



The Corporation of the Town of Grand Valley

By-Law No. 2026-XXX

Being a By-Law to amend the Town of Grand Valley Comprehensive Zoning By-law No. 2009-10, as amended.

Whereas By-law 2009 is a By-law that regulates the use of land and the character, location and use of buildings and structures on lands within the Town of Grand Valley

AND WHEREAS Section 26 of the Planning Act requires that municipal Zoning By-laws be prepared to conform to the Official Plan;

Now therefore, the Council of the Corporation of the Town of Grand Valley pursuant to Section 34 of the Planning Act, R.S.O. 1990, therefore enacts as follows:

1. That By-law No. 2009-10, as amended, is further amended as follows:
 - i. All references to the word “Village Residential (RV)” are replaced with word “Urban Residential (UR) wherever it appears.
 - ii. All references to the word “Multiple Residential (RM)” are deleted wherever it appears.
 - iii. Section 1.3 New Construction is amended by adding the words “of the Town of Grand Valley (hereafter “Corporation” or “Town”)” after the text “In addition to the requirement of any other By-law of the Corporation”
 - iv. Section 1.7 Effective Date is amended by deleting the words “Ontario Municipal Board” and replacing it with “Ontario Land Tribunal”
 - v. Section 1 Administration is amended by adding a new section 1.15 as follows:

“1.15 ILLUSTRATIONS

In order to provide clarification and convenience in the interpretation of this by-law, illustrations are provided for several common terms and definitions. These illustrations do not form part of this By-law.”

- vi. Section 2.1 Zones is deleted in its entirety and replaced with the following:

“For the purposes of this By-law, the following zones are established, and they may be referred to by the name or by the symbol set opposite the name of the zone below:

Zone	Symbol
Agricultural	A
Rural Residential	RR
Estate Residential	ER
Hamlet Residential	RH
Urban Residential	UR
Downtown Commercial	CD
Mixed Use	MU
Highway Commercial	CH
Employment	M1
Rural Employment	M2
Extractive Industrial	MX
Disposal Industrial	MD
Institutional	IN
Open Space	OS
Environmental Protection	EP
Stormwater Management	SM
Development	D

- vii. Section 2.3.vi is amended by deleting “3.18” and replacing it with “3.19”
- viii. Section 2.3.viii is amended by deleting “Assessment Report” and replacing it with “Grand River Source Protection Plan (2015, as may be amended)”
- ix. Section 2.8 - Flood Fringe (F) Symbol is amended as follows:
 - a) Subsection iii is deleted in its entirety and replaced with:

“no basement, campground, underground parking, nor parking lot associated with any residential uses shall be developed or expanded”
 - b) Subsection iv and v are renumbered subsection vi and vii, respectively.
 - c) A new subsection iv is added as follows:

“no institutional uses, including hospitals, nursing homes, schools, pre-schools, nursery nor associated uses shall be permitted;”
 - d) A new subsection v is added as follows:

“no industrial nor commercial uses associated with manufacture, treatment, storage, or disposal of hazardous substances shall be permitted;”
- x. Section 2.9 Well Head Protection Area (WHPA) Zone Overlay is amended as follows:
 - a) The text is deleted in its entirety and replaced with:

“Where lands are shown to be within a WHPA on Schedule A-3, the lands are subject to the requirements of the Grand River Source Protection Plan. Any use which is or may be a significant drinking water threat may be prohibited, restricted, permitted, or otherwise regulated by the Source Protection Plan.

Any application for development, redevelopment, or site alteration within a WHPA as shown on Schedule A-3 shall be subject to review by the Grand River Conservation Authority. The Risk Management Official shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the Clean Water Act, 2006, and whether the use or activity is permitted, prohibited, restricted, or regulated in accordance with the Grand River Source Protection Plan.”
 - b) Subsections (a), (b), and (c) are deleted in their entirety.
- xi. Section 2 Establishment of Zones is amended by adding a new Section 2.10 as follows:

“2.10 Natural Heritage System (NHS) Overlay

The Natural Heritage System (NHS) Overlay identifies woodlands and the Natural Heritage System of the Dufferin County Official Plan. The County Natural Heritage System includes Provincially and County significant natural heritage features, areas of natural hazards, areas of potential archaeological resources, areas of established wildlife habitat, linkages, and vegetative buffers.

The NHS Overlay is not a separate zone but an overlay which indicates to property owners and Town staff that further consultation with applicable agencies is required. Consultation is intended to determine

the extent of the physical features, and any measures or further permissions required for the protection of their ecological function prior to development approvals or the issuance of a building permit. As a result of such consultation, a scoped Environmental Impact Study (EIS) may be required.

The following provisions apply:

- i. Where the NHS Overlay exists on a lot, development may be permitted, subject to consultation with Dufferin County, to the satisfaction of the Town.
 - ii. Where the NHS Overlay exists on a lot, and where the property is within 60 m of the Grand River, consultation must also include Indigenous communities, to the satisfaction of the Town.
 - iii. Subject to (i) and (ii), where development is permitted, the regulations of the underlying zone shall apply.
 - iv. Where the NHS Overlay exists on a lot, and further on-site review of the NHS Overlay has been directed by Dufferin County or an Indigenous community, boundaries of the NHS Overlay may be refined on a site-specific basis without requiring an amendment to this By-law, to the satisfaction of the Town.”
- xii. Section 3.1.2 Setback and Yard Requires is amended as follows:
- a) Adding the words “, with the exception of an accessory dwelling unit for farm help labour, as permitted within the Agriculture Zone.” after the words “maximum floor area of any accessory building or structure shall not exceed the floor area of the principle building”
- xiii. Section 3.1.6 Garden Suites is deleted in its entirety and renumbering subsequent sections.
- xiv. Section 3.1.7 Accessory Apartments is deleted in its entirety and replaced with the following, now numbered 3.1.6:

“3.1.6 Additional Residential Units

Where an additional residential unit is permitted by this By-law, it shall only be permitted subject to the following:

- i. On lots within the Urban Residential, Hamlet Residential, Estate Residential or Rural Residential Zones, two additional residential units are permitted in a detached house, semi-detached house, or rowhouse, or accessory structure, to a maximum of three dwelling units across all structures and buildings on the lot.
- ii. No more than one additional residential unit may be located in a building accessory to the primary dwelling.
- iii. On lots within the Agriculture Zone, up to two additional residential units are permitted accessory to a farm dwelling, where:
 - a. at least one additional residential unit is within or attached to the principal dwelling;
 - b. the detached proposed residential unit is located attached to or within 20 metres of the principal dwelling within the farm building cluster;
 - c. the additional residential unit does not take land out of agricultural production;
 - d. The additional residential unit complies with minimum distance separation formula, where applicable;
 - e. The lot has a minimum lot area of 0.4 ha where located on private services.

