

Hill Town Drive (Z02-2024) DRAFT ZONING BY-LAW

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2025 - _____

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 a Hamlet Residential Holding (RH(H)) to a Hamlet Residential Exception Three Holding (RH-3(H)) Zone, to permit reduced lot sizes, reduced lot coverage and maximum dwelling size

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:

1 Hill Town Drive (#209636)	13 Hill Town Drive (#209616)
2 Hill Town Drive (#209652)	15 Hill Town Drive (#209614)
3 Hill Town Drive (#209634)	17 Hill Town Drive (#209612)
4 Hill Town Drive (#209654)	18 Hill Town Drive (#209664)
6 Hill Town Drive (#209656)	19 Hill Town Drive (#209610)
7 Hill Town Drive (#209630)	20 Hill Town Drive (#209666)
8 Hill Town Drive (#209658)	21 Hill Town Drive (#209604)
9 Hill Town Drive (#209620)	22 Hill Town Drive (#209668)
10 Hill Town Drive (#209600)	23 Hill Town Drive (#209602)
11 Hill Town Drive (#209618)	24 Hill Town Drive (#209670)
12 Hill Town Drive (#209662)	

FROM a Hamlet Residential Holding (RH(H)) Zone

TO a Hamlet Residential Exception Three Holding (RH-3(H)) 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
RH-3	2025 - __		<ul style="list-style-type: none"> • One (1) single detached dwelling; • one (1) accessory apartment; • one (1) home occupation; 	<ul style="list-style-type: none"> • Detached Additional Residential Unit (ARU) 	<p>Lot Area 0.15ha to 0.20ha:</p> <ul style="list-style-type: none"> • MAXIMUM Dwelling Gross Floor Area is 250m² • MAXIMUM Dwelling Ground Floor Area is 150m² <p>Lot Area 0.21ha to 0.30ha:</p> <ul style="list-style-type: none"> • MAXIMUM Dwelling Gross Floor Area is 350m² • MAXIMUM Dwelling Ground Floor Area is 210m² • Maximum lot coverage for all lots including Accessory Buildings is 15% 	<ul style="list-style-type: none"> • Merged Lots require a Zoning By-law Amendment

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

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS ## DAY OF
MONTH 2024.

STEVE SOLOMAN, MAYOR

MEGHAN TOWNSEND, CLERK

SCHEDULE 1 to BY-LAW 2025 - _____

