

# Municipality of West Grey – Public Meetings

**September 5<sup>th</sup>, 2023**



Municipality of West Grey  
402813 Grey Road 4  
RR 2 Durham, ON N0G 1R0  
[www.westgrey.com](http://www.westgrey.com) | 519-369-2200

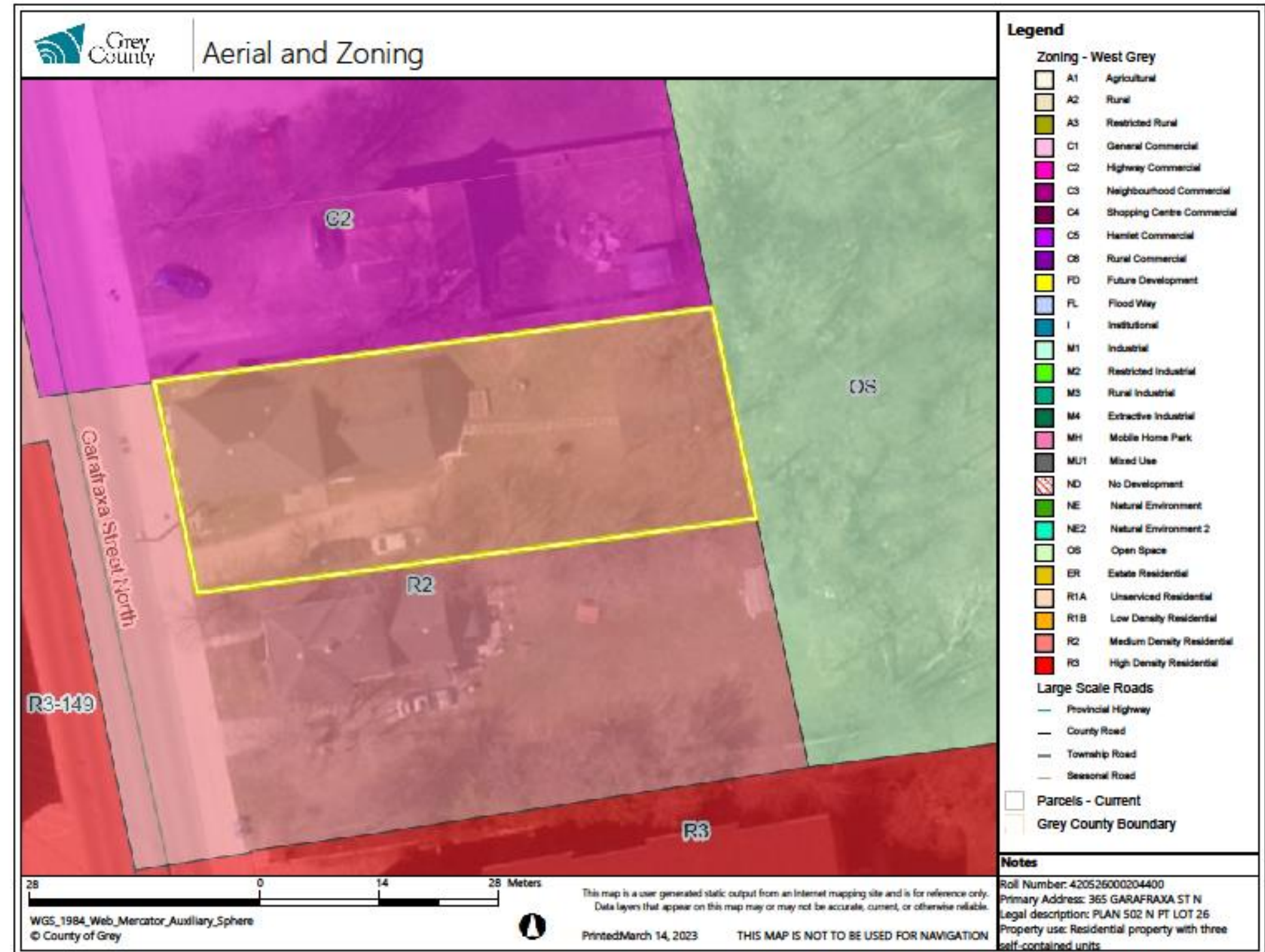
# ZA11.2023 – Granite Ventures Inc. (Cameron Gerber)

