



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

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA26.2023.

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 Part Lot 57 and Part lot 58, Concession 2 WGR geographic township of Bentinck; Part Park Lot 1, North of Chester Street , All of Park Lot 1 and Part of Park Lots 2 and 3, North of George Street, Part of West Street and Part of Chester Street, Plan 500, geographic town of Durham, all in the Municipality of West Grey, County of Grey (ARN 4205.280.003.06350) from A3 (Restricted Agriculture) and FD (Future Development) to R3-522 (High Density Residential Exception), R3-523 (High Density Residential Exception), R3-524 (High Density Residential Exception), I-521 (Institutional Exception), OS (Open Space) and FD (Future Development) 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:

R3-522 (see Schedule 'A') (Block 13)

Notwithstanding Section 14 of By-law No. 37-2006, as amended, those lands zoned R3-522 shall be used in accordance with the R3 zone provisions excepting however that

R3-522 (High Density Residential Exception)	
PERMITTED USES	<ul style="list-style-type: none"> • Residential Dwelling – Apartment • Home Occupation • Personal Service Shop located only on the ground floor of a Residential Dwelling – Apartment • Retail Store located only on the ground floor of a Residential Dwelling – Apartment • Convenience Store located only on the ground floor of a Residential Dwelling – Apartment • Accessory uses, buildings and structures in accordance with Section 6.1
LOT AREA, Minimum	7,500 m ² (80,729 ft ²)
LOT FRONTAGE, Minimum	18 m (59 ft)

FRONT YARD, Minimum	7.5 m (24.6 ft)
EXTERIOR SIDE YARD, Minimum	7.5 m (24.6 ft)
INTERIOR SIDE YARD, Minimum	Half (1/2) the building height but in no case less than 3 m (9.8 ft)
REAR YARD, Minimum	7.5 m (24.6 ft)
BUILDING HEIGHT, Maximum	12 m (39.4 ft)
LOT COVERAGE, Maximum	45% percent
PARKING	<p>Section 6.27 Parking Regulations shall not apply.</p> <p><u>Parking Space Requirements</u></p> <p>Parking Space means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers.</p> <p>a) There shall be no Parking Space requirements for a permitted Commercial Use.</p> <p>b) A minimum of 1.20 parking spaces per Residential Dwelling Unit shall be provided and:</p> <ol style="list-style-type: none"> i) shall have dimensions of not less than 2.7 metres in width or less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface. <p>c) A minimum of 4 accessible parking spaces shall be provided and:</p> <ol style="list-style-type: none"> i) shall have dimensions of not less than 4 metres in width and not less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface; iv) shall be located near an accessible building entrance; and identified for use by persons requiring an accessible parking space 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.

	d) Snow storage shall not be placed/located on a required Parking Space(s).
SITE PLAN CONTROL	The R3-522 High Density Residential Exception zone shall be designated a site plan control area pursuant to Section 41(3) of the Planning Act RSO 1990 as amended.

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

R3-523 (see Schedule 'A') (Blocks 1,2,3,4)

Notwithstanding Section 14 of By-law No. 37-2006, as amended, those lands zoned R3-523 shall be used in accordance with the R3 zone provisions excepting however that:

R3-523 (High Density Residential Exception)	
PERMITTED USES	<ul style="list-style-type: none"> • Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Residential Dwelling – Single Detached in accordance with Section 13.2.1; • Residential Dwelling – Semi-Detached in accordance with Section 13.2.2; • Residential Dwelling – Duplex in accordance with Section 13.2.3; • Residential Dwelling – Triplex in accordance with Section 13.2.4; • Residential Dwelling – Fourplex in accordance with Section 13.2.5; • Home Occupation; • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
PARKING	<p>Section 6.27 Parking Regulations shall not apply.</p> <p><u>Parking Space Requirements</u></p> <p>“Parking Space” means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers.</p> <p>A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and:</p> <ul style="list-style-type: none"> i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling; ii) a Parking Space shall not be less than 5.5 metres in length; iii) a Parking Space shall be constructed with a hard surface.
ADDITIONAL RESIDENTIAL UNIT	“Additional Residential Unit” means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and

	<p>contains kitchen and bathroom facilities that are intended for the use of the unit only.</p> <p>Two (2) Additional Residential Units shall be allowed within a ‘Residential Dwelling – Single Detached’, ‘Residential Dwelling – Semi-Detached’ or ‘Residential Dwelling – Street Townhouse’ in the following instances:</p> <p>a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property;</p> <p>b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code;</p> <p>c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.</p>
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2. That section 35.1 of Bylaw No. 37-2006 is hereby further amended by adding the following paragraphs:

