



**The Corporation of the Municipality of West Grey
Bylaw No. 2025-029**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA01.2025.

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 ZA01.2025;

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 3, Concession 12 the geographic township of Bentinck, Municipality of West Grey, County of Grey (ARN 4205.280.008.15900) from 'A2 Rural' to 'A2-537 Rural Exception' and 'A2-538 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:

A2-537 (see Schedule 'A')

Notwithstanding section 9.0 of Bylaw 37-2006, as amended, those lands zoned 'A2-537' as shown on Schedule 'A' shall be used in accordance with the 'A2' zone excepting however that:

- a) Lot Area, Minimum shall be no less than 1.05 hectares;
- b) Lot Frontage, Minimum shall be no less than 17 metres;
- c) Minimum yard setbacks for all buildings and structures shall be no less than as they existed on April 1, 2025. Expansions/enlargements to buildings and structures as they existed on April 1, 2025, is permitted provided the expansion/enlargement is in accordance with the 'A2' zone provisions in effect at the time.

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

A2-538 (see Schedule 'A')

Notwithstanding section 9.0 of Bylaw 37-2006, as amended, those lands zoned 'A2-538' as shown on Schedule 'A' shall be used in accordance with the 'A2' zone excepting however that:

- a) Lot Area, Minimum shall be no less than 0.8 hectares;
 - b) Lot Frontage, Minimum shall be no less than 80 metres.
5. 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