

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2025 - _____

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 – 40, 50 and 60 Emma Street South

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 n 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)	2025- XX				<ul style="list-style-type: none">• Maximum height 13.5 m• Maximum Density 57 units/ha	

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

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS 27th DAY OF MAY, 2025.

STEVE SOLOMAN, MAYOR

MEGHAN TOWNSEND, CLERK

LEGEND

- SUBJECT PROPERTIES
- LANDS TO BE RE-ZONED FROM CD TO RM-14
- LANDS TO BE RE-ZONED FROM CD(F)-3 TO RM(F)-14

EXISTING ZONING

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- DOWNTOWN COMMERCIAL
- MULTIPLE RESIDENTIAL
- VILLAGE RESIDENTIAL
- INSTITUTIONAL

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