R3-524 (see Schedule ‘A’) (Blocks 5,6,7,8,9,10)

Notwithstanding Section 14 of By-law No. 37-2006, as amended, those lands zoned R3-524 shall be used in accordance with the R3 zone provisions excepting however that:

R3-524 (High Density Residential Exception)	
PERMITTED USES	<ul style="list-style-type: none"> • Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Home Occupation • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
PARKING	<p>Section 6.27 Parking Regulations shall not apply.</p> <p><u>Parking Space Requirements</u></p> <p>“Parking Space” means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers.</p> <p>A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and:</p> <ul style="list-style-type: none"> i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling; ii) a Parking Space shall not be less than 5.5 metres in length;

	iii) a Parking Space shall be constructed with a hard surface.
ADDITIONAL RESIDENTIAL UNIT	<p>“Additional Residential Unit” means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and contains kitchen and bathroom facilities that are intended for the use of the unit only.</p> <p>Two (2) Additional Residential Units shall be allowed within a ‘Residential Dwelling – Street Townhouse’ in the following instances:</p> <p>a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property;</p> <p>b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code;</p> <p>c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.</p>

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

I-521 (see Schedule ‘A’) (Stormwater and Pumping Station)

Notwithstanding Section 28 of By-law No. 37-2006, as amended, those lands zoned I-521 shall be used in accordance with the I zone provisions excepting however that:

I-521 (Institutional Exception)	
PERMITTED USES	<ul style="list-style-type: none"> • Public Buildings • Passive Recreation • Park • Accessory Uses, Building and Structures in accordance with Section 6.1
REGULATIONS	<ul style="list-style-type: none"> i. Section 28.2.1 Lot Area, Minimum shall not apply; ii. Section 28.2.2 Lot Frontage, Minimum shall not apply; iii. Section 28.2.3 Front Yard, Minimum shall be no less than 3 m (9.8 ft); iv. Section 28.2.4 Interior Side Yard, Minimum (Buildings and Structures): ½ (half) the Building height; where ½ (half) the building height is less than 3 m (9.8 ft), the minimum interior side yard shall be 3 m (9.8 ft); v. Section 28.2.5 Exterior Side Yard, Minimum shall not apply;

	<ul style="list-style-type: none">vi. Section 28.2.6 Rear Yard, Minimum shall be no less than 3 m (9.8 ft);vii. Section 28.2.72 Lot Coverage, Maximum shall not apply;viii. Section 28.3 Other Provisions shall not apply.
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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 ____ day of ____, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiler, Clerk