- iv. The additional residential unit is connected to municipal water and sewage services or the sewage disposal system and water services are adequately sized for the increased residential use if on private services;
 - v. the additional residential is ~~main~~ on the same lot as the primary dwelling unit;
 - vi. A detached additional residential unit is setback from the lot lines in accordance with section 3.1.2;
 - vii. One parking space must be provided for each additional residential unit, unless otherwise specified in this By-law; and,
 - viii. The lot is not developed with an existing temporary garden suite.”
- xv. Section 3.1.7 Accessory Dwelling Units in a Non-Residential Building is amended as follows:
- a) Subsection vi) is renumbered to vii)
 - b) The word “and: is deleted at the end of subsection v).
 - c) A new subsection vi) is added as follows:

“The accessory dwelling unit is located outside of natural hazards as identified through the Environmental Protection Zone; and,”
- xvi. Section 3.1.8 Accessory Dwelling Units in a Non-Residential Building is amended as follows:
- a) Subsection iv is deleted and replaced with the following:

“maximum gross floor area of the accessory dwelling unit shall be no greater than 50% of the non-residential use”
 - b) A new subsection vi is added as follows:

“The accessory dwelling unit is located outside of natural hazards as identified through the Environmental Protection Zone; and,”
 - c) The following subsection is renumbered sequentially.
- xvii. Section 3.1 – Accessory Buildings, Structures and Uses is amended by adding a new Section 3.1.9, now numbered 3.1.8, as follows:
- “3.1.8 Accessory Dwelling Unit for On-Farm Help**
- Where agriculture uses are permitted on farm lots, an accessory dwelling unit or units, specifically for accommodating on-farm workers, shall be considered an agricultural use, subject to the following:
- i. An Accessory Dwelling for Farm Help shall have a separate entrance, washroom and kitchen facility.
 - ii. A mobile home may be used as an Accessory Dwelling for Farm Help where such mobile home complies with Section 3.9 of this By-law with the exception of a permanent foundation, and where Council has passed a Temporary Use By-law under Section 37 of the Planning Act and where there is an agreement between the owner and the Town that provides for the removal of the Mobile Home after a maximum of 10 years. “
- xviii. Section 3.1.11 Sea Containers, Storage Containers and Refuse Bins is amended as follows:
- a) Subsection i is amended by deleting the words “Rural Area of the Town on a permanent basis.” with the following words “outside of the Urban Area of the Town on a permanent basis. Sea containers for permanent use shall be prohibited in the Hamlet Residential Zone, Estate Residential Zone, or any applicable zones within the Urban Area of the Town.”.

- b) Subsection vii is amended by replacing the words “in the Rural Area, excluding Colbeck, Monticello and Mount Haven” with “outside of the Urban Area, Estate Residential Zone, and Hamlet Residential Zone”
- xix. Section 3 General Provisions is amended by adding a new section 3.2 and renumbering subsequent sections:
- “3.2 CANNABIS PRODUCTION**
Where permitted by this by-law, a licenced cannabis production facility, and associated buildings or structures, shall be permitted subject to the following:
- i. No facilities nor associated buildings and structures are permitted within 150 m of any existing residential uses or existing schools or places of worship;
 - ii. No facilities nor associated buildings and structures are permitted within 150 m of any Institutional Zone;
 - iii. All facilities and associated buildings and structures shall be setback 70 m from all lot lines;
 - iv. No open storage is permitted;
 - v. The wholesale of cannabis is permitted. Direct sale of cannabis is permitted as an accessory retail use, where it is secondary to the production use, on the same property in which the facilities are located, and subject to the provisions of the applicable zone; and
 - vi. All cannabis production facilities shall be fully licenced by Health Canada.”
- xx. Section 3.7 Home Industry is amended as follows:
- a) Deleting and replacing the first sentence with the following: “No home industry is permitted in any zone, unless the following provisions are met”
- xxi. Section 3.8 Home Occupation is amended as follows:
- a) Subsection v is amended by adding the words “of the dwelling, to a maximum of 30 m²” after the words “gross floor area” in the first sentence.
 - b) Subsection v is amended by adding the words “and shall not be conducted within an accessory building or structure” after the words “attached garage” in the second sentence.
 - c) Subsections vi, vii, viii, ix, x are renumbered vii, viii, ix, x, xi, respectively.
 - d) Adding a new subsection vi as follows:
“Notwithstanding (v), a bed and breakfast may exceed the maximum gross floor area provisions. A bed and breakfast is permitted to have a maximum of four guest bedrooms.”
 - e) Subsection x is amended by replacing the words “ in conjunction with a single detached dwelling” with “per dwelling unit”.
 - f) Subsection xi is amended by replacing the word “two” with the word “one”, and by adding the words “, unless specified elsewhere in this By-law” after the words “rear yard only”.
- xxii. Section 3.14 Number of Dwelling Units on a lot is amended by adding the words “except where permitted as an additional residential use in accordance with Subsection 3.1.7.” after the words “on any lot”.

- xxiii. Section 3.15 Outdoor Storage is renumbered Section 3.16 and all subsequent sections with Section 3 - General Provisions are renumbered accordingly.
- xxiv. Section 3 – General Provisions is amended by adding a new section 3.15 as follows:

“3.15 ON-FARM DIVERSIFIED USES

Notwithstanding any other provisions to this By-law, On-farm diversified uses are subject to the following:

- i. The on-farm diversified use shall be secondary to a principal agricultural use;
 - ii. The on-farm diversified use shall not exceed 2% of the lot area, up to a maximum of 1 ha, of the property. This calculation shall include all buildings, structures, outdoor storage, landscaped areas, parking areas, and well and septic facilities associated with the on-farm diversified use.
 - iii. The on-farm diversified use shall have a maximum gross floor area of 20% of the lot area dedicated for the on-farm diversified use. This calculation shall include all associated buildings or structures.
 - iv. All requirements of the MDS and all applicable provisions of this By-law are met.”
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- xxv. Section 3.19 Public Uses is amended as follows:
 - a) Replacing the section number “3.8.2” with “3.19”.
 - b) Adding numbering (i, ii) to the list of prohibited uses.
 - c) Deleting “3.8.2” in the first sentence and adding the word “this” in front of the word section in the first sentence.
 - d) Deleting the words “for the purpose of this section, shall include”, at the beginning of Paragraph ii, and adding the word “and,” to the end of the sentence.
 - e) Adding a new subsection iii as follows:

“Accessory service buildings or structures to any of the above permitted uses. “
 - f) Replacing the words “shall not include any facility used for residential purposes.” with “shall include, but are not limited to, the provision of water, wastewater, stormwater, communications, electricity generation facilities and transmission and distribution systems, and gas utilities, pipelines, roads, rail, and trails.”
 - g) Adding the word “and” to the end of subsection iii
 - h) Adding a new subsection iv as follows:

“Secondary uses such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage may be permitted and require technical approved from Hydro One Networks to ensure that these uses are compatible with surrounding land uses and the primary use of the hydro corridor.”
 - xxvi. Section 3.19.4 Road and Service Installations is amended as follows:
 - a) Replacing the text “high voltage electrical facilities” with “electricity generation facilities and transmission and distribution systems”

xxvii. Section 3.24 Special Setbacks is amended as follows:

- a) By deleting Section 3.24.1 in its entirety.
- b) By renumbering sections 3.24.2, 3.24.3, 3.24.4, 3.24.5, 3.24.6, 3.24.7 and 3.24.8 to 3.24.3, 3.24.4, 3.24.5, 3.24.6, 3.24.7, 3.24.8, and 3.24.9, respectively.
- c) By adding two new subsections as follows:

“3.24.1 Minimum Distance Separation

Notwithstanding any other yard or setback provisions in this By-law, no non-agricultural use shall be permitted unless it complies with the Minimum Distance Separation (MDS I). Where an existing dwelling is proposed to be reconstructed, MDS I may not apply, provided there is no change to the land use and the structures are rebuilt no closer to the surrounding livestock facilities or anaerobic digesters.

Notwithstanding any other yard or setback provisions to the contrary of this By-law, no livestock facility or manure storage facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II). Where an existing livestock facility or anaerobic digester is proposed to be reconstructed, MDS II may not apply, provided that the redevelopment is not located closer to the lot lines or any existing non-agricultural use, that there is no change to relative odour potential, and that there is no change to the values of Factor A, B, or D.

3.24.2 Buffers for Sensitive Uses

Where an Industrial Zone abuts a Residential or Institutional Zone or associated sensitive use, the industrial use shall be subject to the following:

- i. Class 1 industrial facilities and associated uses shall be located no closer than 20 m to the sensitive use and no part of any sensitive use shall locate closer than 20 m to the industrial use;
- ii. Class 2 industrial facilities and associated uses shall be located no closer than 70 m to the sensitive use and no part of any sensitive use shall locate closer than 70 m to the industrial use;
- iii. Class 3 industrial facilities and associated uses shall be located no closer than 300 m to the sensitive use and no part of any sensitive use shall locate closer than 300 m to the industrial use. “

- d) Section 3.24.3 – Roads and Road Allowance Setbacks is amended as by deleting the words “Notwithstanding any other provisions contrary to this By-law, no building or structure shall be constructed within 10m of a municipal road allowance or an established street line.” in their entirety.

- e) Section 3.24.5 Watercourses setback is amended as follows:

- i. Replacing the words “high water mark” with the words “top of bank”.
- ii. Adding a second paragraph which states “ Where a property abuts the Grand River, all buildings or structures, except pump houses, erosion control structures and works undertaken by the

Corporation shall be located a minimum of 30 m from the top of bank of the river.”

- xxviii. Section 3.28 Wayside Pits and Quarries is amended by deleting the paragraph and replacing it as follows:

A wayside pit or quarry, being a temporary pit or quarry, or portable asphalt or concrete plant, opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way, shall be permitted as a temporary use on all lands covered by this By-law, for the duration of a specific road project, where the Owner of such lands has entered into an agreement with the Corporation. After such road project is complete, or the contract is expired, the wayside pit and quarry or portable asphalt or concrete plant use shall be prohibited, and lands shall be rehabilitated.

- xxix. Section 3.29 Illustrations is deleted in its entirety.

- xxx. Section 3.30 Keeping of Urban Chickens is renumbered Section 3.29 and is amended as follows:

- a) Deleting the word “Urban” from the Section title.
- b) Adding the text “of the following” after the words “is not permitted in any”.
- c) Adding the text “s:” to the word “zone”.
- d) Deleting the words “within the Urban Settlement Boundary of the Town (as defined in the Town’s Official Plan) and in the Estate Residential (ER) and Hamlet Residential (RH) Zones.” in their entirety.
- e) Adding the following bullet points after the word “zones”:
 - Downtown Commercial (CD);
 - Urban Residential (UR);
 - Institutional (IN);
 - Open Space (OS) (Urban Area only);
 - Environmental Protection (EP);
 - Hamlet Residential (HR);
 - Estate Residential (ER).
- f) Deleting the words “in the Agricultural (as defined in the Town’s Official Plan) of the Town within the Agricultural (A) and Rural Residential (RR) Zones as a permitted Agricultural Livestock Operation.” In their entirety.
- g) Adding the following text after the words “is only permitted”:
 - in the Agricultural (A) and Rural Residential (RR) Zones as a permitted Agricultural Livestock Operation; and,
 - outside of the Urban Area as shown on Schedule A2.

- xxxi. Section 3 General Provisions is amended by adding a new Section 3.30 – Alternative and Renewable Energy as follows:

“3.30 Alternative and Renewable Energy

Alternative and renewable energy systems shall be permitted in all zones, with the exception of the Environmental Protection Zone, subject to the following:

- i. All alternative and renewable energy systems shall comply with applicable Town By-laws.
- ii. Small scale alternative and renewable energy systems generating electricity exclusively for use on the same lot

shall be considered an accessory use and are subject to the provisions of Subsection 3.1.

- iii. Ground-mounted facilities for solar energy systems producing 10 kilowatts or less, shall be permitted in the Agriculture Zone as an on-farm diversified use and subject to the applicable provisions of that Zone and Subsection 3.15.
- iv. Large scale or commercial alternative and renewable energy systems, generating electricity for use exceeding that used on the same lot or for the purpose of contributing to the electrical grid, or, in the case of ground mounted solar facilities or wind generation systems, systems producing greater than 10 kilowatts, shall be considered a non-agricultural use.
- v. Wind generation systems shall be subject to the following provisions:
 - a. Maximum height, as measured from the finished grade to the vertical extension of the top of the blade: 120 m
 - b. Minimum setback from any existing dwelling in any Zone, including a dwelling located on the same lot: 600 m
 - c. Minimum setback from any lot line abutting a road or highway: 1.5 times the height of the wind turbine.”

xxxii. Section 4.1 – Parking Space Requirements is amended as follows:

- a) Subsection 4.1.2 is amended to replace reference to section “46.7” with “4.8”.
- b) Subsection 4.1.5 is amended by deleting the words “a minimum width of 3 m and have a minimum length of 6 m” and replacing them with:
 - “the following dimensions:
 - (i) For parallel parking spaces, a minimum width of 2.85 m and a minimum length of 6.7 m.;
 - (ii) For tandem parking spaces, a minimum width of 2.85 m and a minimum length of 11 m;
 - (iii) For angled parking spaces, a minimum width of 2.85 m and a minimum length of 6 m;
 - (iv) For all other parking spaces, a minimum width of 2.85 m and a minimum length of 6m.”
- c) Adding a new subsection 4.1.6 as follows:

“All parking spaces shall have unobstructed access to a street, driveway, lane, or parking aisle.”

xxxiii. Section 4.2 - Accessible Parking Spaces is amended by deleting paragraphs i. to vii. and replacing them with:

- i. “1- 12 parking spaces: One Type A accessible parking space for the use of persons with disabilities.
- ii. 13-100 parking spaces: Four per cent of the total number of parking spaces are required to be accessible, rounding up to the nearest whole number:
- iii. 101-200 parking spaces: One accessible parking space and an additional three per cent of parking spaces are required to be accessible, calculated in accordance with ratios set out in 4.2.3 (vi), rounding up to the nearest whole number.

- iv. 201 - 1,000 parking spaces: Two accessible parking spaces and an additional two per cent of parking spaces must be accessible parking spaces in accordance with the ratios set out in 4.2.3.vi, rounding up to the nearest whole number.
- v. Greater than 1,000 parking spaces: Eleven accessible parking spaces and an additional one per cent of parking spaces for the use of persons with disabilities, where more than 1,000 parking spaces are provided must be accessible parking spaces in accordance with the ratios set out in 4.2.3.vi, rounding up to the nearest whole number.
- vi. For the purposes of subsections (i) to (v),
 - (i) Where the number of required accessible parking spaces is even an equal number of Type A and Type B parking spaces must be provided.
 - (ii) Where the number of accessible parking spaces is odd, the number of parking spaces must be divided equally between Type A and B parking spaces and the additional parking space, the odd-numbered space, may be a Type B parking space.
- vii. In determining the location of parking spaces for the use of persons with disabilities that must be provided, locations that provide greater accessibility in terms of distance from an accessible entrance or user convenience shall be selected.
- viii. For the purposes of subsection (vii), the following factors may be considered in determining user convenience:
 - (i) Protection from the weather.
 - (ii) Security.
 - (iii) Lighting.
 - (iv) Priority of maintenance.
- xxxiv. Section 4.3 Parking Area Surface is amended by adding the words “and vegetation” after the words “planting strips”.
- xxxv. Section 4.6 – Use of Parking Spaces and Areas is amended as follows:
 - i. Adding a new subsection 4.6.4 as follows:

“For new or re-development on lots within all Zones except the Agricultural Zone, where the lot has frontage on or an exterior side lot line adjacent to County Road 109, parking spaces and parking areas are prohibited in the front or exterior side yard. Planting strips and vegetation shall be used to buffer parking spaces and areas from County Road 109.”
- xxxvi. Section 4.8 – Number of Spaces Required is amended as follows:
 - i. Replacing the word “Table 3”, with “Table 2” wherever it appears.
 - ii. Deleting Table 2 in its entirety and replacing it with the table in Schedule 1 attached hereto:
- xxxvii. Section 4 – Parking is amended by adding a new section 4.9 as follows:

“4.9 Bicycle Parking

- i. The minimum required bicycle parking spaces for new or re-development are:
 - a. 0.1 parking space per residential unit, within the Urban Residential, or Rural Residential Zones, where there are 6 or more dwelling units on a lot.
 - i. Where fewer than 1 full parking space is required for the total number of units, a minimum of 1 parking space is required;
 - b. 5% of the number of vehicle parking spaces shall be required for bicycle parking spaces, within the Downtown Commercial and Mixed Use Zones;
 - c. 1 bicycle parking space for every 20 students and 30 employees, whichever is greater, for any school within the Institutional Zone.
- ii. A bicycle parking space shall have a minimum width of 0.6 m and minimum length of 1.8 m.
- iii. A bicycle parking space must have access from an aisle having a minimum width of 1.5 m.
- iv. Bicycle parking spaces within any Residential Zone may be located indoors or outdoors.”

xxxviii. Section 4.9 Loading Space Requirements is amended as follows:

- a) Section 4.9 is renumbered to 4.10.
- b) Replacing reference to Table 2 with Table 3.
- c) Adding the following text following subsection 4.11.ii:
 - i. Loading spaces shall have a minimum width of 3.5 m and a minimum length of 9 m.
 - ii. Ingress and egress to and from loading spaces shall be provided by means of unobstructed driveways or passageways shall be a minimum of 6 m in width.
- d) Renumbering Table 4 as Table 3.

xxxix. Section 5.1 – Agricultural Zones is amended as follows:

- a) Deleting Table 5.1.1 in its entirety and replacing it with the table in Schedule 3 attached hereto.
- b) Deleting Table 5.1.2 and its footnotes in their entirety and replacing it with the table in Schedule 4 attached hereto.
- c) Adding a new Table 5.1.3 in Schedule 5 attached hereto.
- d) Adding a new subsection 5.1.3.1 as follows:

“5.1.3.1 Additional Provisions

Notwithstanding any other provisions to this By-law, the uses permitted within the Agriculture Zone are subject to the following:

- i. Up to two additional residential units shall be permitted, accessory to the primary dwelling, subject to subsection 3.1.7.
- ii. An agriculture-related use shall be:
 - a. directly related to the farming operations of the area and is compatible with, and does not hinder, surrounding agricultural operations;
 - b. subject to MDS requirements.
- iii. On-farm diversified uses shall:

- a. not exceed 2% of the lot area, up to a maximum of 1 ha, of the property;
 - b. have a maximum gross floor area of 20% of the lot area dedicated for the on-farm diversified use.
 - iv. Where a farm dwelling is severed surplus to an agricultural operation, the remnant parcel will be rezoned to prohibit future residential uses.“
- xi. Section 5.2 – Residential Zones is amended as follows:
 - a) Deleting the Village Residential (RV) and Multiple Residential (RM) Zones and adding a new Urban Residential (UR) Zone.
 - b) Deleting Table 5.2.1 and replacing it with the table in Schedule 6 attached hereto.
 - c) Section 5.2.3 – Zone Requirements is amended as follows:
 - (i) Deleting Table 5.2.2 and replacing it with the table in Schedule 7 attached hereto.
 - (ii) Deleting the footnotes to Table 5.2.2 and replacing them as follows:
 - “(1) Maximum number of connected row houses 8 units. Where multiple townhouse blocks are proposed a minimum separation distance of 3 m is required between the exterior side walls of the adjacent townhouse blocks.
 - (2) Additional provisions:
 - a) Minimum distance between two facing walls – 2 m
 - b) Minimum separation between two dwellings on abutting lots - 1.8 m
 - c) The front wall of any attached or detached garage shall not be located closer to the front lot line than the front wall of the dwelling, except a garage can extend in line with a covered porch that extends along the entire front wall of the dwelling.
 - d) Permitted encroachments of Table 3.1.5.1 shall not be permitted within any drainage swale or easement.
 - e) Maximum density - 50 units/ha
 - f) Minimum landscaping open space strip abutting any lot line where more than one unit is accommodated on a single lot - 3m in width
 - g) Minimum landscaping open space strip abutting any front and exterior side yard for any corner lot – 3m in width
 - (3) Back-to-back townhouses will contain a minimum of 6 dwelling units to a maximum of 16 dwelling units
 - (4) Minimum landscaped open space: 20%”
 - (iii) Adding a new Table 5.2.3 Requirements for Residential Uses in RR, ER, RH Zones as shown in Schedule 8 attached hereto.
 - (iv) Adding a new Table 5.2.4 Requirements for Non-Residential Uses in RH Zone as shown in Schedule 9 attached hereto.
 - d) Table 5.2.5 is amended as follows:
 - (i) Deleting exceptions RM-7 and RV-4 in their entirety from the table.
 - (ii) Combining the exceptions for the Village Residential and Multiple Residential Zone and renaming them Urban Residential and adding new exception numbers.
 - (iii) Adding the following exception as new row to the Table 5.2.3.5:

