/shop shall be located no closer than 38.5 metres to the Front Lot Line;
- d) The total area of the Home Industry, including parking area, loading area, outdoor storage, garbage storage, planting areas and all buildings/structures shall be no greater than 6219.2 square metres;
- e) Section 6.27.8 Minimum Number of Parking Spaces Required shall not apply;
- f) All exterior lighting shall be dark sky friendly;

- g) All electrical/power generators or other similar noise emitting machinery shall be enclosed within a purpose built enclosure provided by a manufacturer or located within a building or structure;
- h) The Home Industry inclusive of all buildings/structures, outdoor storage, parking and/or loading areas, garbage storage is to be screened by a planting area or fence along the full length of the south A2-529 zoning line excepting any driveways, and along the full length of the west A2-529 zoning line;
- i) The retail sale of any goods or items constructed, assembled, produced, created and finished within the Home Industry shall be permitted. The retail sale of all other goods shall be limited to 20 percent of the Floor Area occupied by the Home Industry building/structure/shop;
- j) There shall be no external advertising, other than a non-illuminated sign which has a maximum size of 1.487 square metres.

4. That this bylaw shall come into force and take effect upon being passed by council.

Read a first, second and third time and finally passed this 14th day of January, 2025.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk