



NOTICE OF PASSING OF A ZONING BY-LAW THE CORPORATION OF THE TOWN OF GRIMSBY

File Number: 26Z-16-1906

TAKE NOTICE that on **December 20, 2021**, the Council of the Corporation of the Town of Grimsby passed By-law No. 21-96, pursuant to Section 34 of the Planning Act, RSO., 1990.

THE PURPOSE AND EFFECT of By-law No. 21-96 is to change the zoning of the lands at 4 Windward Drive and shown on Schedule 'A':

1. from a Neighbourhood Development ND zone to a Mixed Use High Density MHD Zone.
2. To establish site specific zoning exceptions identified on Schedule 'A' and Table 'A'.
3. To authorize an increase in height and density subject to the provision of a payment to the Town of \$945,000.

A Key Plan showing the location of the subject lands is on Schedule 'A'.

PUBLIC CONSULTATION on the proposed By-law was provided prior to Council making a decision. As a result of public consultation, the Town received 7 comments at the statutory Public Meeting on March 8, 2021. All comments received were considered as part of Planning Report PA 21-30 and Council's decision-making process, and led to the provision of increased parking and site specific zoning regulations regarding the built form.

A copy of By-law No. 21-96 can be viewed on the Town of Grimsby website at <https://www.grimsby.ca/en/doing-business/planning-notices.aspx>

THE DECISION OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRIMSBY IS FINAL IF A NOTICE OF APPEAL IS NOT RECEIVED ON OR BEFORE THE LAST DAY FOR FILING A NOTICE OF APPEAL.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal (OLT) a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

A NOTICE OF APPEAL MUST:

- i) Be made in writing to: Sarah Kim, Clerk
Town of Grimsby
PO Box 159, 160 Livingston Avenue
Grimsby, ON L3M 4G3
- ii) Set out the reasons for the appeal, and
- iii) Be accompanied by the fee required by the Ontario Land Tribunal being \$1,100.00 payable to the Ontario Minister of Finance.

Date Mailed: January 4, 2022
Last Day for Filing a Notice of Appeal: January 24, 2022

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 21-96

A BY-LAW TO AMEND BY-LAW NO 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;

Now 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~~³⁶⁵ on the lands as identified on Schedule "A" to this By-law as Subject Lands
3. Table 11: Regulations Applying to Residential Zones of Zoning By-law No. 14-45, as amended, is hereby further amended by adding the rows identified on Table "A" of this By-law.
4. Appendix A of By-Law No. 14-45, as amended, is hereby further amended by adding Schedule "A" to this By-law as Schedule ~~xxx~~⁷⁷
5. Pursuant to Section 37 of the Planning Act whereby the council of a local municipality may, in a by-law passed under section 34, authorize increases in the height and density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law, the increase in height and density authorized by Table "A" of this by-law shall be subject to the provision of the following:
 - a) A payment of \$945,000 that will be spent in a manner determined by Council following consultation with the immediate community.

Read a first time this 20th day of December, 2021.

Read a second and third time and finally passed this 20th day of December, 2021.



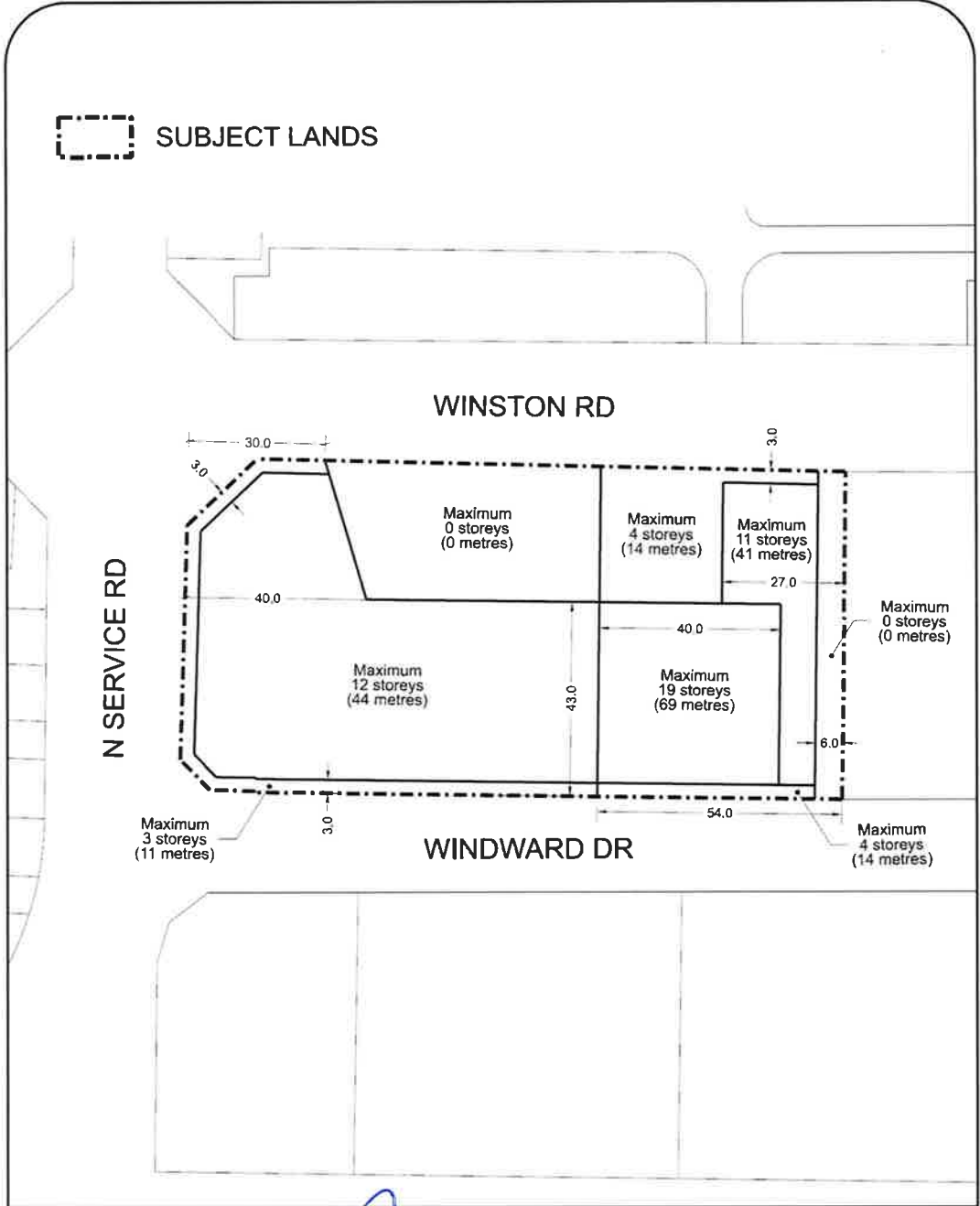
J.A. Jordan, Mayor



S. Kim, Town Clerk



SUBJECT LANDS



THIS IS SCHEDULE "A" TO BY-LAW NO. 20-96
PASSED THIS 20 DAY OF Oct, 2020

MAYOR

CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

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262-16-1906

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Table 'A' to By-Law 21-96

Site Sp. #	By-law #	Address	Zone	Addl. Prmtd. Uses	Sole Prmtd. Uses	Excl. Uses	Lot, Building and Structure Exception
365	21-96	4 Windward Drive	MHD				<ul style="list-style-type: none"> • Minimum front yard – 0m • Minimum exterior side yard – 0m • Minimum rear yard – 6m • Maximum gross floor area – 4.98 times the lot area • Maximum height – as illustrated in on Schedule xxx to Appendix A • Tandem parking shall be permitted for a hotel use with valet parking service • Once a hotel use is established the floor space used for the hotel use shall not be used for any other purpose other than a hotel use for a period of 7 years from the date of occupancy of the first unit within the building