Exception Number: UR-30

Uses Prohibited: Single Detached and Semi-Detached Dwellings

Special Zone Requirements: Notwithstanding section 4.7, direct driveway access from Amaranth Street to individual units will be prohibited. Driveway access must be consolidated to minimize traffic disruption.

xli. Section 5.3 – Commercial and Employment Zones is amended as follows:

- a) Adding a new Mixed Use (MU) Zone to the list of Commercial and Employment Zones.
- b) Deleting Table 5.3.1 and replacing it the table in Schedule 10 attached hereto.
- c) Adding new footnotes to Table 5.3.1 as follows:
 - “ 1) Within the M1 Zone, retail and office uses associated with and secondary to a primary permitted use are permitted. Facilities accessory to any primary permitted use are also permitted.
 - 2) Within the M1 and M2 Zones, accessory outdoor storage may include the storage of vehicles, including buses, trucks, tractor-trailers, and other fleet vehicles, subject to Section 3.16.”
- d) Deleting Table 5.3.2 Zone Requirements and replacing it with the table in Schedule 11 attached hereto.
- e) Adding a new footnote to Table 5.3.2 as follows:
 - “3) Permitted residential uses in the MU Zone shall comply with the provisions of the UR Zone in subsection 5.2.3. All other uses in the MU Zone shall comply with the provisions of Table 5.3.2.”
- f) Adding the words “Commercial and” in front of the text “Employment Zones” in Section 5.3.4.
- g) Adding the following exception, which was previously exception RV-4, as a new row to Table 5.3.3 which includes the following:

“Exception Number: MU-1

Only Uses Permitted: Drugless Practitioner’s Office (Wellness Centre)

Special Zone Requirements:

- i. Minimum Front Yard - 3.8m
- ii. Minimum Exterior Side Yard - 3.0m
- iii. Minimum Interior Side Yard abutting a Residential Zone - 4.5m
- iv. Minimum Rear Yard - 4.5m
- v. Maximum Building Height - 10m
- vi. Minimum Landscaped Open Space Strip abutting a front yard, exterior side yard, and abutting any residential zone - 3.0m

Other Special Provisions:

- vii. Minimum Parking Required shall be seven (7) off-street parking spaces, where one space is

permitted to be located in the existing attached garage and one (undersized) space is permitted directly in front of the garage.”

xlii. Section 5.4 Other Zones is amended as follows:

- a) Adding a new Stormwater Management (SM) Zone to the list of other zones under Section 5.4.2.
- b) Deleting Table 5.4.1 in its entirety and replacing it with the table in Schedule 12 attached hereto.
- c) Deleting Table 5.4.2 in its entirety and replacing it with the table in Schedule 13 attached hereto.

xliii. Section 6 – Definitions is amended as follows:

- a) Deleting the definition for “Accessory Apartment” in its entirety.
- b) Adding a definition for “Additional Residential Unit (ARU) as follows:

“ADDITIONAL RESIDENTIAL UNIT (ARU)

A distinct dwelling unit with its own kitchen, bathroom and sleeping area(s) which is secondary to the main dwelling on the property in terms of use and appearance. ARUs may also be known as granny flats, in-law suites, secondary suites, basement apartments, laneway homes, coach houses or tiny homes. ARUs may be located in an accessory building or attached to or within the main dwelling, including a single-detached, semi-detached or townhouse dwelling.”

- c) Deleting the definition for “Aggregate Extraction Operation” and replacing it as follows:

“Any use of lands, buildings, structures or equipment for the purpose of extracting sand, gravel or other aggregate materials. An aggregate extraction operation shall include the extraction, transport, beneficiation, sorting, and screening, washing, crushing, and processing, recycling of aggregate materials and derived products such as asphalt and concrete, or the production of secondary related products.”

- d) Adding a definition for “Agriculture-Related Uses” as follows:

“AGRICULTURE-RELATED USES

Agriculture-related uses are farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.”

- e) Deleting the definition for “Agricultural Related Commercial Use” in its entirety.
- f) Adding a definition for “Agricultural Use” as follows:

“AGRICULTURAL USE

means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries;

agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.”

- g) Adding a definition for “ Alternative and Renewable Energy Systems” as follows:

“ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS

A building, structure, or series of one or more ground-supported devices which convert energy to electrical power for the purposes of sole-site use or contribution to the electrical grid. An alternative or renewable energy system may refer to solar, wind, geothermal, biomass, or anaerobic digesters.”

- h) Deleting the definition for “Catalogue Store and Mail In Depot” in its entirety.
- i) Deleting the definition for “Dwelling, Accessory” in its entirety.
- j) Adding the words “ A townhouse may be known as a row house” at the end of the definition for “Dwelling, Townhouse”.
- k) Adding a definition for “ Dwelling, Townhouse, Back-to-Back” as follows:

“DWELLING, TOWNHOUSE, BACK-TO-BACK

A building containing four or more dwelling units divided by vertical common walls above grade, including a common rear wall, each of which has an independent entrance, either directly or through a common vestibule.”

- l) Adding a definition for “Dwelling, Townhouse, Rear Lane” as follows:

“DWELLING, TOWNHOUSE, REAR LANE

For the purposes of the by-law, a rear lane townhouse is a townhouse dwelling where the garage is located in the rear yard and access to the garage is provided via a rear lane or public or private road along the rear property line.”

- m) Adding a definition for “Dwelling, Townhouse, Live-work” as follows:

“DWELLING, TOWNHOUSE, LIVE-WORK

A townhouse development in which a minimum of 3 dwelling units and ground floor non-residential units are attached at the main wall above and below grade, and in which the dwelling units are located above the non-residential units, no more than 3 storeys in height, with no common enclosed corridor system. The non-residential units may contain business and personal services uses, excluding food preparation requiring exhaust hood ventilation or producing grease-laden vapour.”

- n) Adding a definition for “Dwelling, Townhouse, Stacked” as follows:

“DWELLING, TOWNHOUSE, STACKEDA townhouse development in which a minimum of 3 dwelling units are attached at the main wall above and below grade, and in which 1 unit is

located above or below another unit, no more than 3 storeys in height, with no common enclosed corridor system.”

- o) Adding a definition for “Dwelling Unit, Accessory For On-Farm Workers” as follows:

“DWELLING UNIT, ACCESSORY FOR ON-FARM WORKERS

A building which includes one or more dwelling units intended to accommodate temporary farm workers and located on the same property or in close proximity to the agricultural work. Accessory dwellings for on-farm workers may also be known as bunkhouses.”

- p) Adding a definition for “Electric Vehicle Parking Space” as follows:

“ELECTRIC VEHICLE PARKING SPACE

A parking space constructed with a minimum Level 2 Electric Vehicle Charging Device”

- q) Adding a definition for “Farm Lot” as follows:

“FARM LOT

A parcel of land on which the predominant activity is agricultural and may include associated buildings and structures such as residential dwellings, livestock facilities, farm implement structures, silos, granaries, and similar buildings and structures. “

- r) Adding a definition for “Flood Fringe” as follows:

“FLOOD FRINGE

For river, stream and small inland lake systems, flood fringe means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.”

