



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-082**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA06.2024.

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 Part Park Lots 12 to 15, Plan 500; North of Saddler Street; being Part 10 and Part Parts 7 and 9 on RP 17R2124; and, Part Lot 3, Plan 512; Part Park Lots 12 to 15, Plan 500; North of Saddler Street, Part 3 RP 17R-670 and Part 1 16R11510, geographic town of Durham, Municipality of West Grey, County of Grey (ARN 4205.260.005.24901 and 4205.260.005.24907) from R3 (High Density Residential), to R2-514 (Medium Density Residential Exception), R2-515 (Medium Density Residential Exception), R2-516 (Medium Density Residential Exception), R2-517 (Medium Density Residential Exception), R2-518 (Medium Density Residential Exception), R3-519 (High Density Residential Exception), ER (Estate Residential) and OS (Open Space) 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:

R2-514 (see Schedule 'A') (Lot 1 and Lot 2)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-514 shall be used in accordance with the R2 zone provisions excepting however that:

Semi-Detached Front Yard, Minimum shall be no less than 7.33 metres.

4. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-515 (see Schedule 'A') (Lot 11 and Lot 12)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-515 shall be used in accordance with the R2 zone provisions excepting however that:

Semi-Detached Front Yard, Minimum shall be no less than 6.5 metres;

5. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-516 (see Schedule 'A') (Lot 13 and Lot 14)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-516 shall be used in accordance with the R2 zone provisions excepting however that:

Semi-Detached Front Yard, Minimum shall be no less than 6.26 metres;

Semi-Detached Rear Yard, Minimum shall be no less than 6.83 metres;

6. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-517 (see Schedule 'A') (Lot 3 to Lot 10 Contiguous)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-517 shall be used in accordance with the R2 zone provisions excepting however that:

Townhouse Lot Area, Minimum shall be no less than 277 square metres;

Townhouse Lot Depth Yard, Minimum shall be no less than 30.3 metres;

Townhouse Front Yard, Minimum shall be no less than 6.5 metres;

Townhouse Interior Side Yard, End Unit Minimum shall be no less than 2.0 metres;

7. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R2-518 (see Schedule 'A') (Lot 15 to Lot 26 Contiguous)

Notwithstanding Section 13 – Medium Density Residential Zone of Bylaw No. 37-2006, as amended to the contrary, those lands zoned R2-518 shall be used in accordance with the R2 zone provisions excepting however that:

Townhouse Lot Area, Minimum shall be no less than 277 square metres;

Townhouse Lot Depth Yard, Minimum shall be no less than 30.4 metres;

Townhouse Front Yard, Minimum shall be no less than 6.0 metres;

Townhouse Interior Side Yard, End Unit Minimum shall be no less than 2.0 metres;

8. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R3-519 (see Schedule 'A') (Block 27)

Notwithstanding Section 14 – R3 High Density Residential Zone of Bylaw No. 37-2006 as amended to the contrary, the lands zoned R3-519 shall be used in accordance with the R3 zone provisions excepting however:

Permitted Uses

- Vacant Land Condominium
- Vacant Land Condominium Unit
- Home Occupation
- Apartments
- Cluster/Block Townhouse
- Accessory Uses, Building and Structures in accordance with Section 6.1.

Definitions

Vacant Land Condominium means a vacant land condominium corporation described in subsection 155 (2) of the *Condominium Act 1998*, SO 1998, C. 19 as amended.

Vacant Land Condominium Lot means a 'Lot' as defined in Section 5 - Definitions.

Vacant Land Condominium Unit means a 'Residential Dwelling' constructed on a 'Vacant Land Condominium Lot' as part of a 'Vacant Land Condominium' and designated as a unit by a vacant land condominium description under the *Condominium Act 1998*, SO 1998, C. 19 as amended and includes the space enclosed by its boundaries and all of the land, structures and fixtures within this space in accordance with the declaration and description.

Vacant Land Condominium Road means a private roadway/access under the ownership, care, maintenance etc. of a 'Vacant Land Condominium'.

Landscaped Open Space means an open space area comprised of lawn flowers, shrubs, trees or other natural vegetation.

General Provisions

Lot Lines – Vacant Land Condominium:

Lot Line, Front means the shortest lot line that divides the Vacant Land Condominium from the Street.

Lot Line, Rear means the lot line farthest from and opposite to the Front Lot Line.

Lot Lines – Vacant Land Condominium Unit:

Lot Line, Front means the lot line that divides Vacant Land Condominium Unit from the Vacant Land Condominium Road.

Lot Line, Rear means the lot line farthest from and opposite to the Front Lot Line.

Lot, Through shall not apply to a Vacant Land Condominium Unit.

Lot Line, Exterior shall not apply to a Vacant Land Condominium Unit.

Frontage on a Vacant Land Condominium Road - Vacant Land Condominium Unit:

A Vacant Land Condominium Unit shall have frontage and direct access to a Vacant Land Condominium Road.

Parking Space Requirements – Vacant Land Condominium Unit:

A Vacant Land Condominium Unit shall provide a minimum of one (1) parking space per Vacant Land Condominium Unit.

Driveways - Vacant Land Condominium Unit:

A driveway serving a Vacant Land Condominium Unit:

- a) Shall not exceed 3.6 metres in total width;
- b) Shall be a minimum of 6.5 metre deep;
- c) Shall be constructed with a hard surface.

Visitor Parking Space Requirements – Vacant Land Condominium:

A Vacant Land Condominium shall provide a minimum of 0.3 visitor parking spaces per Vacant Land Condominium Unit as visitor parking.

All visitor parking spaces:

- a) Shall be permitted in a Front Yard, Interior Side Yard, Exterior Side Yard or Rear Yard;
- b) Shall have dimensions of not less than 2.7 metres in width or less than 5.5 metres in length;
- c) Shall be setback a minimum of 1.2 metres from all lot lines;
- d) Shall be setback a minimum of 1.2 metres from a Vacant Land Condominium Unit;
- e) Shall be constructed with a hard surface.

Snow Storage - Vacant Land Condominium:

Snow storage shall not be placed/located on a required visitor parking space(s).

Waste Collection/Recycling Areas (Garbage Storage):

Waste collection and/or recycling:

- a) Shall be permitted in a Front Yard, Interior Side Yard, Exterior Side Yard or Rear Yard;
- b) Shall be setback a minimum of 2.0 metres from all lot lines;
- c) Shall be setback a minimum of 2.0 metres from a Vacant Land Condominium Unit;
- d) All waste collection and/or recycling above ground bins (front end load bins only) which are visible from a municipal street and/or abutting properties shall have a visual screen consisting of a fence that is a minimum of 2 m (6.6 ft.) in height.

Regulations - Vacant Land Condominium Unit

Lot Area, Minimum	162 m ²
Lot Frontage, Minimum	6.7 metres
Front Yard, Minimum (Buildings and structures)	6.5 metres
Interior Side Yard Setback, Minimum (Buildings and structures)	Zero (0) metres along a common wall between Vacant Land Condominium Units
End Unit Interior Side Yard Setback, Minimum (Buildings and structures)	1.2 metres
Rear Yard Setback, Minimum (Buildings and structures)	6.0 metres
Building Height, Maximum (Buildings and structures)	10.5 metres
Accessory Uses and Structures	As per Section 6.1 Accessory Uses and Structures

Regulations - Vacant Land Condominium

Lot Area, Minimum	11,160 m ²
Lot Frontage, Minimum	20 metres
Front Yard, Minimum (Buildings and structures)	7.6 metres
Interior Side Yard Setback, Minimum (Buildings and structures)	7.6 metres
Exterior Side Yard, Setback, Minimum (Buildings and structures)	7.6 metres
Rear Yard Setback, Minimum (Buildings and structures)	7.6 metres
Building Height, Maximum (Buildings and structures)	10.5 metres
Lot Coverage, Maximum (Buildings and structures)	5 percent
Vacant Land Condominium Road Width, Minimum	7.0 metres

9. That those lands zoned R3-Y be subject to site plan control.
10. 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 1st day of October, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk