

RESPONSIBLE DEVELOPMENT

BUILDING TOGETHER GUIDE

GOOD NEIGHBOURS, GREAT COMMUNITIES



TOWN OF
GRIMSBY



WHY THIS GUIDE

Residential infill plays an important role in supporting Grimsby's growth while strengthening established neighbourhoods. By making efficient use of land and infrastructure, infill helps provide a broader range of housing options, supports long-term sustainability, and ensures neighbourhoods remain vibrant, livable, and resilient as the community evolves.

This guide was created to support thoughtful, well-managed infill by promoting safe, tidy, and considerate construction practices and encouraging positive communication between builders, homeowners, and residents. It serves as a practical resource to clarify expectations, explain applicable bylaws, and outline best practices, helping to reduce conflict, build trust, and ensure infill contributes positively to Grimsby's neighbourhoods.

WORKING TOGETHER

COMMUNICATING WITH YOUR NEIGHBOURS

Neighbours respond to change in different ways, and providing them with clear information and opportunities to engage can increase understanding and support. Before starting a building project, it's important to inform neighbours about the plans and expected construction duration, provide contact information for questions or emergencies, post the building permit visibly, and display a sign on-site with the builder's contact details. When neighbours are well-informed, involved, and feel they can voice concerns, they are more likely to be patient, understanding, and supportive throughout the project.

Renovating or building can enhance the health, vitality, and value of a neighbourhood. Property owners and construction professionals can ensure infill projects have a positive, lasting impact by working together as mindful neighbours.

AS A PROPERTY OWNER -

You are solely responsible for any construction project on your land.

AS A NEIGHBOUR -

Living next to an infill project requires patience, as some noise and disruption are expected during construction.

AS A CONSTRUCTION PROFESSIONAL -

Unwanted disturbances can be reduced and a positive business reputation built by being considerate of neighbourhood residents.



SMART WAYS TO WORK

TREE HORDING -

Temporary fencing installed around trees to protect trunks, roots, and soil from construction damage, ensuring planning compliance and preserving the streetscape and environmental quality.

NOISE -

Any noise from your project must be within the town's construction noise limits. In most residential areas, construction noise is allowed between 7 a.m. and 7 p.m.. See the Noise Bylaw for more information.

PERMIT -

If your project falls under a building permit, then you must post the permit visibly at the site.

MANAGING DUST AND DEBRIS -

Regularly remove waste and clean mud and debris from vehicles and surrounding streets to maintain site safety, avoid visual impacts, and prevent fines under town by-laws.

DRAINAGE AND GRADING -

In older areas, drainage can be affected by new construction, and shared systems such as yard swales are a mutual responsibility. Any issues should be addressed collaboratively with neighbors, and grading professionals help may be needed if systems are altered or poorly maintained.

DAMAGE -

Take steps to prevent damage to neighbouring properties, as related disputes are civil matters, and be aware that any damage to town infrastructure may require you to cover repair or replacement costs.

SMART WAYS TO WORK

RESTROOMS -

Ensure restroom access is arranged using existing facilities or on-site portable toilets if needed, placed behind construction fencing and away from public areas and neighboring homes.

PARKING -

Construction vehicles can disrupt access when they block roads or driveways, delaying residents entering or leaving the neighbourhood. Plan deliveries and parking to keep roads clear during peak morning and late afternoon hours, and obtain a road occupancy permit if needed by contacting 905-945-9634.

SAFETY -

Keep the construction site safe for workers and neighbours by properly fencing the area, restricting access, and addressing hazards such as exposed rebar, in accordance with the Community Standards Bylaw.

PROPERTY LINES -

Respect property lines by keeping construction on your own land, protecting neighbouring trees, and maintaining grades and setbacks to preserve streetscape and privacy. Use surveys for clarity, follow required setbacks, and resolve easement or property line issues civilly with neighbours.



CALL BEFORE YOU DIG

Research reveals that 1 in 4 residential digging projects leads to accidental damage to underground infrastructure. Call before you dig!

This simple step helps identify the location of underground utilities like gas lines, electrical cables, and water pipes, preventing costly damage and potentially dangerous situations.

