

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

**BY-LAW NUMBER 2026 - \_\_\_\_\_**

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 Rural Residential (RR) Zone to a site-specific Rural Residential Exception Thirty-seven (RR-37) Zone to recognize an undersize legal lot of record

**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 034541 Concession 8 Rainey Drive (Roll #311450):

**FROM** a Rural Residential (RR) Zone

**TO** a Rural Residential Exception Thirty-eight (RR-38) Zone

As identified in Schedule 1 to this By-law.

2. Table 5.2.3 is amended by adding a RR-38 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
RR-38	2026-__		Single detached Dwelling  Home Occupation		<ul style="list-style-type: none"> <li>• Minimum Lot area – 0.138 ha</li> <li>• Minimum Lot Frontage – 30m</li> <li>• Minimum Front Yard Setback - 18m</li> <li>• Minimum Exterior Side Yard – 15m</li> <li>• Minimum Rear Yard Setback – 10m</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum GFA - 111.48 m<sup>2</sup> (1200 sq. ft.)</li> </ul>

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

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS 13<sup>th</sup> DAY OF JANUARY, 2026.

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STEVE SOLOMAN, MAYOR

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MEGHAN TOWNSEND, CLERK

SCHEUDLE 1 to By-law 2026- \_\_\_\_\_



LANDS TO BE REZONED FROM (RR) TO RURAL RESIDENTIAL EXCEPTION THIRTY-EIGHT (RR-38).

SUBJECT PROPERTY

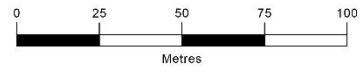
CURRENT ZONING

AGRICULTURAL

RURAL RESIDENTIAL



**TOWN OF GRAND VALLEY**



ZONING AMENDMENT  
034541 CONCESSION ROAD 8-9  
ROLL # 124000

File  
Z03-2024

Date  
2026/01/05  
Scale  
1:1,750

Figure No.  
**2**