- s) Adding a definition for “Flood Plain” as follows:

“FLOOD PLAIN

For river, stream and small inland lake systems, flood plain means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.”

- t) Adding a definition for “Floodway” as follows:

“FLOODWAY

For river, stream and small inland lake systems, floodway means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied (within the Grand Valley Settlement Area), the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life

and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.”

- u) Deleting the definition for “Granny Flat” in its entirety.
- v) Deleting the definition for “Hobby Farm” in its entirety.
- w) Adding a definition for “Industrial Facility, Class 1” as follows:

“INDUSTRIAL FACILITY, CLASS 1

A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage. The Provincial D-6 Guidelines on Compatibility between Industrial Facilities, as may be amended, provide reference for further classification and examples.”

- x) Adding a definition for “Industrial Facility, Class 2” as follows:

“INDUSTRIAL FACILITY, CLASS 2

A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours. The Provincial D-6 Guidelines on Compatibility between Industrial Facilities, as may be amended, provide reference for further classification and examples.”

- y) Adding a definition for “Industrial Facility, Class 3” as follows:

“INDUSTRIAL FACILITY, CLASS 3

A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions. The Provincial D-6 Guidelines on Compatibility between Industrial Facilities, as may be amended, provide reference for further classification and examples.”

- z) Adding the words “ Attached and detached garages shall be included within lot coverage calculations.” at the end of the definition for “Lot Coverage”.

- aa) Adding a definition for “Non-Farm Lot” as follows:

“NON-FARM LOT

A parcel of land in the Agriculture Zone which does not currently have agricultural uses. Such lots may include legal existing non-

conforming uses, a lot created for a dwelling surplus to a farm operation, or other non-agricultural uses as permitted within the Agricultural Zone.”

- bb) Deleting the definition for Nutrient Storage Facility/Manure Storage Facility in its entirety and replacing it with as follows:

“MANURE STORAGE FACILITY

A permanent manure storage facility that is structurally sound and reasonably capable of storing manure and which typically contains liquid or solid materials prescribed under the Nutrient Management Act, as well as any associated guidelines and regulations, as amended from time to time. “

- cc) Deleting the words “that gives a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphates as nutrients,” from the definition of “Nutrient Unit (NU)”

- dd) Deleting the words “Ontario Hydro” from the definition of “Public Authority” and replacing them with “Hydro One Networks Inc.,”.

- ee) Deleting the words “Multiple Residential (RM)” from the definition for “Residential Zone”.

- ff) Adding a definition for “Sea Container or Shipping Container as follows:

“SEA CONTAINER OR SHIPPING CONTAINER

Sea container means an intermodal freight container that is designed for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving of goods and materials. For the purpose of this by-law a shipping container does not have wheels and does not include a truck body, trailer, or transport trailer.”

- gg) Adding a definition for “Supportive Housing” as follows:

“SUPPORTIVE HOUSING

Supportive housing refers to a premises that contains dwelling units and provides onsite support services designed to assist residents who need such services to assist them in maintaining a level of independence. Support services may include, but are not limited to, office space, collective dining and amenity facilities, laundry facilities, counseling, educational services and life skills training.”

- hh) Adding the text, “bar,” before the words “or public house” and adding the text “ licensed to sell alcohol” following the words “or public house,” in the definition for Tavern.

- ii) Deleting the words “Ontario Hydro” from the definition of “Utility Provider” and replacing them with “Hydro One Networks Inc.,”.

- jj) Deleting the definition for Transportation depot.

- kk) Adding a definition for “Trucking Depot, Or Trucking Yard as follows:

“TRUCKING DEPOT, OR TRUCKING YARD

Any building or land where trucks, tractor-trailers are rented, leased, kept for hire, stored or parked for commercial purposes.”

- ll) Adding a definition for “Transportation Terminal” as follows:

“TRANSPORTATION TERMINAL

Any building or land as where buses or other fleet vehicles are rented, leased, kept for hire, stored or parked, or stationed to deliver people. A transportation terminal may include a bus station or taxi establishment, but does not include a trucking depot.”

mm) Deleting the definition for “Video Film Outlet” in its entirety.

nn) Adding a definition for “Wind Generation System” as follows:

“WIND GENERATION SYSTEM

Wind generation system means any device such as a wind charger, windmill, or wind turbine that converts wind energy to electrical energy 218, including any facilities, equipment, machinery, devices, access roads, collector and feeder lines, busworks, or substations necessary to the proper operation and maintenance of a wind energy conversion system. Any one or more wind generation systems that produce more than a total of 10 kilowatts based on “nameplate rating capacity” and are connected to the provincial transmission grid shall be considered a large-scale or commercial system for the purposes of this by-law.”

oo) Adding a definition for “Wind Turbine” as follows:

“WIND TURBINE

A wind turbine is a structure with wind driven blades mounted on a supporting tower or other structure, attached to an electrical power generator, and includes all power convertors and other on-site facilities for the storage and transmission of electrical power generated by the wind energy system.”

pp) Deleting Schedule A1, dated December 2022, and replacing it with Schedule ‘A1’ dated October 29, 2025, attached hereto.

qq) Adding the following new schedule: “Schedule A2 Index Map”, dated October 29, 2025, attached hereto.

rr) Deleting Schedule ‘A2’, dated December 2022, and replacing it with Schedule ‘A2’ dated October 29, 2025, attached hereto.

ss) Adding the following new schedule: “Schedule A2, Maps 1 to 46”, dated October 29, 2025, attached hereto.

tt) Deleting Schedule A3, dated December 2022, and replacing it with Schedule ‘A3’ dated October 29, 2025, attached hereto.

2. That this By-law shall come into force and effect on the date of passing by Council, subject to the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Read A First and Second Time This _____ Day Of _____ 2026.

Read A Third Time and Finally Passed This _____ Day Of _____ 2026.

