



**The Corporation of the Municipality of West Grey
Bylaw No. 2023-109**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, in accordance with ZA11.2023.

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by councils of municipalities; and

WHEREAS the council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that 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 365 Garafraxa Street North, PLAN 502 N PT LOT 26, the geographic township of Durham, Municipality of West Grey, County of Grey (ARN 4205.260.002.04000) from R2 (Residential) to R2-493 (Residential with 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:

Notwithstanding section 13.2.3.6, 13.2.3.9, 13.2.4.3 and 6.24 to the contrary, the following provisions shall apply to the lands zoned R2-493 (Residential with exception) as shown on Schedule 'A' attached to the bylaw:

R2-493 (see Schedule 'A')

- a. The rear yard, Minimum shall be 2.5 metres;
 - b. The floor area, minimum per unit shall be 30 square metres;
 - c. The front yard, minimum shall be 0.0 metres; and
 - d. More than one main use building is permitted, for a total of two.
4. That this bylaw shall come into force and take effect upon date of final passing.

Read a first, second and third time and finally passed this 19th day of September, 2023.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk