



**The Corporation of the Municipality of West Grey  
Bylaw No. 2025-093**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, as it relates to ZA07.2025.

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "Planning Act") provides that the Council of a local municipality may pass bylaws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the bylaw and for regulating the use of lands and the character, location and use of buildings and structures; and

WHEREAS pursuant to the provisions of Section 41(2) and 41(3) of the *Planning Act*, R.S.O. 1990, as amended, where in an official plan an area is shown or described as a proposed site plan control area, the council of the local municipality in which the proposed area is situate may, by bylaw, designate the whole or any part of such area as a site plan control area; and

WHEREAS the Council of the Corporation of the Municipality of West Grey is desirous of adopting a zoning bylaw amendment pursuant to section 34 of the Planning Act as it relates to ZA07.2025;

NOW THEREFORE 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 500 LOT 7 PT LOT 6 WGR; 204 Garafraxa Street South, geographic Town of Durham, Municipality of West Grey (ARN 4205.260.004.00100) from 'R1B Low Density Residential' and 'C1 General Commercial' to 'C1-558-H General Commercial Exception holding' and 'FF Flood Fringe Overlay' as shown on Schedule 'A' attached to this bylaw.
2. The 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:

'C1-558-H' (see Schedule 'A')

Notwithstanding Section 17 of By-law No. 37-2006, as amended, those lands zoned 'C1-558-H' shall be used in accordance with the following provisions:

PERMITTED USES	Antique Store Art Gallery Artisan's market Bake Shop Business or Professional Office Commercial School or Studio Cultural Entertainment Facility	Print Shop Private or Commercial Club Restaurants (Dining, Take-out) Retail Food Store Retail Store Park Parking Lots Public Building
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	Financial Office Funeral Homes Hotel Library Medical Clinic Motel/Motor Motel Museum Personal Service Shop Places of Entertainment	Public Uses Service or Repair Shop Tavern Accessory Uses, Buildings or Structures in accordance with Section 6.1 Accessory Residential Dwelling Units
LOT AREA, Minimum	3155 m <sup>2</sup>	
LOT FRONTAGE, Minimum	42 metres	
LOT COVERAGE, Maximum	30%	
'Existing Buildings and Structures (and additions thereto)'	'Existing Buildings and Structures (and additions thereto)' shall mean those buildings and structures existing on the lot as of October 7, 2025.	
'Existing Buildings and Structures' (and additions thereto)' shall be in accordance with the following:	<p>FRONT YARD, Minimum – 0 metres</p> <p>INTERIOR SIDE YARD, Minimum – 3 metres</p> <p>EXTERIOR SIDE YARD, Minimum – 0 metres</p> <p>REAR YARD, Minimum – 3 metres</p> <p>BUILDING HEIGHT, Maximum – 12 metres</p> <p>PARKING - Parking Regulations of Section 6.27 do not apply unless an Accessory Residential Unit(s) is added to 'Existing Buildings and Structures (and additions thereto)', in which case off-street parking spaces shall be provided on-site in accordance with Section 6.27.</p> <p>FENCING - A solid fence not less than 1.8 metres in height above grade shall be provided along all lot lines, or portion of a lot line, that abuts a residential or institutional use.</p>	
'NEW Buildings and Structures (and additions thereto)'	'NEW Buildings and Structures (and additions thereto)' shall mean those buildings and structures constructed on the lot after October 7, 2025.	
'NEW Buildings and Structures (and additions thereto)' shall be in accordance with the following:	<p>FRONT YARD, Minimum – 0 metres</p> <p>INTERIOR SIDE YARD EASTERN LOT LINE, Minimum – 6.9 metres</p> <p>INTERIOR SIDE YARD SOUTHERN LOT LINE, Minimum – 3 metres</p> <p>EXTERIOR SIDE YARD, Minimum – 0 metres</p> <p>REAR YARD, Minimum – 4 metres</p> <p>BUILDING HEIGHT, Maximum – 12 metres</p> <p>PARKING – A minimum of 10 parking spaces, including one (1) accessible parking space, shall be dedicated/provided for the sole and</p>	

	<p>exclusive use of a 'NEW Building or Structure (or additions thereto)'. Parking space sizes, location etc. shall be in accordance with applicable Parking Regulations of Section 6.27.</p> <p>FENCING - A solid fence not less than 1.8 metres in height above grade shall be provided along all lot lines or portion of a lot line, that abuts a residential or institutional use.</p> <p>PROHIBITED USES - Patios, seating areas or other similar outdoor entertainment areas shall not be permitted between the a 'NEW Building or Structure (or additions thereto)' and the western lot line where it abuts a residential use.</p>
ACCESSORY RESIDENTIAL USES	<p>A permitted building or structure may contain one or more accessory residential dwelling units subject to the following:</p> <ul style="list-style-type: none"> <li>a) Each residential dwelling unit, accessory to a permitted commercial use or building, shall be located above or to the rear of the main commercial use.</li> <li>b) Each accessory residential dwelling unit shall not occupy any more than fifty percent (50%) of the ground floor area of a main commercial use.</li> <li>c) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m<sup>2</sup> (538.2 ft<sup>2</sup>).</li> <li>d) Each accessory residential dwelling unit shall be completely self-contained.</li> <li>e) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.</li> <li>f) Each accessory residential unit shall be provided with a minimum of one off-street parking space.</li> </ul>
OTHER PROVISIONS	<p>Accessory uses and garbage storage areas shall be provided in accordance with the applicable regulations of Section 6-General provisions of this By-law.</p>

4. Despite any permission or section to the contrary, while an 'H Holding' provision is in place on the lands there shall be no lot grading, site alteration, placement of fill etc. or the construction of any buildings or structures, except to remedy an emergency situation.

The 'H Holding' provision shall not be removed until the following conditions have been met to the satisfaction of the Municipality of West Grey:

- a. The owner has entered into a Site Plan Agreement with the Municipality of West Grey to the sole satisfaction of the Municipality; and
  - b. A development permit, or similar, has been issued by the Saugeen Valley Conservation Authority.
5. That the subject lands shall be subject to Site Plan Control.

6. That Bylaw 2025-079 is hereby repealed.

7. That this bylaw shall come into force and take effect on the day of passing.

Passed and enacted by the Council of the Municipality of West Grey this 18<sup>th</sup> day of November, 2025.

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Mayor Kevin Eccles

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Jamie M. Eckenswiller, Clerk

By signing this bylaw on November 18, 2025, Mayor Kevin Eccles will not exercise the power to veto this bylaw.