



The Corporation of the Municipality of West Grey Bylaw No. 2024-098

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA20.2024.

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 161 LOT 40 Pt Lot 39, PT LOTS 41 to 43, the geographic town of Neustadt, Municipality of West Grey, County of Grey (ARN 4205.020.001.21310) from 'C2 Highway Commercial' to 'R2-525-H Medium Density Exception Holding', 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:

R2-525-H (see Schedule 'A')

Notwithstanding Section 13 – R2 Medium Density Residential Zone of Bylaw No. 37-2006 as amended to the contrary, the lands zoned R2-525-H shall be used in accordance with the R2 zone provisions excepting however:

'H Holding'

Building(s)/structure(s) existing as of November 19, 2024, on the lot shall not be used and/or occupied until such time as a Residential Dwelling building permit is issued for the lot.

The 'H – Holding' provision may be removed upon the issuance of a Residential Dwelling building permit for the lot.

Permitted Uses

- Residential Dwelling – Single Detached
- Residential Dwelling – Semi-Detached
- Residential Dwelling – Duplex
- Residential Dwelling – Triplex
- Residential Dwelling – Fourplex
- Residential Dwelling – Four Unit Street Townhouse
- Additional Residential Unit
- Home Occupation
- Accessory Uses, Building and Structures in accordance with Section 6.1.

Parking

Section 6.27 Parking Regulations shall not apply.

Parking Space Requirements

“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.

A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and:

- 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 contains kitchen and bathroom facilities that are intended for the use of the unit only.

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:

- i. The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property;
- ii. 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;
- iii. 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.

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 3rd day of December, 2024.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

SCHEDULE "A"