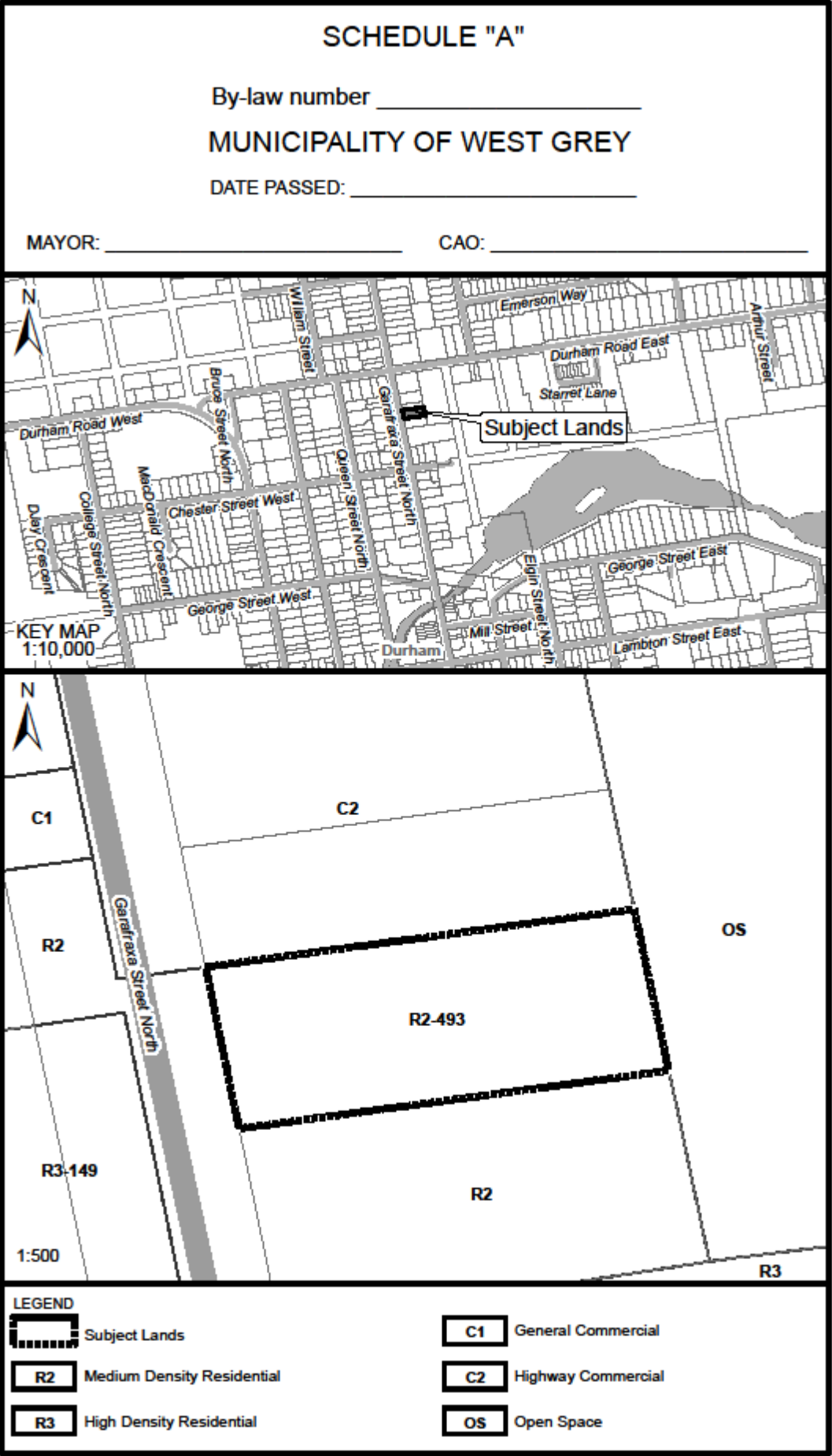
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Location: 365 Garafraxa St N, Durham

- The purpose of the zoning bylaw amendment is to change the zone symbol on the subject lands from R2 (Residential) to R2-493 (Residential with Exception).
- The effect of which will permit the conversion of an existing accessory structure to be used as a duplex with a reduced rear yard setback and reduced minimum floor area. The exception will also recognize the deficient front yard setback for the existing triplex.
- The 493 exception will vary provisions
  - 6.24 a) to permit more than one main use building on a residential zoned property.
  - 13.2.3.6 to permit a rear yard setback of 4.5m
  - 13.2.3.9 to permit a min floor area of 30m<sup>2</sup>
  - 13.2.4.3 to permit a front yard setback of 0m

# ZA11.2023 – Granite Ventures Inc. (Cameron Gerber)





ZA11.2023 –  
Granite  
Ventures Inc.  
(Cameron  
Gerber)

# Comments Received

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- Saugeen Valley Conservation Authority
  - Fire Department
  - Grey County
  - Hydro One
  - Public Works Department
  - Building Department



