

STATUTORY PUBLIC MEETING

REBECCA WELTZ AND CHAD WELTZ

221126 GREY ROAD 9

MUNICIPALITY OF WEST GREY, COUNTY OF GREY

Zoning By-law Amendment (ZA.11/2020)

November 1, 2021 - Council

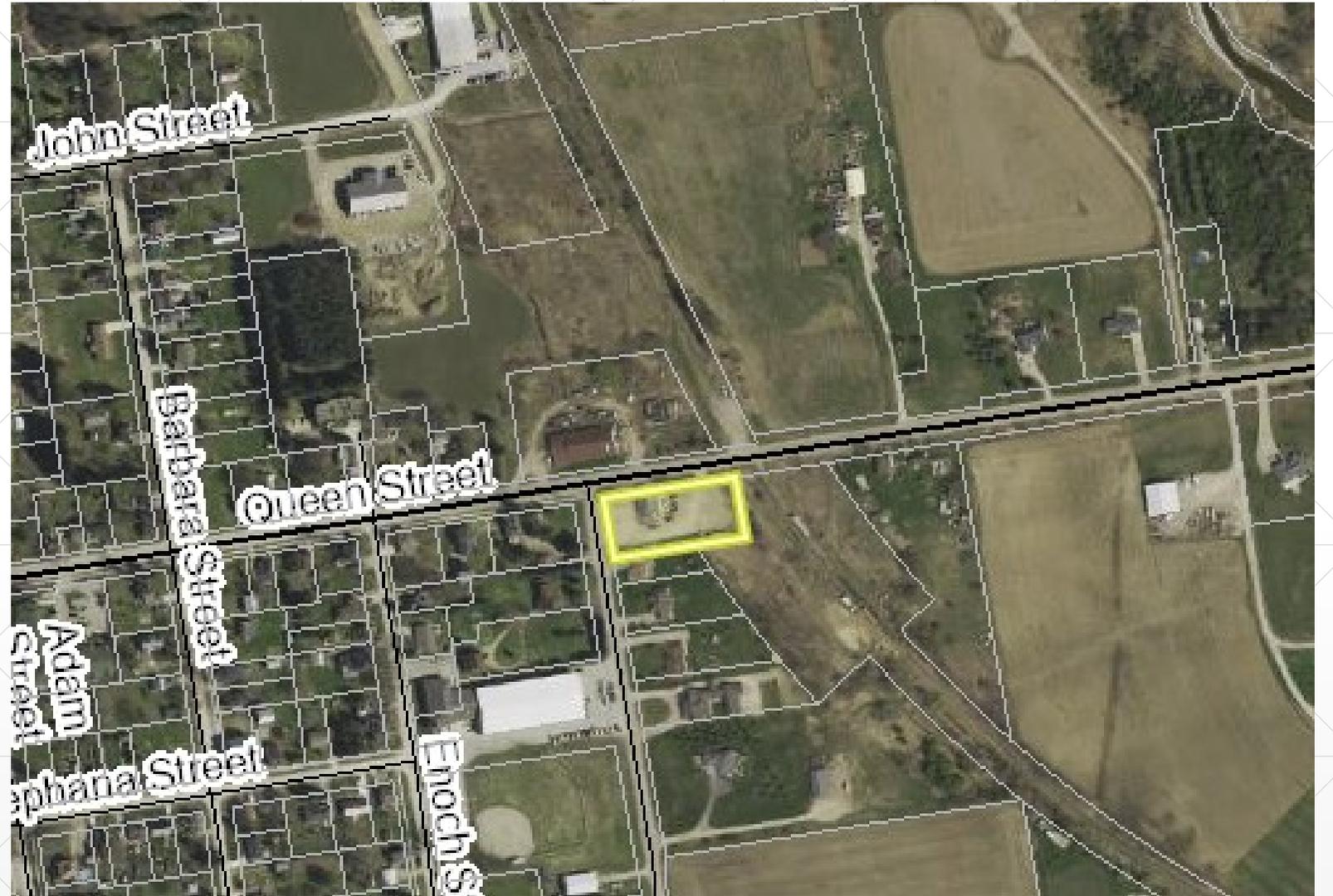


LOFT PLANNING

PURPOSE AND EFFECT

- To **implement** a condition on a series of consents (B15.2020 – B21.2020).
 - To **rezone** the lands from Restricted Rural (A3) and Highway Commercial (C2) to Residential – Medium Density (R2).
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SITE LOCATION

