



## **The Corporation of the Municipality of West Grey**

### **Bylaw No. 53-2022**

*Pursuant to Section 34 of the Planning Act*

Being a bylaw to amend West Grey Zoning Bylaw No. 37-2006.

Whereas the Council of the Corporation of the Municipality of West Grey deems it in the public interest to amend Bylaw No. 37-2006; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, bylaws may be amended by councils of municipalities;

Now therefore the council of the Corporation of the Municipality of West Grey enacts as follows:

1. By-law No. 37-2006 is hereby amended by changing the zone symbol on PT LOT 28, CON 1 EGR; 16R-7280; PT 2 (roll number 4205.220.0010.3000.0000) in the geographic township of Glenelg in the Municipality of West Grey from A3 (restricted rural), NE (natural environment) and M1-99 (industrial with exception) to A3 (restricted rural), A3-460 (restricted rural with exception, NE (natural environment), and M1-99 (industrial with exception). Exception 460 will permit the construction of a second detached dwelling unit within an accessory structure on the subject lands and recognize a maximum size of the residential unit within the accessory structure as shown on Schedule 'A', attached to and forming part of this by-law.
2. Section 35.1 of By-law No. 37-2006 is hereby amended by adding the following paragraph:

A3-460 (see Schedule 'A')

Notwithstanding sections 6.1.2(a) and 10.1 of By-law 37-2006, as amended, those lands zoned A3-460 as shown on Schedule 'A' shall be used in accordance with the 'A3' zone excepting however that:

- a) A second dwelling unit is a permitted use;
- b) A second unit shall be defined as a self-contained residential unit with a private kitchen, bath and sleeping facilities within a detached accessory structure to the principal detached dwelling unit;
- c) The maximum floor area of the second unit within the accessory structure shall be a maximum of 108m<sup>2</sup>;
- d) The accessory structure for the second unit may be permitted in the front yard;
- e) The accessory structure for the second unit must have a minimum front yard setback of 136.0 metres
- f) The second dwelling unit must be serviced with adequate private services;
- g) An accessory apartment within the principal single detached dwelling unit is not permitted; and
- h) The principal detached dwelling unit and the second unit must both utilize the existing road entrance.



3. That this bylaw amendment shall come into effect upon the final passing thereof.

Read a first, second and third time and finally passed this 17<sup>th</sup> day of May, 2022.

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Mayor Christine Robinson

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Clerk Genevieve Scharback