

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2024 - _____

Being a By-Law to Amend By-law 09-10, as amended, known as the Zoning By-law for the Corporation of the Town of Grand Valley, to Rezone the lands from an Environmental Protection (EP) Zone an Environmental Protection Exception Six (EP-6) 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 09-10 is hereby amended AS FOLLOWS:

Schedule “A” is amended by rezoning 68 Water Street (Roll #349900):

FROM an Environmentak Protection (EP) Zone

TO an Environmental Protection Exception Six (EP-6) Zone

As identified in Schedule 1 to this By-law.

2. Table 5.4.3 is amended by adding an EP-6 section as follows:

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
EP-6	2024-__				<ul style="list-style-type: none">• Lot coverage 13%	<ul style="list-style-type: none">• 20.8m² dwelling addition permitted• 20.8m² deck permitted• 2nd driveway permitted

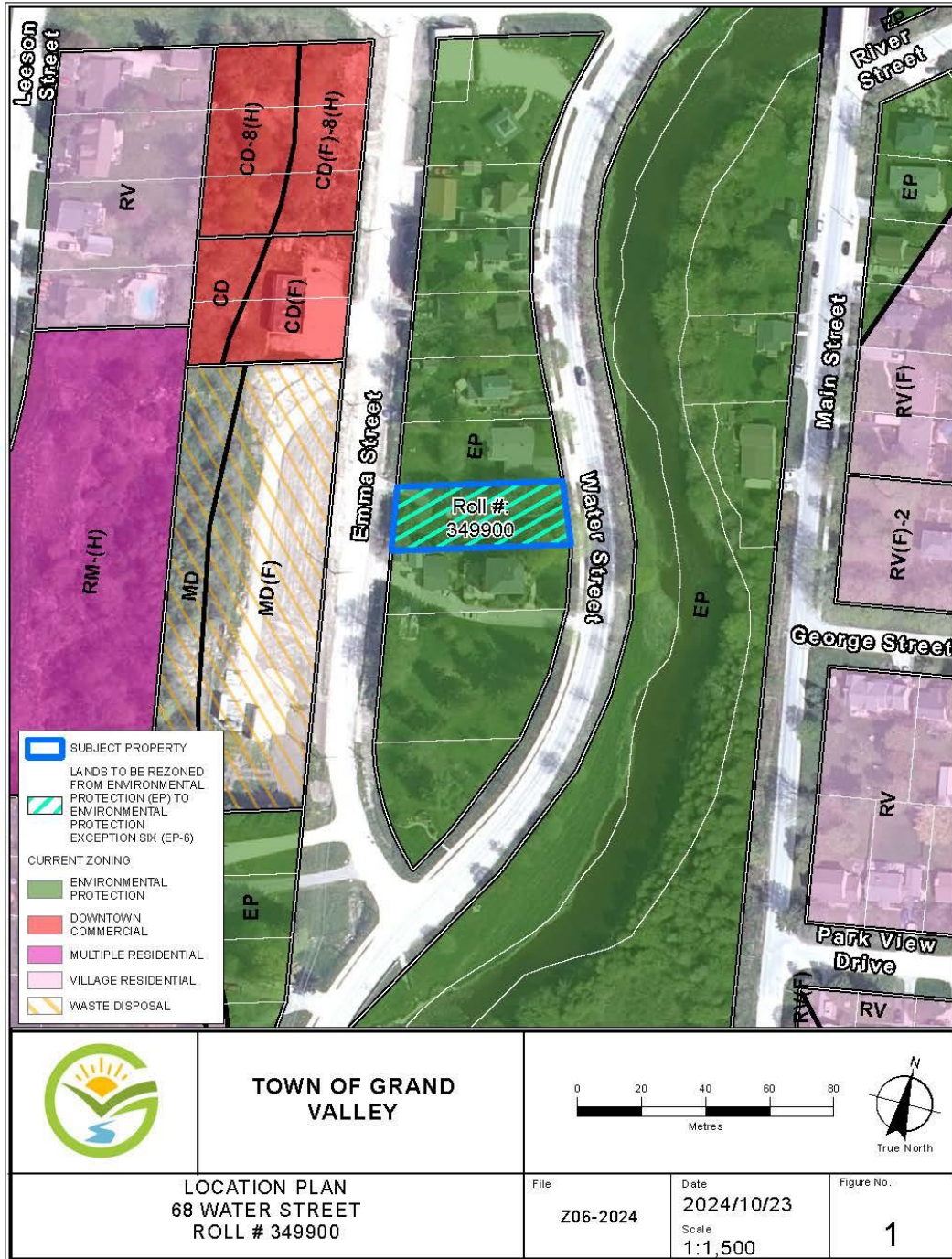
3. In all other respects, the provisions of this By-law shall apply.

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS 12th DAY OF NOVEMBER, 2024.

STEVE SOLOMAN, MAYOR

MEGHAN TOWNSEND, CLERK

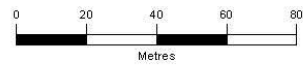
Schedule 1 – 2024-



- SUBJECT PROPERTY
- LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO ENVIRONMENTAL PROTECTION EXCEPTION SIX (EP-6)
- CURRENT ZONING
- ENVIRONMENTAL PROTECTION
- DOWNTOWN COMMERCIAL
- MULTIPLE RESIDENTIAL
- VILLAGE RESIDENTIAL
- WASTE DISPOSAL



TOWN OF GRAND VALLEY



LOCATION PLAN
68 WATER STREET
ROLL # 349900

File
Z06-2024

Date
2024/10/23
Scale
1:1,500

Figure No.
1

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