Mayor

Clerk



GRAND VALLEY

SEAL

Schedule 1 – Table 2

Land Use	Minimum Off-Street Parking Requirements
Assembly Area, Place of Worship, Recreational Establishment, Private Club, Tavern, or establishment licensed under the Liquor License Act or other similar places of assembly not otherwise specified herein.	1 parking space for each four persons that may be legally accommodated at any one time
Restaurant, private clubs, taverns, eating establishments	5 parking spaces plus 1 parking space for every 4 persons that may be legally accommodated at any one time
Nursing Home, Seniors Apartments, Hospitals, Institutions	5 parking spaces plus 1 parking space for each 3 beds or fraction thereof
Supportive housing	5 parking spaces plus 1 parking space for each 3 dwelling units or fraction thereof
Bed and breakfast	1 parking space and an additional 1 parking space per guest bedroom
Hotel, Motel, Camping Establishment, or other forms of temporary housing	5 parking spaces plus 1 parking space for each guest room, cottage, cabin, or camp site
Offices (medical, dental, drugless practitioner, clinic, business, financial, professional)	2 spaces per office or where common working areas are provided, one space per 20m ² of floor area, excluding communal hallways.
Residential, Apartment Dwelling	1 parking space per dwelling unit, and 1 additional visitor parking space per 10 dwelling units.
Residential, Single-detached dwelling and Semi-Detached dwelling	2 parking spaces per primary dwelling unit, where one space may be located in a carport or garage, provided such garage or carport has a minimum width of 3m 2.85 m and minimum length of 6m. Tandem parking spaces shall also be permitted.
Additional Residential Units	1 parking space for each additional residential unit, which may be a tandem parking space.
Residential, all other dwelling types	2 parking space per primary dwelling unit. One space may be located in a carport or garage, provided such garage or carport has a minimum width of 3m-and minimum length of 6m.
Schools, nursery schools, commercial schools, day care	4 spaces plus 2 space per classroom (Assembly, gymnasium, and other uses are to be calculated separately, in accordance with this table).
On-farm diversified use	1 parking space per 100 m ² of gross floor area of the on-farm diversified use.
Motor vehicle body shop, motor vehicle repair garage and similar motor vehicle uses	4 parking spaces per service bay.
Any other Commercial uses	1 parking space per 20m ² of gross floor area.
Any other Industrial uses	1 space per 50m ² total floor area.
Any other use, including assembly or common areas in conjunction with any of the categorized uses in this table	1 parking space per 20m ² of gross floor area.



Schedule 2 - Table 3

Surface Parking Spaces	Minimum Electric Vehicle Parking Spaces
0-19	0
20-59	1
50-84	2
85-119	3
120-149	4
150 or more	3% of total required parking

Schedule 3 -Table 5.1.1

Use	A Zone – Farm Lots	A Zone – Non-Farm Lots
Agricultural uses	X	
Agriculture-related use in accordance with the additional provisions of this Zone	X	
On-Farm diversified uses in accordance with subsection 3.15	X	
Additional residential unit, in accordance with subsection 3.1.7	X	X
Accessory dwelling unit for on-farm help, in accordance with subsection 3.1.9	X	
Asphalt plant, portable and temporary	X	
Concrete plant, portable and temporary	X	
Dwelling, single detached	X	X
Equestrian facility	X	
Bed and breakfast	X	X
Accessory buildings, structures, or facilities to any permitted use	X	X
Home industry	X	X
Home occupation	X	X
Kennel	X	
Wayside pits and wayside quarries	X	
Flood or erosion control	X	X
Forest or wildlife management	X	X
Veterinary hospital/clinic, associated with agriculture	X	

Schedule 4 – Table 5.1.2

Requirements	A Zone – Farm Lot	A Zone – Non-farm Lot
Minimum Lot Area (ha)	40 ha	0.4 ha
Minimum Lot Frontage	150m	30 m
Minimum Front Yard	10m	10 m
Minimum Exterior Side Yard	30m	10 m
Minimum Interior Side Yard	n/a	10 m
Minimum Rear Yard	30m	10 m
Maximum Lot Coverage	15%	15%
Maximum Height	12m	12 m

Schedule 5 – Table 5.1.3

Accessory Dwelling Unit for On-Farm Help Requirements	A Zone – Farm Lot	A Zone – Non-farm Lot
Minimum Lot Area with a livestock operation including a livestock building having a minimum floor area of 600m ²	39ha	N/A
Minimum Floor Area	35m ²	N/A
Location	Separate from livestock facility	N/A
Maximum Distance from Principal Dwelling	20m	N/A

Schedule 6 – Table 5.2.1

Use	RR Zone	ER Zone	RH Zone	UR Zone
Additional Residential Unit, in accordance with subsection 3.1.7	X	X	X	X
Agricultural crop operation	X			
Dwelling, apartment				X
Dwelling, converted			X	X
Dwelling, duplex			X	X
Dwelling, semi-detached				X
Dwelling, single detached	X	X	X	X
Dwelling, townhouse				X
Dwelling, back-to-back townhouse				X
Dwelling, stacked townhouse				X
Dwelling, Rear lane townhouse				X
Dwelling, triplex				X
Existing agricultural operations	X			
Home industry	X			
Home occupation	X	X	X	X
Park				X
School				X
Supportive housing			X	X
Convenience store			X	
Coffee shop			X	
Retail store			X	
Office, commercial			X	
Office, Business, Professional or Administrative			X	

Schedule 7 – Table 5.2.2 Requirements for UR Zone

	Single detached	Semi detached	Townhouse and live-work townhouse (1)	Back-to-back townhouse (2)(3)	Stacked townhouse (1)(2)(3)	Rear lane townhouse (1)	Dwelling, apartment (4)
Lot Frontage	9.5 m for interior lots, 11 m for corner lots	7.5 m for interior lots, 11 m for corner lots	6.5 m for interior units, 10 m for corner units	6.0 m for interior units, 10 m for corner units	30.0 m	5.5 m for interior units and 8.0 m for corner units	30.0 m
Lot Area	235 m ²	210 m ²	180 m ²	180 m ²	500 m ²	180 m ²	500 m ²
Min. front yard	6.0 m	6.0 m	6.0 m	6.0 m	4.5 m	4.5 m	6.0 m
Min. interior side yard	1.2 m	1.2 m and 0.0 m on the other	End unit: 1.2 m and 0.0 m on the other; Interior Unit: 0.0 m(1)	1.2 m	3.0 m	1.2 (1)	6.0 m
Min. exterior side yard	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	6.0 m
Min. rear yard	6.0 m	6.0 m	6.0 m	0.0 m	7.5 m	0.75 m	7.5 m
Max. Lot Coverage	45%	55%	N/A	N/A	N/A	N/A	N/A
Max. height	12 m	12 m	12.5 m	12.5 m	14.0 m	12.5 m	14.0 m

Schedule 8 – Table 5.2.3 Requirements for Residential Uses in RR, ER, RH Zones

Requirements	RR	ER	RH
Minimum lot area	0.4ha	0.8ha	0.11ha (water services) 0.4ha (private services)
Minimum Lot Frontage	45m	60m	24m
Minimum front yard	10 m	10m	7.5m
Minimum interior side yard	6m	6m	1.5m
Minimum exterior side yard	30m	30m	7.5m
Minimum rear yard	15m	30m	10m
Maximum lot coverage	15%	15%	25%
Minimum Landscaped Open Space	20%	20%	20%
Maximum height	12m	12m	12m



GRAND VALLEY

Schedule 9 -Table 5.2.4: Requirements for Non-Residential Uses in RH Zone

Requirements	RH Zone
Minimum lot area	0.4ha
Minimum Lot Frontage	24m
Minimum front yard	5m
Minimum interior side yard	3m
Minimum exterior side yard	7.5m
Minimum rear yard	10m
Maximum lot coverage	25%
Minimum landscaped open space strip abutting any front lot line and exterior lot line and any Residential or Institutional Zone or use	2 m
Maximum height	12m



