

THE CORPORATION OF THE TOWN OF GRAND VALLEY
BY-LAW NUMBER 2022-___

“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 Downtown Commercial Exception 7 – Mixed-Use Holding (CD-7M(H)) Zone, Village Residential Holding (RV(H)) Zone, and the Multiple Residential Holding (RM(H)) Zone, to the Downtown Commercial Exception X – Mixed-Use Holding (CD-XM(H)) Zone, Village Residential Holding Exception X Holding (RV-X(H)) Zone, and the Multiple Residential Exception X Holding (RM-X(H)) Zone, as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of By-Law 09-10 as amended.
2. **By-law 09-10 is hereby further amended by amending, Section 4.7, Downtown Commercial Exceptions by adding the following:**

Downtown Commercial Exception X Mixed-Use (CD-XM)

Notwithstanding the zone requirements of the Downtown Commercial Zone, to the contrary, the following shall apply to those lands zoned CD-X; the only permitted use shall be a live-work unit, subject to the following general provisions for live-work units:

1. Only the following uses are permitted as part of a live-work unit:
 - a) dwelling unit
 - b) art gallery
 - c) artist studio
 - d) bakery, take-out restaurant, coffee-shop
 - e) clinics, fitness center, wellness center
 - f) commercial school
 - g) convenience store
 - h) offices
 - i) personal service shops
 - j) retail store
 - k) service and repair establishments (excluding motor vehicle)
 2. The business establishment shall be restricted to the first floor;
 3. 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;
 4. Parking shall be required in accordance with the following provisions:
 - a. 2 spaces per dwelling unit, where one space may be accommodated in a garage having minimum dimensions of 3mx6m
 - b. Minimum of 1 space per work unit, where one space may be accommodated in a garage having minimum dimensions of 3mx6m
 5. Maximum lot coverage - 80%
 6. Minimum Front Yard, Side Yard and Exterior Side Yard Setback shall be 1.2 metres except where a unit abuts another live-work unit it shall be 0 metres,
 7. The front yard for the live-work units shall be County Road 25.
 8. Maximum Height – 13 metres
 9. Minimum yard abutting a residential zone - 1.2 metres
 10. Minimum landscaped open space strip abutting any residential zone - 1.2 metres
 11. Minimum setback from any residential zone or use - 1.2 metres
 12. Maximum ground floor area devoted to apartments or residential use - 60%
 13. Minimum landscape buffer along front yard and exterior side yard - 1.5 metres deep
 14. Minimum rear yard depth – 6 metres
 15. Minimum lot frontage – 7 metres
 16. NO outdoor storage is permitted
 17. Maximum 80% of the area between the face of the dwelling and the rear lot line may be used for parking areas
3. **By-law 09-10 is hereby further amended by amending, Section 4.5, Village Residential Exceptions by adding the following:**

Village Residential Exception X (RV-X)

Notwithstanding the zone requirements of the Village Residential Zone, to the contrary, the following shall apply to those lands zoned RV-X:

1. Minimum front yard setback - 6.0 metres
2. Minimum exterior side yard - 3.0 metres
3. Lot coverage maximum - 55%
4. Maximum 80% of the area between the face of the dwelling and the front lot line may be used for parking areas

4. **By-law 09-10 is hereby further amended by amending, Section 4.6, Multiple Residential Exceptions by adding the following:**

Multiple Residential Exception X (RM-X)

Notwithstanding the zone requirements of the Multiple Residential Zone, to the contrary, the following shall apply to those lands zoned RM-X:

1. Minimum front yard setback - 6.0 metres
2. Lot coverage maximum - 55% for Townhomes
3. Minimum lot area - 270 m² for exterior lots
4. Minimum lot frontage for corner lots - 9.0 metres
5. Minimum exterior side yard - 3.0 metres
6. Maximum number of connected row houses - 7
7. Maximum height - 13.0m

In all other respects, the provisions of this By-law shall apply

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 _____ 2022.

THE CORPORATION OF THE TOWN OF GRAND VALLEY

Mayor

Clerk