

**BY-LAW NO. 122B**  
**AMENDMENT TO BY-LAW NO. 122**  
**TOWN OF GRAND BAY-WESTFIELD ZONING BY-LAW**  
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The Council of the Town of Grand Bay-Westfield under authority vested in it by the *Community Planning Act 2017 c. 19*, enacts Amendments to By-law No. 122, Town of Grand Bay-Westfield Zoning By-law as described:

1. An amendment to Section 3, definition #126, Seasonal Dwelling which reads:

126. **SEASONAL DWELLING** means a dwelling unit that lacks one or more of the basic amenities or utilities required for all year or all weather occupancy.

Is hereby replaced as follows:

*126. **SEASONAL DWELLING** means a dwelling unit that lacks one or more of the basic amenities or utilities required for all year or all weather occupancy and has a gross floor area not greater than 58.06 square metres.*

2. An amendment to Section 8.1.9, Residential General Provisions which reads:

Mobile Homes (and Mini-Homes) are allowed only in a Mobile Home Residential (MHR) Zone.

Is hereby replaced as follows:

*Mobile and Mini Homes shall only be permitted as a primary use in a Mobile Home Residential (MHR) Zone and may be considered as a secondary use in Residential Zones subject to Planning Advisory Committee approval.*

3. An amendment to Section 8.2.2.2, Conditional Uses of the One and Two Unit Residential Zone to add after Bed and Breakfast:

(b) a Garden Suite, mobile or mini home dwelling, subject to section 5.11;

4. An amendment to Section 8.2.3.2, Conditional Uses of the Multiple Residential Zone to add after Bed and Breakfast:

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2. a Garden Suite, mobile or mini home dwelling, subject to section 5.11;
  
5. An amendment to section 9.2.4 Mixed Use, which reads:  

The Mixed Use (MU) Zone is intended for lands within the Commercial Intensification Area and accommodates large format commercial, residential, and institutional uses. The intent of the Mixed Use Zone is to acknowledge the investment in Col. Nase Boulevard and encourage the development of a mixture of uses which will link the potential commercial activity around the Route 7 Interchange to the Town Centre. Development in the MU zone may require a \$451.21/m development charge which will apply to development accessing Col. Nase Boulevard.

Is hereby replaced by the following:

*The Mixed Use (MU) Zone is intended for lands within the Commercial Intensification Area and accommodates large format commercial, residential, and institutional uses. The intent of the Mixed Use Zone is to acknowledge the investment in Col. Nase Boulevard and encourage the development of a mixture of uses which will link the potential commercial activity around the Route 7 Interchange to the Town Centre.*

6. An amendment to section 14.1.1, Permitted Uses of the Rural Resource Zone to add after an Accessory Building:
  5. Seasonal Dwelling
  
7. An amendment to Section 14.1.2, Conditional Uses of the Rural Resource Zone to delete:
  1. Seasonal Dwelling

8. An amendment to Section 14, Rural Resource Zone to add:
  - 14.1.3 Conditions of Use
    - (a) Seasonal Dwellings

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i) One Seasonal Dwelling per lot is permitted in unserviced areas of the Rural Resource Zone.

ii) Seasonal Dwellings are required to be 58.06 square metres or less in gross floor area and are exempted from the Minimum Frontage requirements of this zone.

iii) Seasonal dwellings must meet exemption criteria under the Building Code Administration Act.