DRAFT

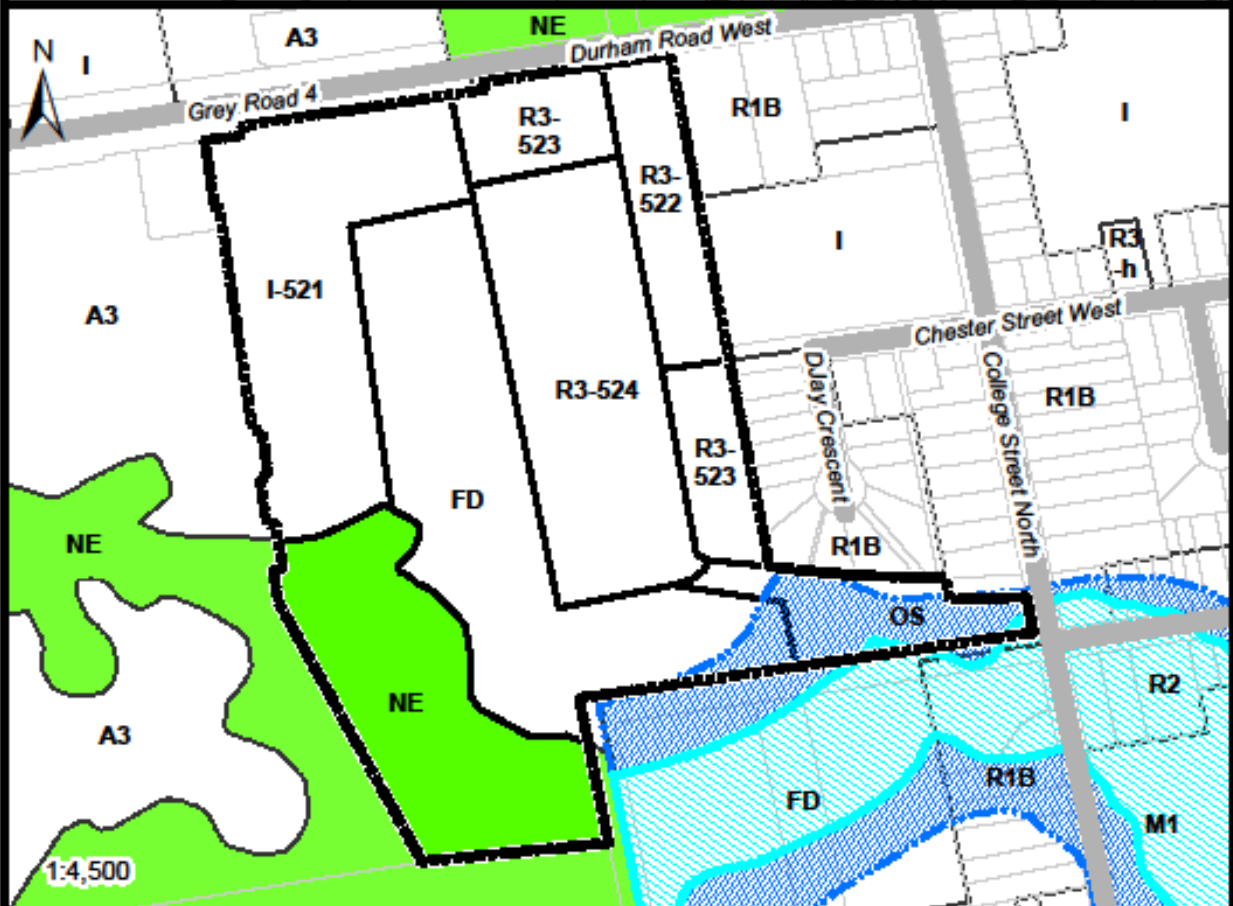
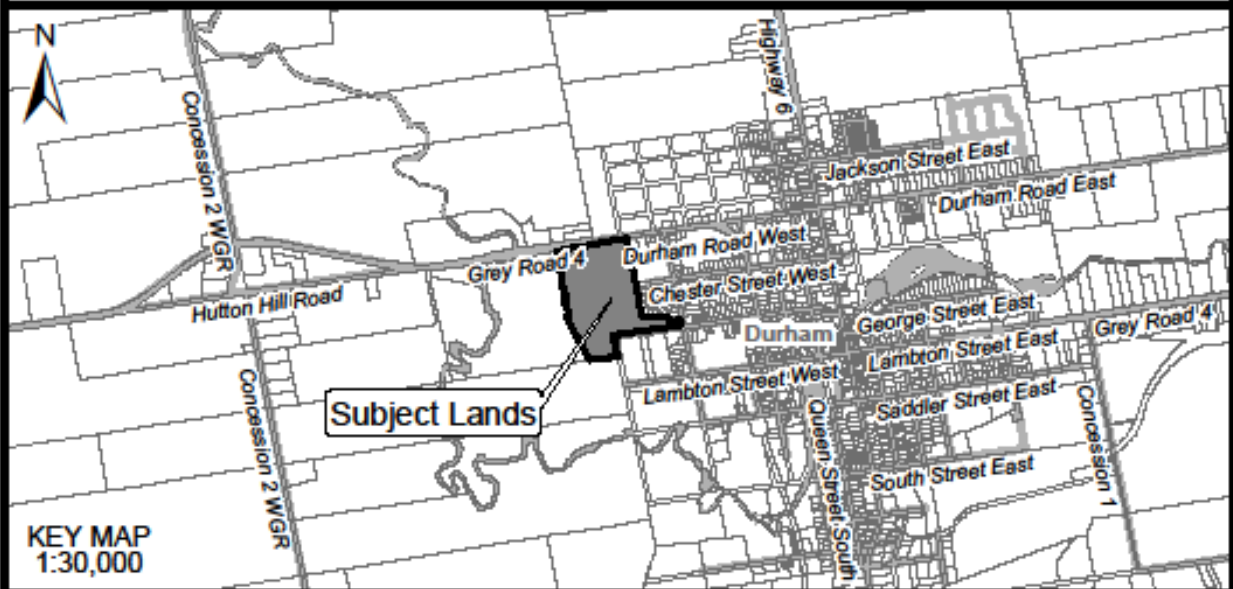
SCHEDULE "A"




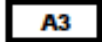





By-law number _____

MUNICIPALITY OF WEST GREY

DATE PASSED: _____

MAYOR: _____ Clerk: _____



LEGEND					
	Subject Lands		I Institutional		Flood Fringe (overlay)
	A3 Restricted Rural		OS Open Space		Regulation Limit
	FD Future Development		R3 High Density Residential		NE Natural Environment