

**THE CORPORATION OF THE TOWN OF GRAND VALLEY**  
**BY-LAW NUMBER 2020-\_\_**

“Being a By-law to amend By-Law No. 09-10, as amended, by rezoning a portion of lands described as Part of the North Half of Lot 31, municipally known as 173087 County Road 25, in the Town of Grand Valley, from the Development (D) Zone and Downtown Commercial Exception 5 – Mixed-Use Holding (CD-5M(H)) Zone, to the Village Residential (RV) Zone, Multiple Residential (RM) Zone, Downtown Commercial (CD) Zone, and the Downtown Commercial Exception X – Mixed-Use (CD-XM) Zone.”

**WHEREAS** the Council of the Corporation of the Town of Grand Valley may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

**AND WHEREAS** the Council of the Corporation of the Town of Grand Valley has determined a need to rezone a parcel of land known municipally as 173087 County Road 25;

**AND WHEREAS** the Council of the Corporation of the Town of Grand Valley deems the said application to be in conformity with the Official Plan of the Town of Grand Valley, as amended, and deems it advisable to amend By-law 09-10.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAND VALLEY HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands Part of the North Half of Lot 31, municipally known as 173087 County Road 25, in the Town of Grand Valley, from the Development (D) Zone and Downtown Commercial Exception 5 – Mixed-Use Holding (CD-5M(H)) Zone, to the Village Residential (RV) Zone, Multiple Residential (RM) Zone, Downtown Commercial (CD) Zone, and the Downtown Commercial Exception X – Mixed-Use (CD-XM) Zone, as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of By-Law 09-10 as amended.
2. **THAT** Section 5.0 Definitions is amended by amending the following definition, and renumbering the remainder of the section:

**LIVE-WORK UNIT**

A dwelling unit, part of which may be used as a business establishment and where the dwelling unit is the principal residence of the business operator.

3. **NOTWITHSTANDING** the zone requirements of any other provisions of this By-law, the following shall apply to those lands zoned CD-XM:

a. In addition to the permitted uses of Section 4.7.1, a Live-Work Unit shall be a permitted use;

b. The following uses shall be permitted as part of a Live-Work Unit:

- I. Dwelling unit
- II. Art gallery
- III. Artist studio
- IV. Bakery, take-out restaurant, coffee-shop
- V. Clinics, fitness centre, wellness centre
- VI. Commercial school
- VII. Convenience store
- VIII. Offices
- IX. Personal service shops
- X. Retail store
- XI. Service and repair establishments (excluding motor vehicle)

c. The following regulations shall apply to Live-Work Units:

- I. The business establishment shall be restricted to the first storey;
- II. Each "work" unit shall have an independent entrance into the unit from the outside along the front wall, where the front wall shall be considered the wall adjacent to the higher-order road;
- III. The business establishment may employ one or more persons residing within the associated household, and no more than three additional employees; and,
- IV. The following uses shall not be permitted:
  - Cannabis Store
  - Furniture Store
  - Hardware Store
  - Outdoor Storage
  - Pharmacy
  - Restaurant

4. **THAT** Section 3.15.9 Table 3 – Parking Space Requirement Table is amended by adding the following column:

Land Use	Minimum Off-Street Parking Requirements
Live-work Unit	2 parking spaces

5. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

**BY-LAW** read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this \_\_\_\_ day of \_\_\_\_\_ 2020.

**THE CORPORATION OF THE TOWN OF GRAND VALLEY**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk