

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 28-25

*A By-Law to Amend By-Law 50-12, as amended
Being a By-Law to Regulate the Use of Land and Use of Buildings and Structures
Within the Municipality of North Grenville*

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands at 110 Elvira Street, Municipality of North Grenville;

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

NOW THEREFORE the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That the area affected by this by-law is 110 Elvira Street as indicated on Schedule “A” attached hereto and forming part of this by-law.
2. That Schedule “C” of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule “A” attached hereto to Residential Fourth Density - Special Exception – Holding (R4-12-h).
3. That Section 15 of By-law 50-12, as amended is hereby further amended by deleting the provisions of subsection 15.4.1 (u) and adding the following new clauses to Subsection 15.4.1(u) (R4 Special Exception Zones), as follows:

(u) R4-12-h (110 Elvira Street)

Minimum Lot Frontage 15 metres

Maximum Density per Residential Unit 127 square metres per dwelling unit

i. Special Provisions

(a) Increased Density

10% of the total unit count are to be provided as affordable units and 33% of the total unit count are accessible units on this site. The affordable and accessible unit standards will be implemented through the site plan control process. The definition of affordable is defined in the site-specific Official Plan Amendment.

- ii. Notwithstanding the provisions of Section 16.2 hereof to the contrary, on the lands zoned R4-12-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol –h is hereby implemented and shall only be removed in accordance with the applicable sections of the *Planning Act*, provided that the following items are addressed:

- Execution of a site plan control agreement satisfactory to the Municipality.
- Provision of wastewater capacity.

4. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.

5. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
6. Schedule “A” constitutes part of this by-law.

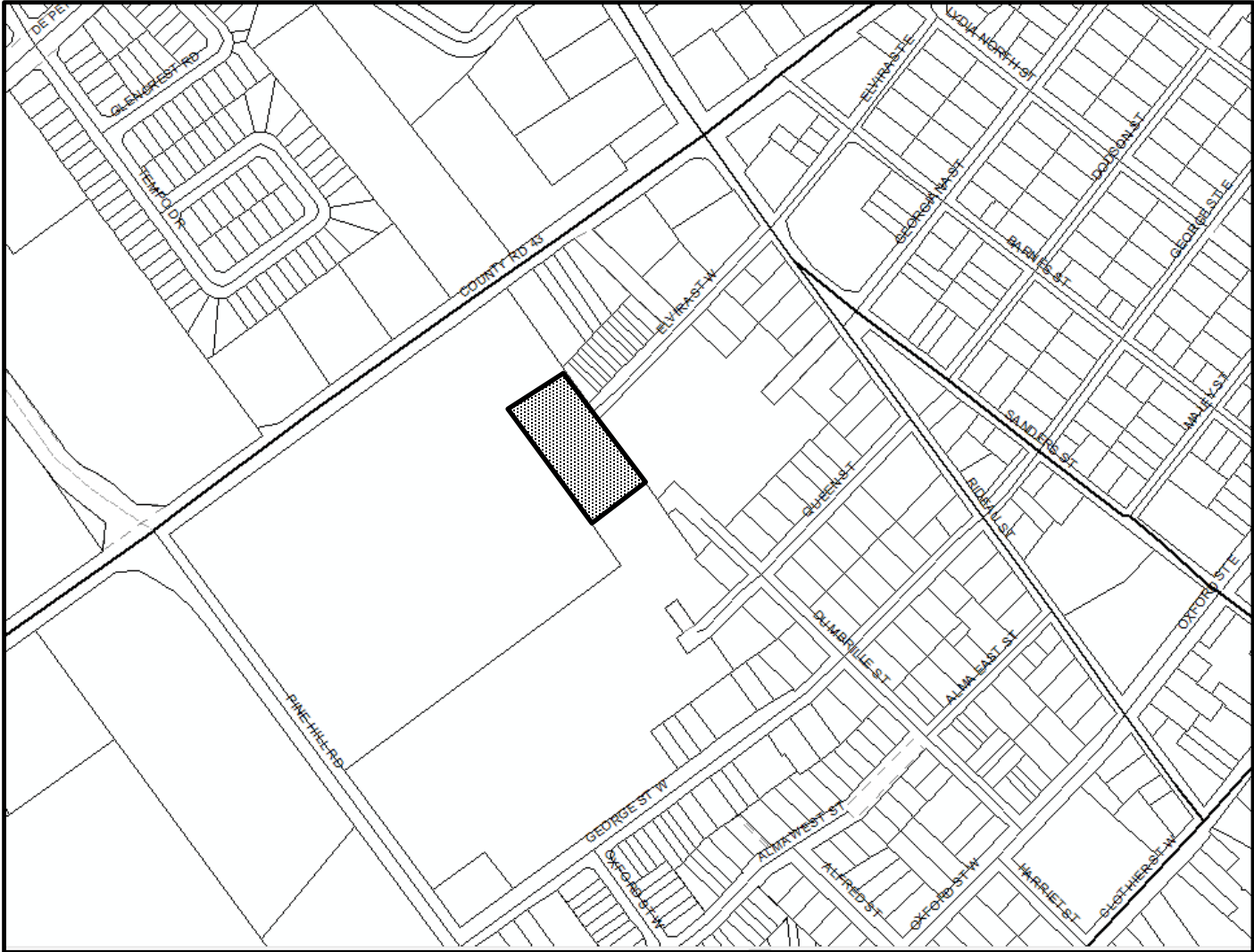
PASSED AND ENACTED
THIS 16 DAY OF APRIL , 2025

NANCY PECKFORD
Mayor

MARY REMMIG
Deputy Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE
Schedule “A” to By-Law 28-25

This map forms part of By-Law 28-25



Subject Lands:



110 Elvira Street – Property