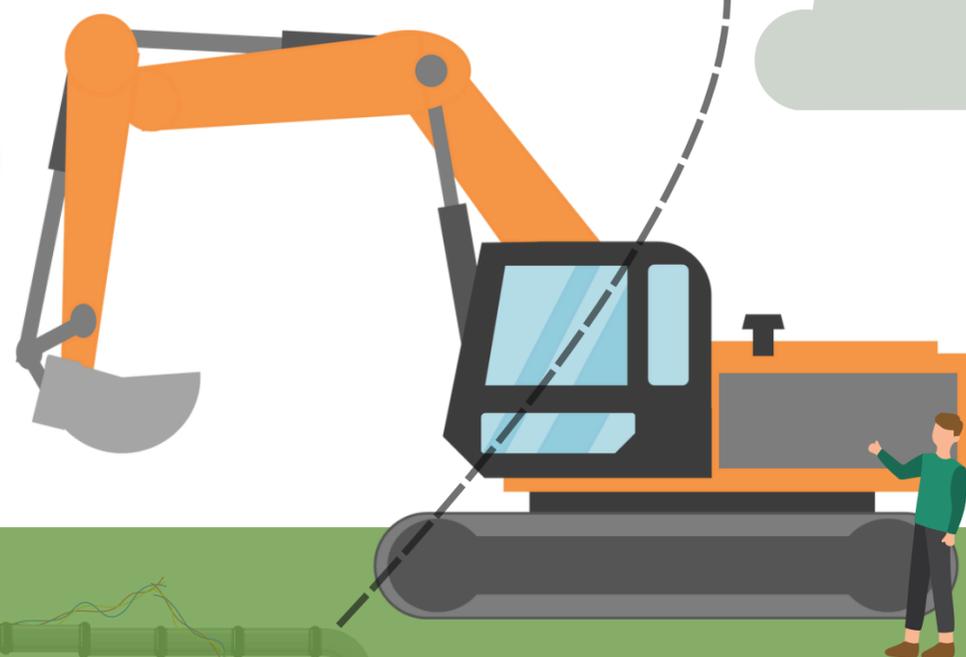
To avoid digging into underground pipes and wires, any time you plan to dig on or near your property, contact Ontario One Call at least five business days before you dig, to request a free public utility locate.

Severed underground lines could cause explosions, flooding or a loss of essential services, and you could be liable for restoration costs and potential legal action.

Call if you are planting a tree, putting in a deck or fence, or even just driving in a stake or post, as some pipes and lines are just below the surface

WEBSITE
OntarioOneCall.ca

ONTARIO ONE CALL
1-800-400-2255



GET IN CONTACT

YOU HAVE TRIED TO TALK TO THE PROPERTY OWNER AND THE BUILDER, BUT YOU CANNOT REACH THEM OR THIS ISSUE IS NOT RESOLVED. NOW WHAT?

Issues and Complaints	Responsibility	Contact
<ul style="list-style-type: none"> PUBLIC PROPERTY DAMAGE I.E. SIDEWALKS, CURBS, ROADS DRAINAGE ISSUES ON STREETS AND SIDEWALKS. <ul style="list-style-type: none"> BY-LAW REGULATING PUBLIC TREES . TEMPORARY STRUCTURES BLOCKING MUNICIPAL DRAINS. <ul style="list-style-type: none"> PUBLIC TREES DAMAGED OR REMOVED 	PUBLIC WORKS	<p>CALL 905-945-9634 ext. 2014 EMAIL publicworks@grimsby.ca</p>
<ul style="list-style-type: none"> CONCERNS ABOUT BUILDINGS BEING TOO CLOSE TO PROPERTY LINES OR EXCEEDING ALLOWABLE LOT COVERAGE. STRUCTURES THAT APPEAR TOO TALL, BULKY, OR OUT OF CHARACTER WITH THE AREA. 	PLANNING DIVISION	<p>CALL 905-945-9634 EXT. 2128 EMAIL planning@grimsby.ca</p>
<ul style="list-style-type: none"> WASHROOMS FOR WORKERS FIRE EXTINGUISHING EQUIPMENT. WORKER AND SITE SAFETY CONCERNS. <ul style="list-style-type: none"> NOTICE OF CONSTRUCTION. DESIGNATED SUBSTANCE REPORT 	MINISTRY OF LABOUR	<p>TOLL FREE CALL 1-877-202-0008</p>
<ul style="list-style-type: none"> NO PERMITS FOR CONSTRUCTION OR DEMOLITION IN PROGRESS OR COMPLETED. 	BUILDING DIVISION	<p>CALL 905-945-9634 EXT. 2022 EMAIL building@grimsby.ca</p>
<ul style="list-style-type: none"> CONSTRUCTION RENOVATION WASTE. UNAUTHORIZED USE OF MUNICIPAL PROPERTY FOR CONSTRUCTION STORAGE. <ul style="list-style-type: none"> NOISE. VEHICLES IDLING ON STREETS FOR LONG PERIOD. <ul style="list-style-type: none"> PARKING CONCERNS. OPEN EXCAVATIONS, UNCOVERED HOLES, OR EXPOSED REBAR LEFT UNATTENDED. INAPPROPRIATE OR OVERLY BRIGHT SITE LIGHTING. <ul style="list-style-type: none"> PROTECTIVE FENCING (MISSING, INCOMPLETE, HAZARDOUS). DIRT/MUD AND CONSTRUCTION MATERIALS ON STREETS AND SIDEWALKS. 	LAW ENFORCEMENT	<p>CALL 905-945-9634 EXT. 2023 EMAIL MLE@grimsby.ca</p>