Schedule 10 – Table 5.3.1 Permitted Uses in Commercial and Employment Zones

Use	CD Zone	CH Zone	M1 Zone(1)	M2 Zone	MX Zone	MD Zone	MU Zone
Accessory dwelling unit in a non-residential building, in accordance with subsection 3.1.8	X			X	X		X
Additional Residential Unit, in accordance with subsection 3.1.7							X
Aggregate extraction operation					X		
Agricultural implement sales outlet		X	X	X			
Agricultural manufacturing establishment				X			
Agricultural processing establishment				X			
Agricultural produce storage area or facility			X	X			
Agricultural related commercial use				X			
Agricultural uses, existing;					X		
Apartments above or behind a permitted non-residential use	X						X
Asphalt plant					X		
Assembly Area	X						
Auction establishment		X					
Bakery	X						X
Building supply and lumber establishment			X				
Office, Business, Professional or Administrative	X		X				X
Clinic, medical;	X						
Clinic	X						X
Office, Commercial	X						X
Computer, electronic or data processing			X				
Concrete batching plant					X		
Contractor or tradesman establishment			X	X			
Convenience store		X					X
Day nursery	X						X
Dwelling, single-detached, legally existing							X
Dwelling, duplex							X
Dwelling, triplex							X
Dwelling, apartment							X
Dwelling, townhouse							X
Dwelling, back-to-back townhouse							X
Dwelling, stacked townhouse							X
Dwelling, laneway townhouse							X
Dwelling, live-work townhouse							X
Drugstores or Pharmacy	X						X
Dry cleaning establishment	X						X
Entertainment establishment, <i>but not including an adult entertainment establishment</i>	X	X					X



GRAND VALLEY

Equipment sales and rental establishment		X	X	X			
Farmers market	X						X
Feed mill			X	X			
Financial institution;	X	X					X
Funeral home;	X						
Gate house, accessory;						X	
Greenhouse, commercial				X			
Laundromat	X						X
Legally existing uses			X				X
Letter carrier depot		X					
Lodging accommodations	X						
Manufacturing, processing, packaging, fabricating and assembly plant			X				
Microbreweries	X						X
Liquor store	X						
Motor vehicle body shop		X	X				
Motor vehicle dealership		X					
Motor vehicle parts establishment		X	X				
Motor vehicle repair garage		X	X				
Motor vehicle service station		X					
Motor vehicle washing establishment		X					
Museums	X						X
Art gallery	X						X
Studio	X						X
Cultural facility	X						X
Cultural School	X						X
Outdoor storage, accessory			X	X			
Parking garage or parking structure	X	X	X				X
Parking lot, commercial	X	X					X
Peat extraction					X		
Pit or quarry					X		
Post office	X						X
Printing or publishing establishment;	X	X					X
Private club	X						
Recreational establishment	X						X
Recreational vehicles sales and service establishment.		X	X	X			
Recycling facility						X	
Research and development establishments			X				
Research centre	X						X
Tutoring, education facilities	X						X
Restaurant	X	X					X
Retail outlet or large-scale retail		X					
Retail outlet, accessory for products manufactures on the premises			X	X			
Retail store	X						X
Sales office	X						X
Service and repair establishment	X						X
Sawmill				X			
School, commercial	X						X
Service and repair establishment			X	X			



GRAND VALLEY

Service shop, personal	X						X
Sewage treatment facility or services						X	
Tavern	X						X
Taxi establishment	X						X
Telecommunication broadcasting or transmission establishment	X	X					
Transportation terminal			X	X			
Veterinarian hospital/clinic;	X						X
Pet store	X						X
Warehouse			X	X			
Warehouse, mini or self-storage facility			X				X
Waste disposal area						X	
Water reservoir						X	



Schedule 11 – Table 5.3.2 Zone Requirements in Commercial and Employment Zones

Requirement	CD Zone	CH Zone	M1 Zone	M2 Zone	MX Zone	MD Zone	MU Zone (3)
Minimum Lot Area	N/A	0.8ha	0.25ha	0.4ha	22ha	10ha	N/A
Minimum Lot Frontage	N/A	60m	30m	60m	150m	60m	N/A
Minimum Front Yard	N/A	25m	7.5m	15m	120m	60m	N/A
Minimum interior side yard	N/A	15m	4.5m	6m	120m	60m	N/A
Minimum exterior side yard	N/A	15m	7.5m	15m	120m	60m	N/A
Minimum rear yard	2.5m (1)	7.5m (2)	7.5m	7.5m	120m	60m	2.5m (1)
Minimum rear yard abutting a residential zone	4.5m	15m	N/A	N/A	N/A	N/A	4.5m
Maximum lot coverage	75%	30%	50%	25%	N/A	30%	75%
Maximum height	12m	12m	12m	12m	12m	N/A	12m
Minimum landscaped open space strip abutting any front lot line and exterior lot line	N/A	3m	3m	3m	3m (1)	3m	N/A
Minimum landscaped open space strip abutting any residential or institutional zone or use	3m (2)	3m	10m	10m	10m	10m	3m (2)
Minimum setback from any residential zone or use	3m	N/A	N/A	10m	N/A	N/A	3m
Maximum ground floor area devoted to apartments or residential use	40%	N/A	N/A	N/A	N/A	N/A	40%



Schedule 12 – Table 5.4.1 Permitted Uses in Other Zones

Use	IN Zone	OS Zone	EP Zone	D Zone	SM Zone
Accessory dwelling unit in a non-residential building in accordance with Section 3.1.8	X				
Administrative office for a public authority	X				
Agricultural crop operation, existing		X			
Agricultural livestock operation, existing		X			
Ambulance station	X				
Assembly area	X				
Bank stabilization			X		
Cemetery	X				
Civic building	X				
Clinic, medical	X				
Club house	X				
Conservation		X	X		
Cultural facilities					
Day nursery	X				
Driving range		X			
Dwelling, retirement	X				
Dwelling unit, existing	X			X	
Fairground	X	X			
Flood or erosion control structure			X		
Forest management		X	X		
Golf course		X			
Hospital	X				
Legal existing uses			X (1)	X (1)	
Library	X				
Nursing home	X				
Park		X	X		
Parking garage or parking structure, accessory	X				
Parking lot, commercial	X	X			
Recreational establishment	X	X			
Recreation use, passive	X	X			
Religious institution	X				
Restaurant; accessory	X				
School	X				
School, commercial	X				



GRAND VALLEY

School, college, university, or seminary	X				
Stormwater management facility		X			X
Supportive Housing	X				
Trails		X			X
Works yard, municipal	X				



Schedule 13 – Table 5.4.2 Zone Requirements for Other Zones

Requirements	IN Zone	OS Zone	EP Zone	D Zone	SM Zone
Minimum lot area for lots with municipal water and sewage services	0.1ha	Existing	(1)	(2)	Existing
Minimum lot area for lots on private services	0.4ha	N/A			N/A
Minimum lot frontage	30m	N/A			N/A
Minimum front yard	6m	7.5m			7.5m
Minimum interior side yard	3m	7.5m			7.5m
Minimum exterior side yard	6m	7.5m			7.5m
Minimum rear yard	4.5m	7.5m			7.5m
Maximum lot coverage	30%	N/A			N/A
Minimum landscaped open space strip abutting any front lot line and exterior lot line and any Residential or Institutional Zone or use	3m	N/A			N/A
Maximum height	12m	12m			12m