

**The Corporation of the Town of Grimsby**  
**By-law No. ----**  
**A By-law to Amend By-law 14-45, as Amended**  
(133-137 Main Street East)

**Whereas** the Council of the Corporation of the Town of Grimsby deems it expedient to amend By-law No. 14-45, as amended;

**Now therefore** the Council of the Corporation of the Town of Grimsby enacts as follows:

1. Schedule 13A of By-law No. 14-45, as amended, is hereby further amended by changing the zoning of the lands shown on Schedule "A" to this By-law as Subject Lands from a Neighbourhood Commercial "NC" Zone to a Neighbourhood Commercial (NC-\_\_) – Modified Zone.
2. Schedule 13B of By-law No. 14-45, as amended, is hereby further amended by adding exception number ---- to the lands shown on Schedule "A" to this By-law as Subject Lands.
3. Table 18: Permitted Use, Lot, Building, and Structure Exceptions of Section 9.0 Commercial Zones of By-law No. 14-45, as amended, is hereby further amended by adding the row identified on Table "A" to this by-law.

Dated at the Town of Grimsby this \_\_ day of \_\_\_\_\_, 2019.

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Mayor

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Clerk

Table "A" to By-law ----

**Permitted Use, Lot, Building and Structure Exceptions**

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Regulations
XX	----	Part of Lot 6, Concession 1 in the Town of Grimsby, Regional Municipality of Niagara	NC	Apartment Building in conjunction with commercial uses		<p><i>Maximum Lot Coverage: 43%</i>  <i>Maximum Gross Floor Area: 184% of Lot Area</i>  <i>Minimum Front Yard (Nelles Road North): 2.4 metres</i>  <i>Minimum Exterior Side Yard (Main Street East): 1.3 metres</i>  <i>Minimum Rear Yard: 5.0 metres</i>  <i>Maximum Building Height Abutting the Easterly Lot Line: 17.5 metres or five storeys</i>  <i>Maximum Building Height Abutting the Northerly Lot Line: 13.5 metres or four storeys</i>  <i>Minimum Landscape Strip Width Abutting a Street: 1.3 metres</i>  <i>Minimum Landscape Strip Width Abutting a Residential Zone: 1.5 metres</i>  <i>Minimum Projection of Balconies, Canopies, or Enclosed Portions into any required Exterior Side Yard: 2.4 metres</i>  <i>Minimum Projection of Balconies, Canopies, or Enclosed Portions into any required Interior Side Yard: 1.6 metres</i>  <i>Minimum Projection of Balconies, Canopies, or Enclosed Portions into any required Rear Yard: 3.9 metres</i>  <i>Minimum Setback from the Centre Line of a Regional Road: 11.5 metres</i></p>

						<p><i>Minimum Number of Parking Spaces: 210 spaces</i></p> <p><i>Minimum Parking Space Setback to Street Line or within Visibility Triangle: 2.4 metres</i></p> <p><i>Minimum Parking Lot Setback Abutting Residential Zone: 2.4 metres</i></p> <p><i>Minimum Width of Entrance/Exit to Lot measured along the Street Line: 7.0 metres</i></p> <p><i>Minimum Number of Accessible Parking Spaces: 7 spaces per AODA requirements</i></p>
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