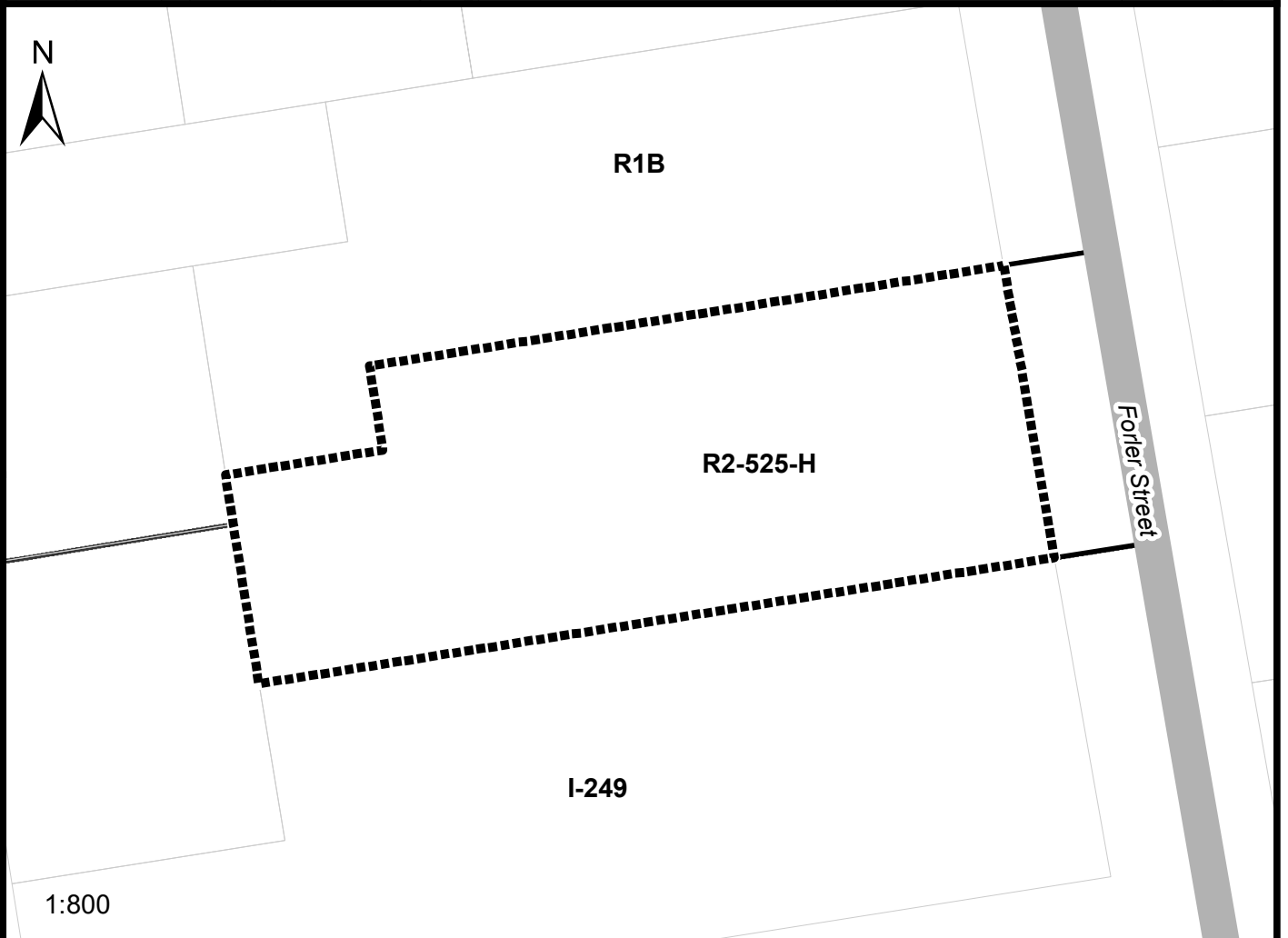
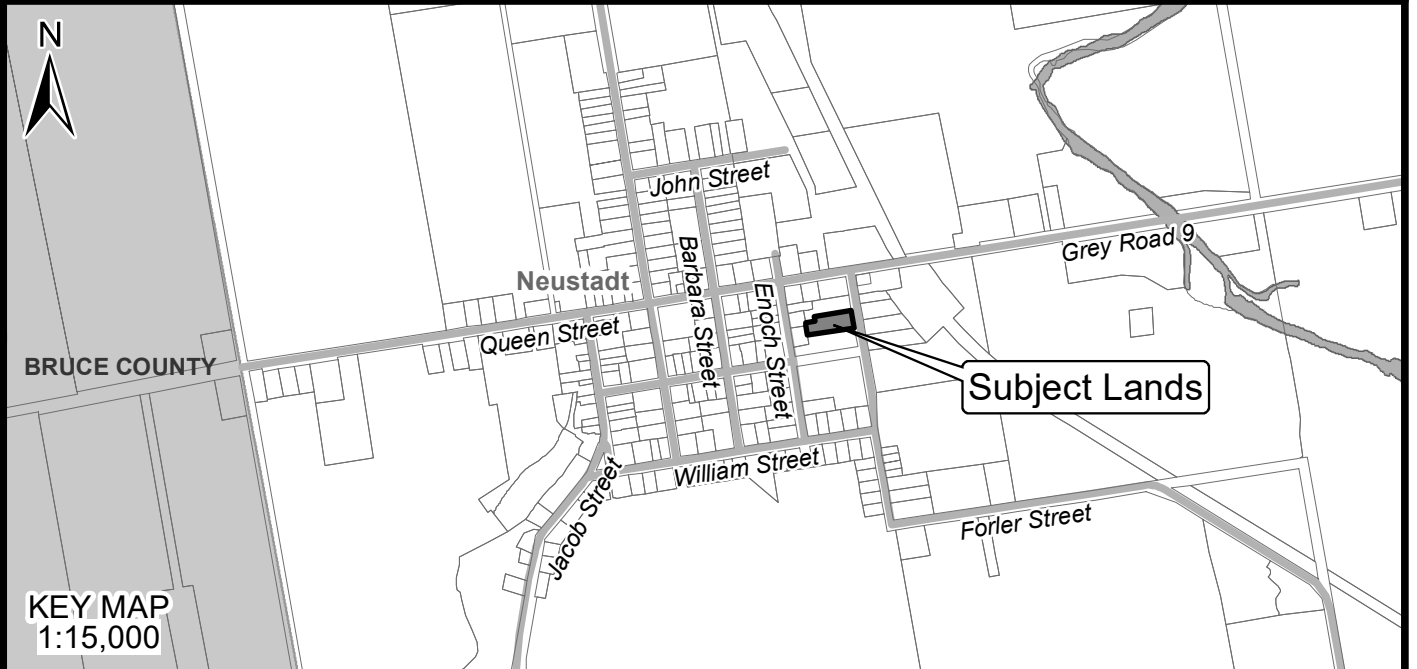
Bylaw number 2024-098

MUNICIPALITY OF WEST GREY


DATE PASSED: December 3, 2024

MAYOR: _____

Clerk: _____



LEGEND

 Subject Lands

 Low Density Residential

 Medium Density Residential

 Institutional