

Attachment No. 1 – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2025-____

“Being a By-law to amend By-Law No. 2009-10, as amended, by rezoning a portion of lands described as Part of Lot 1, Registered Plan 22A and All of Lots 13, 14, & 15, Registered Plan 33A in the Town of Grand Valley, County of Dufferin, from the Commercial Downtown (CD) and Specialized Commercial Downtown Flood Fringe (CD(F)-3) Zones, to a Specialized Multiple Residential (RM-XX) and Specialized Multiple Residential Flood Fringe (CD(F)-XX) Zones respectively.”

WHEREAS the Council of the Corporation of the Town of Grand Valley may pass bylaws 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 described as Part of Lot 1, Registered Plan 22A and All of Lots 13, 14, & 15, Registered Plan 33A in the Town of Grand Valley, County of Dufferin;

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 described as Part of Lot 1, Registered Plan 22A and All of Lots 13, 14, & 15, Registered Plan 33A in the Town of Grand Valley, County of Dufferin, from the Commercial Downtown (CD) and Specialized Commercial Downtown Flood Fringe (CD(F)-3) Zones, to a Specialized Multiple Residential (RM-XX) and Specialized Multiple Residential Flood Fringe (CD(F)-XX) Zones respectively.
2. By-law 09-10 is hereby further amended by amending, Section 5.2.4, Residential Zone Exceptions by adding the following:

Multiple Residential Exception X (RM-XX)

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

1. Maximum building height – 18.5 metres
2. Maximum density – 75 units per hectare
3. Minimum Off-Street Parking Requirements, Residential – 1.58 spaces per unit

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 _____ 2025.

THE CORPORATION OF THE TOWN OF GRAND VALLEY

Mayor

Clerk