

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

**BY-LAW NUMBER 2024 - \_\_\_\_\_**

Being a By-Law to Amend By-law 2009-10, as amended, known as the Zoning By-law for the Corporation of the Town of Grand Valley, to Rezone the lands from a Downtown Commercial (CD) Zone and Downtown Commercial Exception Three Flood Fringe (CD-3(F) Zone to a Multiple Residential Exception Fourteen (RM-14) Zone and Multiple Residential Exception Fourteen Flood Fringe (RM-14(F)) Zone

**WHEREAS** Section 34 of the *Planning Act*, as amended, authorizes the Council of a Municipality to enact Zoning By-laws;

**NOW THEREFORE** the Council of the Corporation of the Town of Grand Valley enacts as follows;

1. By-law 2009-10 is hereby amended AS FOLLOWS:

Schedule “A” is amended by rezoning 40, 50 and 60 Emma Street South (Roll #'s 352000, 352100 and 352200):

**FROM** a Downtown Commercial (CD) Zone and Downtown Commercial Exception Three Flood Fringe (CD-3(F)) Zone

**TO** a Multiple Residential Exception Fourteen (RM-14) Zone and a Multiple Residential Exception Fourteen Flood Fringe (RM-14(F)) Zone

As identified in Schedule 1 to this By-law.

2. Table 5.2.3 is amended by adding the following section:

1.Exception Number	2. By-law Number	3. Additional Permitted Uses	4. Only Permitted Uses	5. Uses Prohibited	6. Special Zone Requirements	7. Other Special Provisions
RM-14 RM-14(F)	2024-XX				<ul style="list-style-type: none"><li>• Maximum height 13.5 m</li><li>• Maximum Density 57 units/ha</li></ul>	

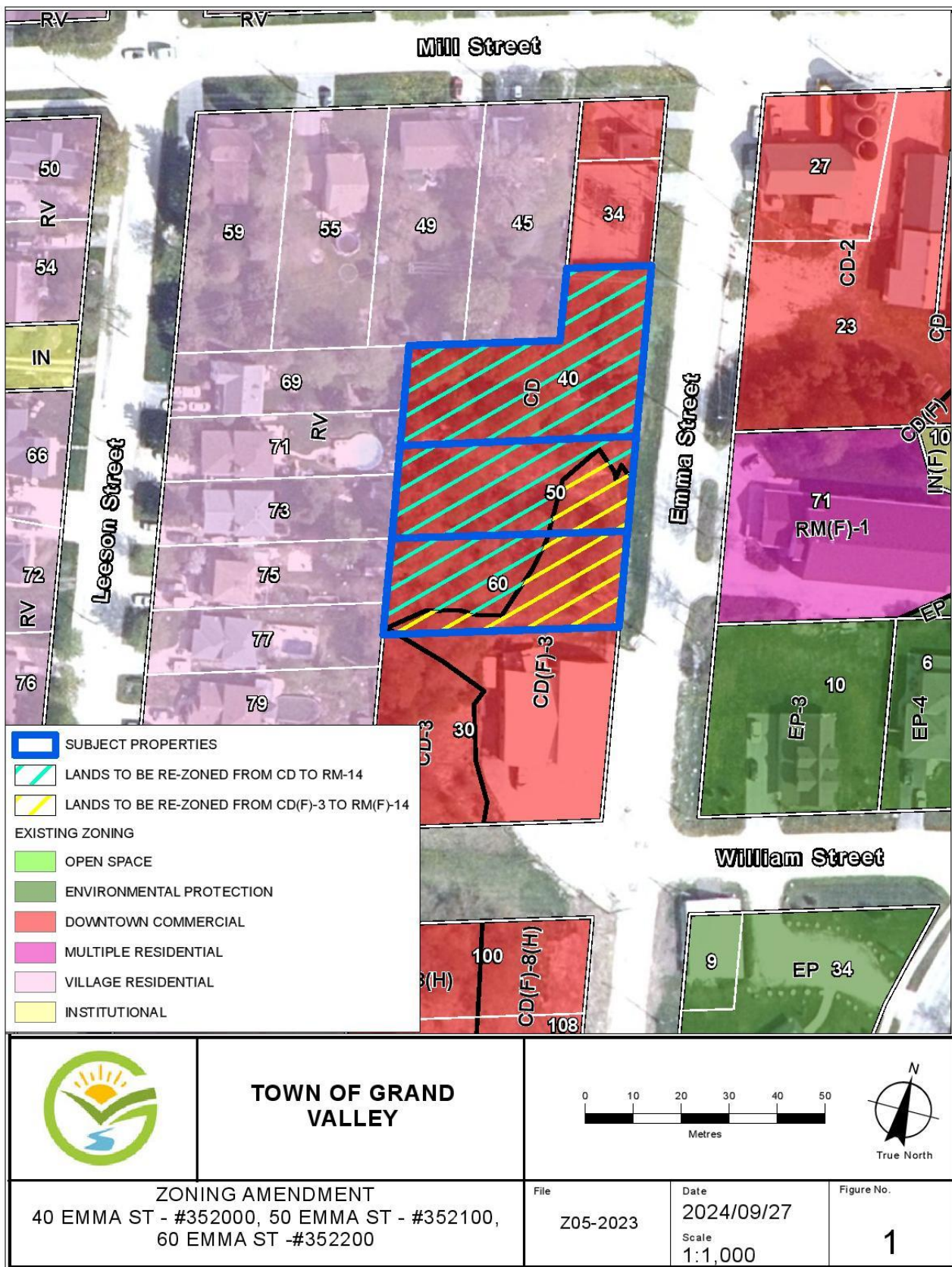
3. In all other respects, the provisions of this By-law shall apply.

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS \_\_ DAY OF \_\_ 2024.

\_\_\_\_\_  
STEVE SOLOMAN, MAYOR

\_\_\_\_\_  
MEGHAN TOWNSEND, CLERK

# SCHEDULE 1 to BY-LAW 2024-\_\_\_\_\_



**TOWN OF GRAND VALLEY**



ZONING AMENDMENT  
 40 EMMA ST - #352000, 50 EMMA ST - #352100,  
 60 EMMA ST -#352200

File  
 Z05-2023

Date  
 2024/09/27  
 Scale  
 1:1,000

Figure No.  
**1**