

The Corporation of the Town of Grimsby
By-law No. XXX
A By-law to Amend By-Law 14-45 (as Amended)
(Additional Residential Units - ARUs)

Whereas the Council of The Corporation of the Town of Grimsby deems it expedient to amend By-law 14-45, as amended:

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

Note: Highlighted text represents additions to the Zoning By-law. Strikethrough text represents removal of specific wording.

1. Add and remove the wording from the definition of Basement in Section 3 of the Zoning By-law as follows:

“Basement

means that portion of a *building* below the first *storey*, where the finished floor is located below the average *finished grade*, as measured on all sides of the *building*, ~~and at least half of its height, from the finished floor to underside of floor joists of the next above storey is located above the average finished grade.”~~

2. Remove the definition of Cellar in its entirety from Section 3 of the Zoning By-law as follows:

“Cellar

~~Means that portion of a building below the first storey, where the finished floor is located below the average finished grade, as measured on all sides of the building, and at least half its height, from finished floor to underside of floor joists of the next story, is located below the average finished grade.”~~

3. Remove and replace the wording from the definition of Dwellings, Duplex in Section 3 of the Zoning By-law as follows:

“Dwellings, Duplex

Means a *building* of two or more storeys divided horizontally into not more than two *dwelling units* and neither of the units is a ~~secondary suite~~ *an Additional Residential Unit.*”

4. Add the wording to the definition of Dwelling, Converted in Section 3 of the Zoning By-law as follows:

“Dwellings, Converted

means a single detached dwelling altered to be a duplex or to contain 3 or more dwelling units and *none of the units are Additional Residential Units.*”

5. Add the wording to the definition of Dwelling, Triplex in Section 3 of the Zoning By-law as follows:

“Dwellings, Triplex

means a *building* containing only three *dwelling units* of which not more than two *dwelling units* are on the ground floor and none of the units are *Additional Residential Units*.”

6. Remove and replace in its entirety the definition of Garden Suite in Section 3 of the Zoning By-law as follows:

“Garden Suite

means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and is not an *Additional Residential Unit*.”

7. Remove and add the wording to the definition of Floor Area, Gross in Section 3 of the Zoning By-law as follows:

“Floor Area, Gross

a) means, with reference to a dwelling unit, the total habitable area thereof, measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any garage, breeze-way, porch, verandah, balcony, sunroom, attic, or basement or cellar.

b) with reference to a building or any part thereof used for non-residential purposes, the total area within the building or that part thereof used for non-residential purposes, measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any cellar, basement, parking lot or mechanical room.”

8. Remove the wording from the definition Floor Area, Ground in Section 3 of the Zoning By-law as follows:

“Floor Area, Ground

means the gross floor area of the lowest storey of a building approximately at or first above the average finished grade level excluding any basement, or cellar.”

9. Add the definition of Residential Unit, Additional to Section 3 of the Zoning By-law as follows:

“Residential Unit, Additional

Self-contained dwelling units with kitchen and bathroom facilities located within a principal dwelling or within an accessory building that is detached from the principal dwelling and is not a dwelling unit within a *Duplex, Triplex, Converted dwelling, or Garden Suite*.”

10. Remove the definition of Secondary Suite in its entirety from Section 3 of the Zoning By-law as follows:

~~“Secondary Suite~~

~~Means a second dwelling unit wholly within a permitted detached or semi-detached dwelling.”~~

11. Add the wording to Section 4.18 g) of the Zoning By-law is amended as follows:

“4.18 g) Human habitation in accessory buildings is prohibited **except where the accessory building contains an *Additional Residential Unit*.**”

12. Replace the wording in its entirety in Section 4.19 of the Zoning By-law as follows:

“4.19 Additional Residential Units

Additional residential units shall be permitted within or attached to *single detached, semi-detached or street townhouse dwelling* or within or as a detached *accessory building* thereto subject to Section 4.18, provided that the other requirements of the applicable zone are adhered to and subject to the following:

- a) Within specified Residential and Downtown zones, excluding the Hamlet zones, where the principal dwelling unit is connected to municipal water and wastewater servicing, a maximum of two (2) *additional residential units* are permitted on a *lot* in one of the following configurations:
 - i) Two (2) *additional residential units* within or attached to the principal dwelling;
or
 - ii) One (1) *additional residential unit* within or attached to the principal dwelling and one (1) *additional residential unit* within or as an *accessory building*.
- b) Within the Hamlet Residential zone, a maximum of one (1) *additional residential unit* is permitted on a *lot* in one of the following configurations:
 - i) One (1) *additional residential unit* within or attached to the principal dwelling;
or
 - ii) One (1) *additional residential unit* within or as an *accessory building*.
- c) Within specified Rural and Agricultural zones, a maximum of one (1) *additional residential unit* is permitted on a *lot*, in one of the following configurations:
 - i) One (1) *additional residential unit* within or attached to the principal dwelling;
or
 - ii) One (1) *additional residential unit* within an existing accessory building within the farm building cluster.
- d) *Additional residential unit(s)* shall be clearly subordinate to the principal dwelling;
- e) *Bed and breakfast(s), farm vacation(s), and/or garden suite(s)* are not permitted on any lot where there is an *additional residential unit*;

f) *Home industries* are not permitted within any *additional residential unit(s)*; and,

g) Water supply and sewage disposal on the lot shall meet the requirements of the Town and the Region.”

13. Remove and replace the wording in Table 3: Parking Requirements of the Zoning By-law as follows:

Use	Requirement
<i>Residential dwelling unit</i>	Two spaces per dwelling unit, except as follows: <ul style="list-style-type: none"> • 1.5 spaces for each dwelling unit within a, converted dwelling or townhouse dwelling • 1.25 spaces for dwelling unit plus 0.25 visitor parking spaces for each dwelling unit in an apartment building • One space per secondary suite <i>additional residential unit</i> or garden suite.

14. Add the wording to Section 5.4 of the Zoning By-law as amended, as follows:

“5.4 Tandem Parking

The required *parking spaces* for a *dwelling unit*, *additional residential unit*, live work unit and / or a *bed and breakfast* establishment on an individual *lot* may be provided in a tandem configuration.”

15. Add the row to Table 6: Permitted Uses in the Rural and Agricultural Zones of the Zoning By-law as amended as follows:

Use	Agricultural Zone (A)	Specialty Crop Area Zone (SC)	Rural Zone (RU)
<i>Additional Residential Unit</i>	Q4	Q4	Q4

16. Add the following qualifier to Table 6: Permitted Uses in the Rural and Agricultural Zones of the Zoning By-law, as amended as follows:

“Q4 Permitted *accessory* to a *single detached dwelling* and subject to Section 4.19.”

17. Remove and replace the row from Table 10: Permitted Uses in Residential Zones of the Zoning By-law, as amended as follows:

Use	RD1	RD2	RD3	RD4	RD5	MS	RM1	RM2	RM3	TRM	HR	GB	GB1	ND	MHD
Secondary Suite	*	*	*	*	*	*	Q6			*		*	*		
Additional Residential Units	Q6	Q6	Q6	Q6	Q6	Q6	Q6			Q6	Q6	Q6	Q6	Q6	Q6

18. Remove and replace the wording of the “Q6” qualifier for Table 10: Permitted Uses in Residential Zones of the Zoning By-law, as amended as follows:

“Q6 Permitted in single detached or semi-detached dwellings only accessory to a single detached, semi-detached or street townhouse dwellings subject to Section 4.19.

19. Add the qualifier (10) under Max Lot Coverage to Table 11: Regulations Applying to Residential Zones of the Zoning By-law, as amended as follows:

Zones /Uses	Min. Lot Area (sq.m.)	Max Lot Coverage (10)	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min Interior Side Yard	Max. Rear Yard	Max. Building Depth	Max. Height
-------------	-----------------------	-----------------------	-------------------	-----------------	-------------------------	------------------------	----------------	---------------------	-------------

20. Add the qualifier to Table 11: Regulations Applying to Residential Zones of the Zoning By-law, as amended as follows:

“(10) Lots with additional residential unit(s) that comply with 4.19 may exceed the maximum lot coverage provision, such that the total lot coverage does not exceed 45%.”

21. Remove and replace the row from Table 13: Permitted Uses in the Downtown Zones of the Zoning By-law, as amended as follows:

Use	Downtown Main-street Zone (DMS)	Downtown Intensification Zone (DI)	Transitional Residential Multiple
Secondary Suite			*
Additional Residential Unit			Q6

22. Add the wording to qualifier “Q5” in Table 13: Permitted Uses in the Downtown Zones of the Zoning By-law, as amended as follows:

“Q5 Only permitted as a sole use on a lot provided it does not front onto a Main Street or Winston Road”

23. Add the table qualifier to Table 13: Permitted Uses in the Downtown Zones of the Zoning By-law, as amended as follows:

“Q6 Permitted accessory to single detached, semi-detached or street townhouse dwellings and subject to Section 4.19”

24. Add the qualifier to TRMC Zone under the Max Lot Coverage column in Table 14: Regulations Applying to Downtown Zones of the Zoning By-law, as amended as follows:

Uses	Max Lot Coverage
TRMC Zone ⁽²⁾	40% ⁽⁵⁾

25. Add the qualifier to Table 14: Regulations to Downtown Zones of the Zoning By-law of the Zoning By-law, as amended as follows:

“(5) Lots with additional residential unit(s) that comply with 4.19 may exceed the maximum lot coverage provision within the TRMC Zone, such that the total lot coverage does not exceed 45%.”

26. Add the wording to Section 8.3.2.3 of the Zoning By-law of the Zoning By-law, as amended as follows:

“a) Notwithstanding 8.3.2.3 any building with an *additional residential unit* that complies with Section 4.19 is exempt, but is still subject to the height and setback provisions of the applicable zone”

Read a first time this ____ day of _____, 2025.

Read a second and third time and finally passed this ____ day of _____, 2025.

J. Jordan, Mayor

V. Steele, Clerk