

**The Corporation of the Municipality of West Grey
Bylaw No. 2025-028**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA31.2024.

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 ZA31.2024;

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 Part Lot 11, Concession 11 the geographic township of Glenelg, Municipality of West Grey, County of Grey (ARN 4205.220.003.09000) from 'A2 Rural' to 'A2-536 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:

A2-536 (see Schedule 'A')

Notwithstanding section 9.0 of Bylaw 37-2006, as amended, those lands zoned 'A2-536' 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 all buildings/structures/shops/accessory buildings shall be no greater than 400 square metres;
- c) 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 2000 square metres;
- d) All buildings/structures/shops/accessory buildings shall be located no closer than 30 metres to the Front Lot Line;
- e) Outside storage of materials, containers or finished products shall be the rear of the main building/structure shop;

- f) Section 6.27.8 Minimum Number of Parking Spaces Required shall not apply;
 - g) All exterior lighting shall be dark sky friendly;
 - h) 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;
 - i) The Home Industry inclusive of all buildings/structures, outdoor storage, parking and/or loading areas, garbage storage is to be screened in accordance with Section 6.3 Buffer Area OR, a solid fence of not less than 1.5 metres in height, along the full length of the south 'A2-536' zoning line excepting any driveways;
 - j) 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/accessory buildings;
 - k) There shall be no external advertising, other than a non-illuminated sign which has a maximum size of 1.487 square metres.
 - l) All other Regulations of the 'A2 Rural' Zone shall apply.
4. That this bylaw shall come into force and take effect upon being passed by Council.

Passed and enacted by the Council of the Municipality of West Grey this 1st day of April, 2025.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk