



**The Corporation of the Municipality of West Grey
Bylaw No. 2024-084**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA15.2024.

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 PLAN 505 PT PARK LOT 5, the geographic town of Durham, Municipality of West Grey, County of Grey (ARN 4205.260.004.15400) from FD (Future Development), with FF (Flood Fringe Overlay) to R3-513 (High Density Residential Exception) and FF (Flood Fringe Overlay) 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:

R3-513 (see Schedule 'A')

Notwithstanding Section 14 of Bylaw No. 37-2006, as amended, those lands zoned R3-513 shall be used in accordance with the R3 zone provisions excepting however that

R3-513 High Density Residential Exception	
PERMITTED USES	<ul style="list-style-type: none"> • Residential Dwelling – Apartment • Residential Dwelling – Townhouse Cluster • Residential Dwelling – Stacked Townhouse • Home Occupation • Accessory uses, buildings and structures in accordance with Section 6.1.
DEFINITIONS	In addition to the Definitions of Section 5, a 'Residential Dwelling – Stacked Townhouse' means a residential dwelling divided into three or more dwelling units with each dwelling unit separated horizontally and/or vertically from another dwelling unit by a common wall and each dwelling unit having a separate entrance to grade.
LOT AREA, Minimum	8,209 m ² (88,361 ft ²)
LOT FRONTAGE, Minimum	20 m (59 ft)
FRONT YARD, Minimum	7.5 m (24.6 ft)
REAR YARD, Minimum	7.5 m (24.6 ft)

INTERIOR SIDE YARD, Minimum	Half (1/2) the building height but in no case less than 6 m (19.7 ft)
EXTERIOR SIDE YARD, Minimum	7.5 m (24.6 ft)
BUILDING HEIGHT, Maximum	12 m (39.4 ft)
PARKING	<p>Section 6.27.5 Parking for the Physically Disabled shall not apply.</p> <p>Parking for the Physically Disabled: A minimum of four (4) parking spaces for the physically handicapped shall be provided.</p> <p>Parking spaces for the physically handicapped shall be:</p> <ol style="list-style-type: none"> a) A minimum width of 4 m (13 ft); b) Hard-surfaced and level; c) Located near an accessible building entrance; and identified for use by physically handicapped persons by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Handicapped Persons. Such sign shall be posted in a visible location other than on the parking surface <p>Section 6.27.8 Minimum Number of Parking Spaces Required shall not apply.</p> <p>Minimum Number of Parking Spaces Required: 58 spaces.</p> <p>All other provisions of Section 6.27 shall apply.</p>
TREE PLANTING	<p>Tree Planting</p> <ol style="list-style-type: none"> i. A minimum of fifteen (15) deciduous trees shall be planted; ii. Deciduous trees shall be planted at a minimum of 60mm caliper; iii. The planting of any one individual tree species is limited to eight (8) consecutive trees; iv. Location of deciduous trees shall be determined on a registered site plan.
FENCING	<p>A fence that is a minimum of 2 m (6.6 ft) in height shall be provided along those portions/lengths of a lot line where a parking space(s) is located within 5 metres of the lot line AND along those portions/lengths of an entranceway. Final location of fencing shall be determined on a registered site plan.</p>
GARBAGE STORAGE AREA	<p>No garbage or refuse shall be stored except within:</p> <ol style="list-style-type: none"> i) A principal building; or ii) Any accessory building or structure on such lot; or iii) In a container a minimum of 6 m (?? ft) from a lot line; iv) All garbage or refuse storage areas, including any garbage loading or unloading areas which are visible from an adjoining site in a residential, commercial, institutional or open space zone or from a public street, shall have a

	visual screen consisting of a fence that is a minimum of 2 m (6.6 ft) in height.
<p>DISTANCES BETWEEN PRINCIPAL BUILDINGS</p> <p>A face of a principal building means one or the other of the longest walls of a said principal building.</p> <p>Each principal building shall be deemed to have two faces.</p> <p>A side of a principal building means one or the other of the shortest walls of a said principal building.</p> <p>Each principal building shall be deemed to have two sides.</p>	<p>The following provisions shall apply when two or more principal buildings are situated on one lot:</p> <p>a) A minimum distance of 7.5 m (24.6 ft) shall be maintained between any face of a principal building and any face of the same or another principal building.</p> <p>b) A minimum distance of 12.2 m (40 ft) shall be maintained between any face of a principal building and any side of the same or another principal building.</p> <p>c) A minimum distance of 8 m (26 ft) shall be maintained between any side of a principal building and any side of the same or another principal building.</p>

4. That the lands be subject to site plan control.
5. 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