

DRAFT BY-LAW

The Corporation of the Town of Grimsby

By-law No. 20-XX

A By-law to Amend By-Law 14-45, As Amended

(4 Windward Drive)

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

Therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

1. Schedule 3-A of By-law No.14-45, as amended, is hereby further amended by changing the zoning on the lands identified on Schedule "A" to this By-law as Subject Lands from a *Neighbourhood Development* (ND) to *Mixed-Use High Density* (MHD).
2. Schedule 3-B of By-law No.14-45, as amended, is hereby further amended by adding the Site-Specific Exception number XXX on the lands as identified on Schedule "A" to this By-law as Subject Lands.
3. Table 11: Regulations applying to Residential Zones of By-law No. 14-45, as amended is hereby further amended by adding the rows identified on Table "A" to this By-law.
4. Notwithstanding Table 3: Parking Requirements, contained within Section 3 of By-law No.14-45 and Section 5.17, the following parking rates shall be provided:
 - a. Parking is to be provided at the following rates:
 - 1.15 parking spaces per apartment dwelling unit;
 - 0.74 parking spaces per hotel room;
 - 1 parking space per 47 square metres of retail store ground floor area; and
 - 11.33 parking spaces per 1000 square feet of restaurant ground floor area.

Table "A"

Site Spec.	By-law #	Address	Zone	Min. Front Yard	Exterior Side Yard	Min. Rear Yard	Max. Building Height
XXX	20-XX	4 Windward Drive	MHD	0m	0m	6m	63.8m (19 storeys)

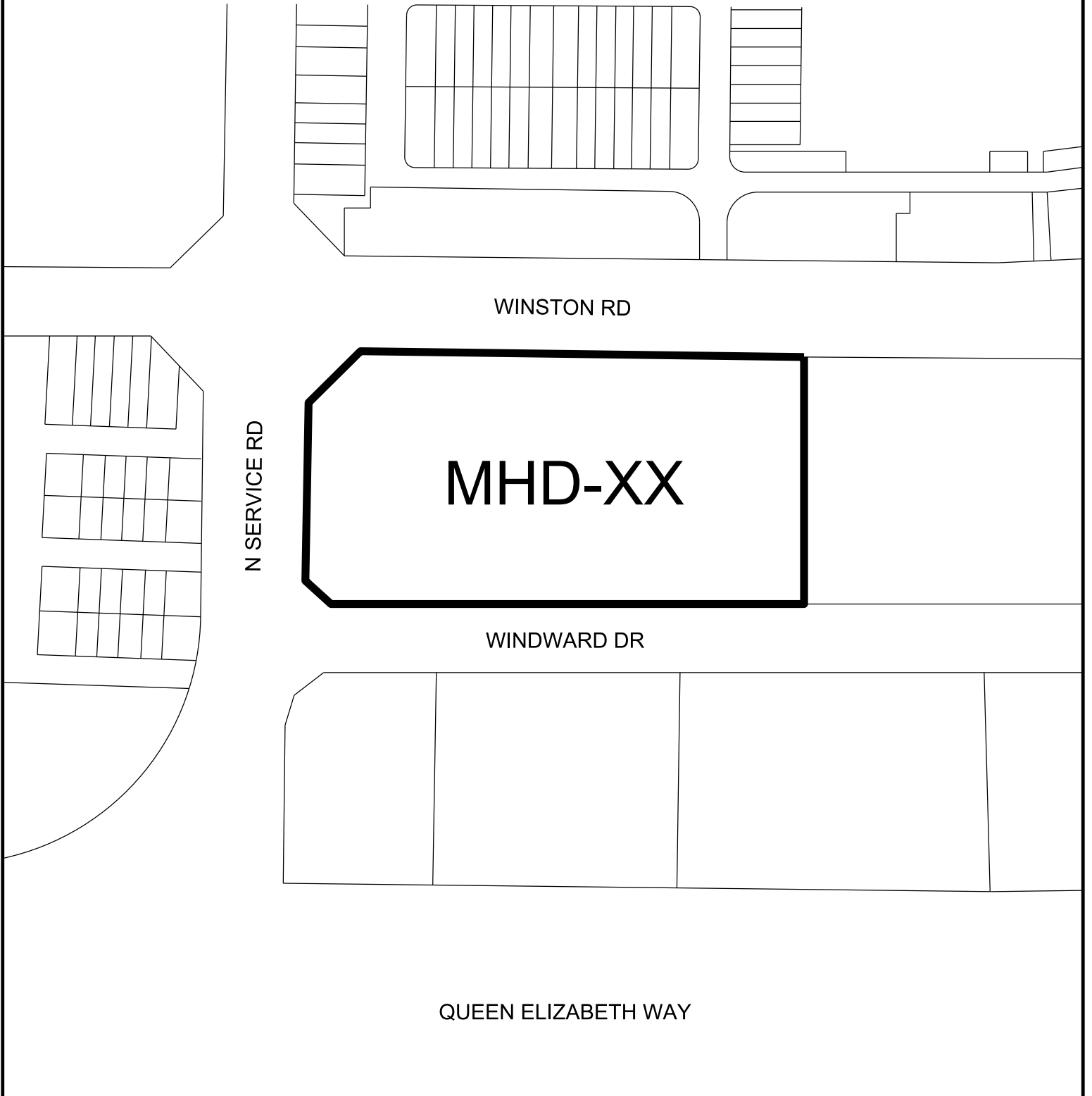
Read a first time this day of _____, 2020.

Read a third time and finally passed this day of _____, 2020.

R. N. Bentley, Mayor
H. Soady-Easton, Clerk



SUBJECT LANDS - REZONING EXISTING NEIGHBOURHOOD DEVELOPMENT (ND) ZONE TO MIXED USE HIGH DENSITY (MHD) WITH SITE SPECIFIC PROVISIONS



THIS IS SCHEDULE "A" TO BY-LAW NO. 20-XX
PASSED THIS ____ DAY OF ____, 2020

MAYOR

CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER

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