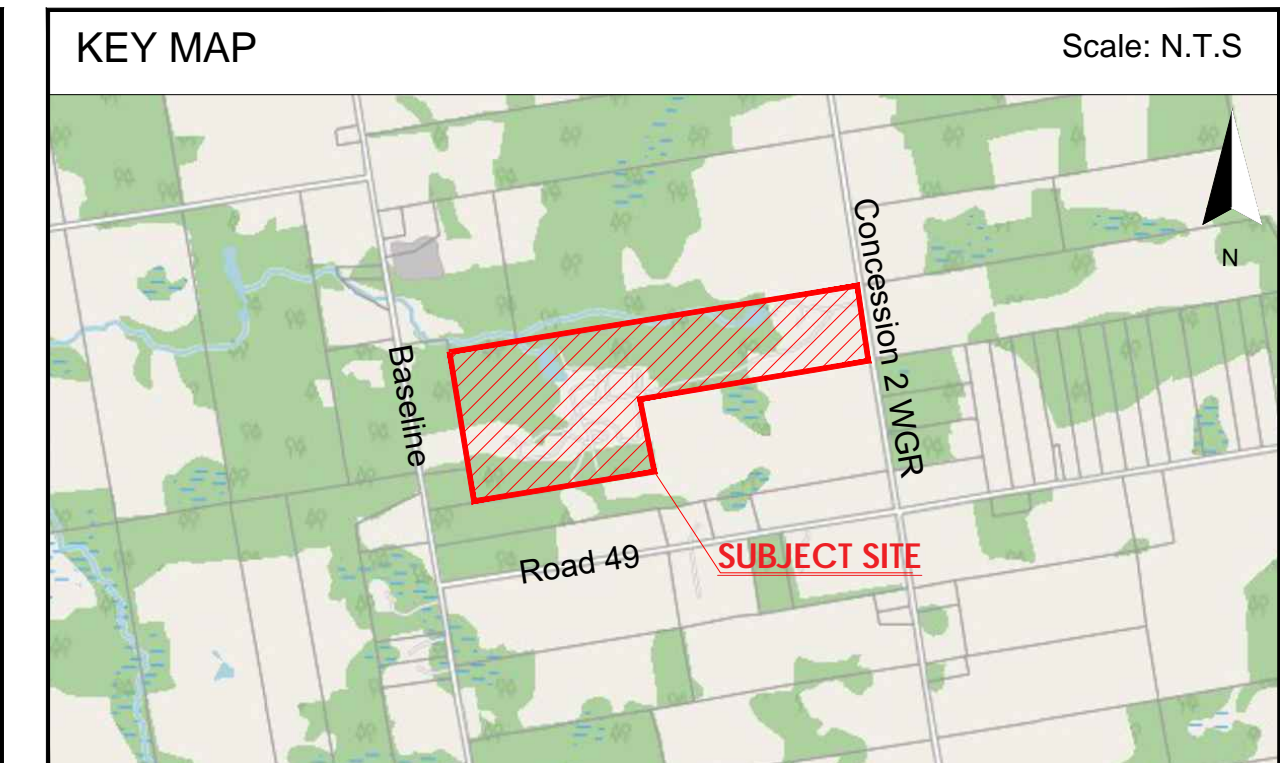


CONCESSION 2WGR

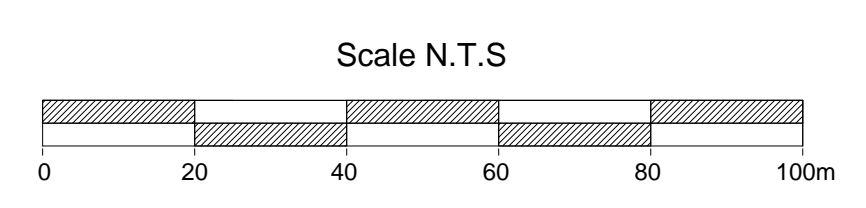
LANDS TO BE RETAINED - Current Zoning - OS-114/NE-114

Provisions	Required	Proposed
29.2.1 Min. Lot Area (m ²)	NONE	33.68 ha (83.23 ac.)
29.2.2 Min. Lot Frontage	NONE	+198m (652.2ft)
29.2.3 Min. Front Yard	7.5m (24.6 ft)	+173m (568.2ft)
29.2.5 Min. Ext. Side Yard	3m (10ft)	Not Applicable
29.2.6 Min. Rear Yard	7.5m (24.6 ft)	+255m (836ft)
Permitted Use	Tent or trailer campground with a maximum of 250 sites	< or = 250 sites



ZONING BY-LAW AMENDMENT AND CONSENT

231764 Concession 2 WGR,
West Grey, Grey County



LEGEND

- Subject Land - 536,880.04 m² (53.68 ha/132.65 ac)
- Lands to be Retained:
- Area: 336,880.04m² (33.68ha/83.23ac)
- Frontage: +-198 m
- Lands to be Severed:
Area: 200,000.00 m² (20ha/49.42ac)
Frontage: +-61 m
- Existing Building

EXISTING Buildings and RV Site:

- A** - Existing Campground
- B** - Residential Home with weeping tile septic bed
- C** - Log Cabin
- D** - Wood storage shed
- E** - Garage
- F** - 11 month RV Site
- G** - 11 month RV Site
- H** - 11 month RV Site
- I** - Quonset Building
- J** - Campground Administrative Building
- K** - Old Office, Storage and Onsite Manager Suite
- L** - Cabin Garage

LANDS TO BE SEVERED - A2 Rural Reduced Lot Zone (Section 9.3 Reduced Lot Relations)

Provisions	Required	Proposed	Difference
9.2.1 Min. Lot Area (m ²)	20 ha (50 ac.)	20 ha (49.42 ac.)	—
9.2.2 Min. Lot Frontage	122m (400.3 ft)	+61.00m (200.1ft)	61.00m (200.1ft)
Setbacks			
9.2.3 Min. Front Yard (m)	20 m (66 ft.)	+190 m	—
9.2.4 Min. Interior Side yard (m)	6 m (19.7 ft.)	+6 m	—
9.2.6 Min. Rear yard (m)	7.5 m (24.6 ft.)	+1,100 m	—
9.2.7 Max. Lot Coverage	15%	+0.004%	—
9.2.8.1 Residential Dwellings - Floor Area Minimum	83.6m ² (900ft ²) Less than two storey 102.2m ² (1,100 ft ²) Two or more storey	+231.46m ²	—
9.2.8.2. Residential Dwelling - Building Height	2.5 storeys	2.5 storeys	—
Accessory Buildings and Structures in accordance with Section 6.1. of the By-law	Lot Coverage shall not exceed 10% of the total area.	+0.003% (631.92m ²)	—

Resource: Municipality of West Grey - Zoning By-Law Number 37-2006 Adopted By Council, May 15, 2006

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Date: March 17, 2025	Drawn By: A.G.
File: 24-1413	Checked: D.G.