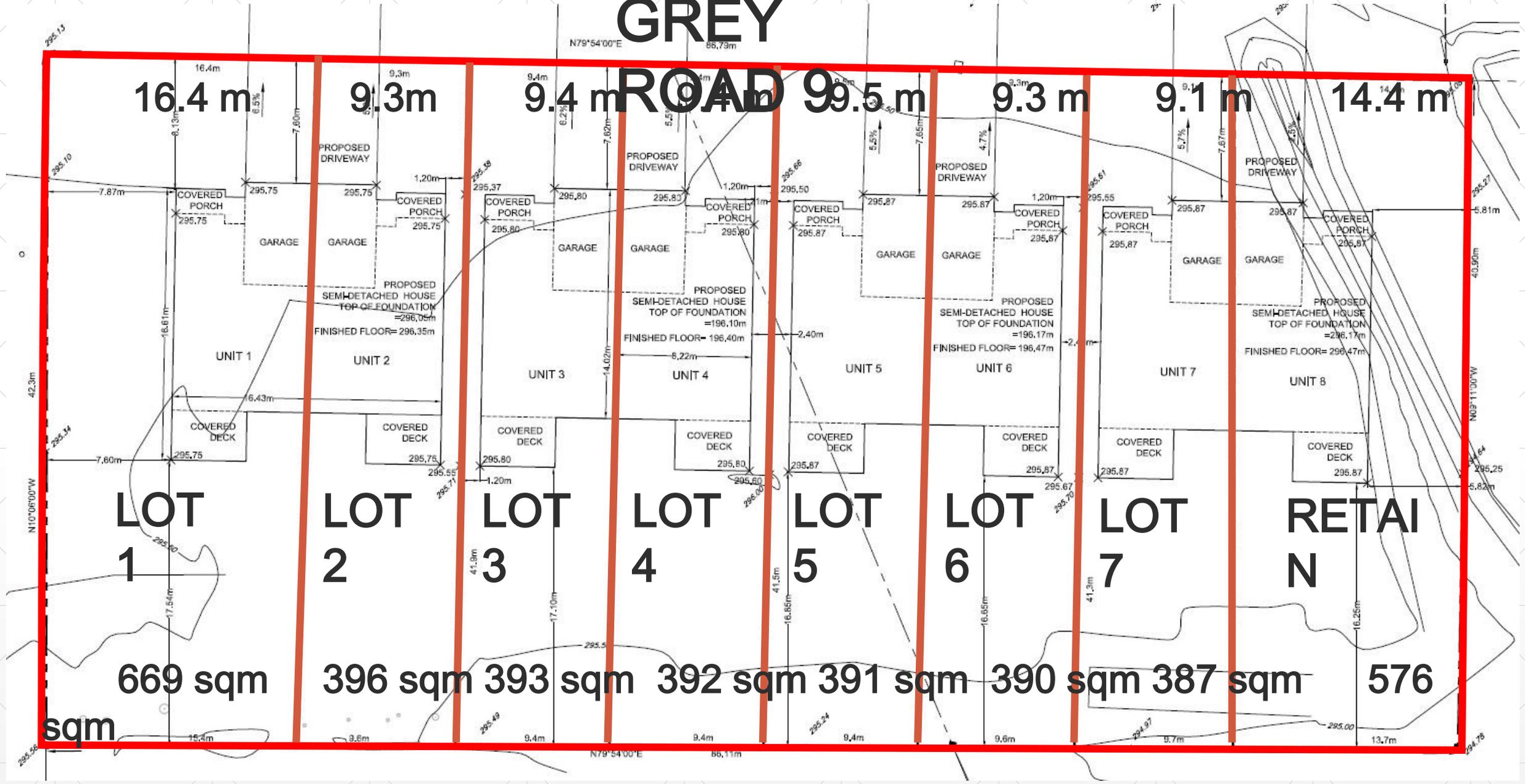


GREY

N79°54'00"E

86,79m

16.4 m ROAD 9.3 m 9.4 m 9.5 m 9.3 m 9.1 m 14.4 m



LOT 1

669 sqm

LOT 2

396 sqm

LOT 3

393 sqm

LOT 4

392 sqm

LOT 5

391 sqm

LOT 6

390 sqm

LOT 7

387 sqm

RETAIN

576

N79°54'00"E

86,11m

N10°06'00"W

42.3m

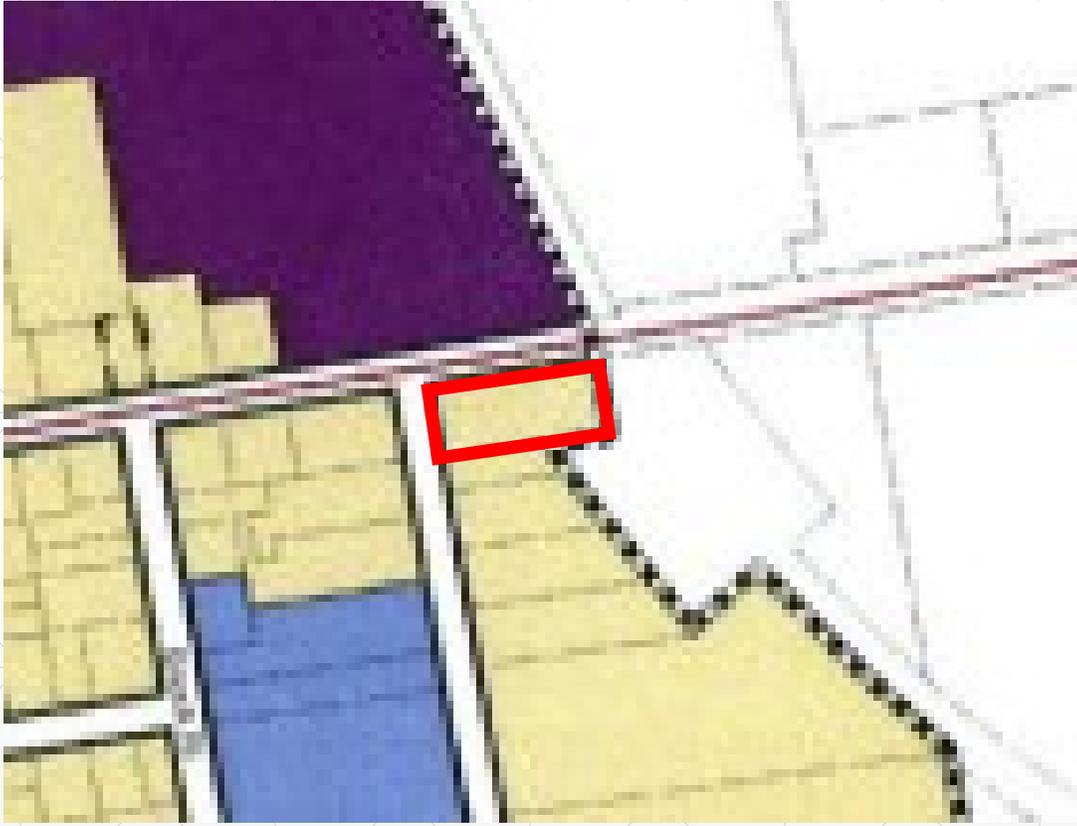
N03°11'00"W

40.90m

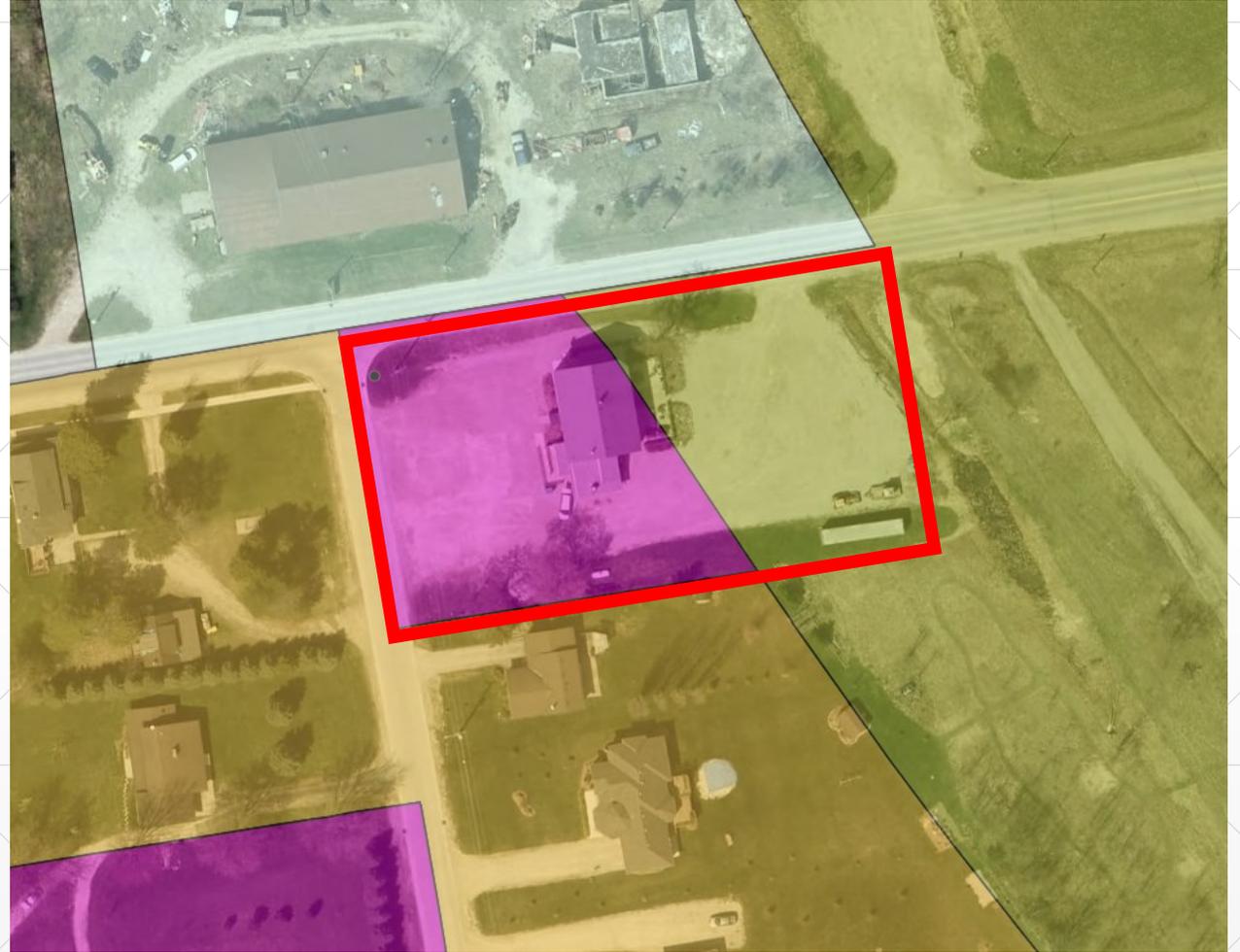
295.56

294.78

WEST GREY OFFICIAL PLAN - NEUSTADT Residential



WEST GREY ZONING BY-LAW Highway Commercial (C2) Restricted Rural (A3)



R2 ZONE	REQUIRED	PROVIDED	MET
LOT AREA	275 sqm	387 sqm – 576 sqm	MET
LOT FRONTAGE	9 m	9.1 m – 14.4 m	MET
FRONT YARD	7.6 m	7.6 m	MET
INTERIOR SIDE YARD	1.2 m	1.2 m	MET
EXTERIOR SIDE YARD	7.6 m	7.6 m	MET
REAR YARD	7.6 m	16.6 m +	MET
BUILDING HEIGHT	10.5 m	MET	MET
LOT COVERAGE	45%	16% - 27%	MET
FLOOR AREA	92.9 sqm	107 sqm (1155 sq ft)	MET

CONCLUSION

- To rezone the lands to Residential – Medium Density (R2) to implement a series of consents.
 - The rezoning will permit the development of 8 semi-detached residential units.
 - The proposal is in keeping with the Planning Act RSO 1990.
 - Is consistent with the Provincial Policy Statement, 2020
 - Conforms to the County of Grey Official Plan and the Municipality of West Grey Official Plan.
 - Meets the intent of the Municipality of West Grey Zoning By-law, as applied.
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