

DRAFT HOUSEKEEPING AMENDMENT

**The Corporation of the Municipality of West Grey
 Bylaw No. TBD**

A bylaw to amend the Municipality of West Grey Comprehensive Zoning Bylaw No. 37-2006, as amended, in relation to accessory apartment provisions and several other matters.

WHEREAS section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "Planning Act") provides that the Council of a local municipality may pass bylaws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the bylaw and for regulating the use of lands and the character, location and use of buildings and structures; and

WHEREAS the Council of the Corporation of the Municipality of West Grey is desirous of adopting a zoning bylaw amendment pursuant to section 34 of the Planning Act in order to eliminate the need for repetitive site-specific amendments and to align the zoning bylaw with updates to the Planning Act, R.S.O, 1990, the Provincial Planning Statement, 2024, the Grey County Official Plan (2025 consolidation), and the Durham and Neustadt Official Plan (2012 version in effect and adopted 2025 version).

NOW THEREFORE the Council of the Corporation of the Municipality of West Grey hereby enacts the following amendments to Bylaw No. 37-2006:

1. Section 5.199 Residential Dwelling - Accessory Apartment is deleted.
2. The following definition is added as Section 5.199.1:
 - a. **Accessory Apartment – Detached** means a self-contained Dwelling Unit that exists on a Lot in addition to the Principal Dwelling Unit and that is contained in a building that is detached from and accessory to the Principal Dwelling Unit.
3. The following definition is added as Section 5.199.2:
 - a. **Accessory Apartment – Attached** means a self-contained Dwelling Unit that exists on a Lot in addition to the Principal Dwelling Unit and that is contained within or is attached to the Principal Dwelling Unit.
4. All lands that are subject to the R1B Zone are hereby rezoned to R2 and shall be subject to the provisions of the R2 zone. All schedules of Bylaw 37-2006 are deemed to be amended to reflect this change.
5. The provisions of section “6.29 Accessory Apartment Dwelling Unit” are deleted.
6. Section “6.29.1 Detached Accessory Apartments” is added as a subsection to section “6.29 Accessory Apartment Dwelling Unit”.
7. The following provisions are added to Section 6.29.1:
 - a. 6.29.1 Detached Accessory Apartments

Where specifically permitted within a zone, and notwithstanding any provisions of this by-law that conflict with the provisions contained within this section, a detached accessory apartment dwelling unit shall be subject to the following provisions:

Provision	R2, C3, MU Zones	R1A, C5 Zones	A1, A2, A3, ER, C6 Zones
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Front Yard and Exterior Yard	1. Not permitted in a Front or Exterior Yard. 2. Must comply with standard zone provisions	1. Not permitted in a Front or Exterior Yard.	Permitted in a Front Yard or Exterior Yard relative to the Main Dwelling provided the Accessory Apartment complies with the Font Yard and Exterior Yard requirements that are applicable to a Main Building.
Minimum Rear Yard	1.2 m	3 metres	The standard provisions applicable to a Main Building shall apply.
Minimum Interior Yard	1.2 m	The standard provisions applicable to a Main Building shall apply.	The standard provisions applicable to a Main Building shall apply.
Minimum setback from principal dwelling	1.2 m	1.2 m	1.2 m
Maximum Lot Coverage	The total lot coverage of all structures on a Lot must comply with the maximum permitted lot coverage for the zone, or, the total permitted lot coverage must not exceed 45%.	The total lot coverage of all structures on a Lot must comply with the maximum permitted lot coverage for the zone.	The total lot coverage of all structures on a Lot must comply with the maximum permitted lot coverage for the zone.
Minimum Floor Area	Not applicable	25 m ²	25 m ²
Maximum Height	9.0 m	The standard provisions applicable to a Main Building shall apply.	The standard provisions applicable to a Main Building shall apply.
Minimum Lot Area	Not applicable	0.4 hectares	0.4 hectares
Proximity to Principal Dwelling	Not applicable	Not applicable	Must be located no further than 75 metres from the Principal Dwelling.
Minimum Parking Spaces	1 space		
Access	An <i>Additional Dwelling Unit</i> is not permitted if it must be accessed by traversing a Hazard area/NE Zone. An <i>Additional Dwelling Unit</i> that must be accessed by traversing a Hazard area/NE Zone may be permitted through the approval of a minor variance provided the Conservation Authority is satisfied that safe access can be provided to the <i>Use</i> .		
Minimum Distance Separation I	NA	New Accessory Apartments must comply with MDS I unless the Accessory Apartment is located within the boundary of a settlement area as delineated in	New Accessory Apartments must comply with MDS I.

		the Grey County Official Plan.	
Maximum Number of Units	<ol style="list-style-type: none"> 1. A maximum of one detached unit is permitted. 2. A detached unit shall not be permitted if there are three (3) or more other dwelling units on the Lot. 	<ol style="list-style-type: none"> 1. A maximum of one detached unit is permitted. 2. A detached unit shall not be permitted if there are two (2) or more other dwelling units on the Lot. 	<ol style="list-style-type: none"> 1. A maximum of one detached unit is permitted. 2. A detached unit shall not be permitted if there are three (3) or more other dwelling units on the Lot.

8. Section “6.29.2 Attached Accessory Apartments” is added as a subsection to section “6.29 Accessory Apartment Dwelling Unit”.

9. The following provisions are added to Section 6.29.2:

a. Where specifically permitted within a zone, and notwithstanding any provisions of this by-law that conflict with the provisions contained within this section, an attached accessory apartment dwelling unit shall be subject to the following provisions:

i. The standard Yard, Height, and Lot Coverage, provisions that are applicable to a Main Building within a given zone shall apply.

ii. No minimum or maximum floor area shall apply.

iii. A minimum of one parking space is required in addition to the spaces that are required for the principal use; however, where an Attached Accessory Apartment is permitted and established, no more than one parking space shall be required for each permitted residential unit.

iv. Within the **R2**, **C3**, and **MU** zones:

1. A maximum of two Attached Accessory Apartments are permitted if there is no Detached Accessory Apartment.

2. A maximum of one Attached Accessory Apartment is permitted if a Detached Accessory Apartment also exists on the Lot.

v. Within the **R1A** and **C5** zones:

1. A maximum of one Attached Accessory Apartments is permitted if there is no Detached Accessory Apartment.

2. An Attached Accessory Apartment is **not** permitted if a Detached Accessory Apartment also exists on the Lot.

vi. Within the **A1**, **A2**, **A3**, **ER**, and **C6** zones:

1. A maximum of two Attached Accessory Apartments are permitted if there is no Detached Accessory Apartment.

2. A maximum of one Attached Accessory Apartment is permitted if a Detached Accessory Apartment also exists on the Lot.

10. The provisions of section 17.3 are deleted and replaced with the following:

a. A permitted commercial use or building may contain one or more Attached Accessory Apartments subject to the following:

i. Each Attached Accessory Apartment shall be located above or to the rear of the main commercial use.

ii. Each Attached Accessory Apartment shall not occupy any more than

fifty percent (50%) of the ground floor area of a main commercial use.

- iii. Each Attached Accessory Apartment shall have a minimum floor area of 25 m² (269 ft²).
- iv. Each Attached Accessory Apartment shall be completely self-contained.
- v. Each Attached Accessory Apartment shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.
- vi. Each Attached Accessory Apartment shall be provided with a minimum of one off-street parking space.

11. The provisions of section 18.2.9 are deleted and replaced with the following:

- a. A permitted commercial use or building may contain one attached accessory apartment subject to the following:
 - i. The Attached Accessory Apartment shall be located above the main commercial use.
 - ii. The Attached Accessory Apartment shall have a minimum floor area of 25 m² (269 ft²).
 - iii. The Attached Accessory Apartment shall be provided with a minimum of one off-street parking space which is on the same lot as the Attached Accessory Apartment.

12. Section 19.2.10 Neighbourhood Commercial (C3) Accessory Residential Uses is deleted.

13. Section 21.2.9 Accessory Residential Uses is deleted.

14. Section 22.2 Mixed Use (MU) Accessory Apartment is deleted.

15. Section 23.3 Accessory Residential Uses is deleted.

16. The Agriculture Zone permitted uses in Section 8.1 are amended to remove "An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29" as a permitted use and to add "Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29" as a permitted use.

17. The Rural Zone permitted uses in Section 9.1 are amended to remove "An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29" as a permitted use and to add "Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29" as a permitted use.

18. The Restricted Agriculture Zone permitted uses in Section 10.1 are amended to remove "An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29" as a permitted use and to add "Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29" as a permitted use.

19. The Unserviced Residential Zone permitted uses in Section 11.1 are amended to remove "An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29" as a permitted use and to add "Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29" as a permitted use.

20. The Residential (R2) Zone permitted uses in Section 13.1 are amended to remove "An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29" as a permitted use and to add "Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29" as a permitted use.

21. The Estate Residential Zone permitted uses in Section 15.1 are amended to remove “An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29” as a permitted use and to add “Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29” as a permitted use.
22. The General Commercial Zone permitted uses in Section 17.1 are amended to remove “Accessory Residential Dwelling Units” as a permitted use and to add “Attached Accessory Apartments” as a permitted use.
23. The Neighbourhood Commercial permitted uses Section 19.1 are amended to remove “Accessory Residential Dwelling Units” as a permitted use and to add “Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29” as a permitted use.
24. The Hamlet Commercial permitted uses Section 21.1 are amended to remove “Accessory Residential Dwelling Unit” as a permitted use and to add “Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29” as a permitted use.
25. The Rural Commercial permitted uses Section 23.1 are amended to remove “Accessory Residential Dwelling Unit” as a permitted use and to add “Attached and Detached Accessory Apartments are permitted in accordance with Section 6.29” as a permitted use.
26. Section 6.12 Garden Suites is hereby deleted.
27. The minimum floor area requirements in the following sections of this Bylaw are deleted and replaced with a minimum floor area requirement of 25 m²:

Zone	Section containing floor area provisions to be replaced
Agriculture (A1)	8.2.7.1 and 8.3.7
Rural (A2)	9.2.8.1 and 9.3.7
Restricted Agriculture (A3)	10.2.8.1 and 10.3.7
Unserviced Residential (R1A)	11.2.9
Residential (R2)	13.2.1.9 and 13.2.2.9 and 13.2.3.9 and 13.2.5.9 and 13.2.6.9
Residential (R3)	14.2.1.8 and 14.2.2.8 and 14.2.3.9
Estate Residential (ER)	15.2.9
Mobile Home Park Zone (MH)	16.2.2.3
General Commercial (C1)	17.3.c
Neighbourhood Commercial (C3)	19.2.10.c
Hamlet Commercial (C5)	21.2.9.2.c
Rural Commercial (C6)	23.3.c

28. Section 6.20.2 Natural Environment Zone and Lot Area Calculation is deleted.

Passed and enacted by the Council of the Municipality of West Grey this **TBD day of TBD, 2026.**

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk

By signing this bylaw on **TBD, 2026**, Mayor Kevin Eccles will not exercise the power to veto this bylaw.