

APPENDIX 'A'  
THE CORPORATION OF THE TOWN OF GRIMSBY  
BY-LAW No. 25-XX  
A BY-LAW TO AMEND BY-LAW 14-45 (AS AMENDED)

(13 Mountain Street, 19 Elm Street, 21 Elm Street, and 23 Elm Street)

**Whereas** the Council 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 "12-B" of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding the site specific exception number 377 to the lands as identified on Schedule 'A' to this By-law.
2. Table 15: Permitted Use, Lot, Building and Structure Exceptions of Section 8.0 Downtown Zones of By-law 14-45, as amended, is hereby further amended by adding the rows identified on Table 'A' to this By-law.

Read a first time this \_\_\_\_ day of \_\_\_\_\_, 2025.

Read a second and third time and passed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

Table 'A' to By-law 25-XX

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structural Exceptions
377	25-XX	13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street	DI	<p>Community Hub, meaning a premises or facility providing non-residential and/or community-based activities and services, such as arts, crafts, technology and multi-media, food and beverage, recreational, social, charitable and educational activities.</p> <p>Dwelling units at or above the first storey.</p>			<ul style="list-style-type: none"> <li>• The <i>front lot line</i> shall be deemed to be the <i>lot line</i> abutting Elm Street.</li> <li>• Maximum <i>Lot Coverage</i>: 70%.</li> <li>• Minimum <i>Interior Side Yard</i>: 0.5 m</li> <li>• Maximum <i>Exterior Side Yard</i>: 7.7 m</li> <li>• Minimum building setback from Mountain Street between existing buildings: 15 m</li> <li>• Minimum building setback from Elm Street between commercial/retail units: 11 m</li> <li>• Minimum <i>Rear Yard</i>: 1.5 m</li> <li>• Minimum setback of 4<sup>th</sup> floor from Elm Street: 6 m</li> <li>• Minimum setback of 8<sup>th</sup> floor from Elm Street: 8 m</li> <li>• Maximum <i>Height</i> excluding mechanical penthouse, rooftop projections and any intermediate levels: 30 m (8 <i>storeys</i>).</li> <li>• The provisions of Section 8.3.2.2 shall not apply.</li> <li>• The provisions of Section 8.3.2.4 d), f) and h) shall not apply.</li> <li>• Minimum resident parking space requirement: 0.728 spaces per dwelling unit.</li> <li>• Minimum visitor parking space requirement: 0.20 spaces per dwelling unit.</li> </ul>

- Minimum non-resident parking space requirement: 1.0 spaces per 28 square metres of commercial GFA.
- Visitor and non-residential *parking spaces* may be provided in a common area and available on a non-exclusive basis.
- The required parking for residential visitor and non-residential uses on a *lot* may be shared provided that the minimum number of parking spaces required for a *lot* are based on the parking occupancy rates as set out below and are equal to the largest number of *parking spaces* required for any parking period:

	Parking Occupancy Rates		
Land Use	AM	PM	Eve
<i>Residential visitor</i>	0%	35%	100%
<i>Retail store</i>	40%	100%	40%

- A parking space reduction of 4 residential spaces shall be provided for every car share space provided.
- Any deficiency from the requirement to provide the required parking on site shall be offset by a cash payment-in-lieu up to a maximum of 15 spaces.
- Maximum number of parking spaces with a minimum width of 2.75 m and a minimum length of 5.0 m: 8 spaces
- Zoning By-law 14-45 Exception 115 still applies to 19 Elm Street.



**SUBJECT LANDS**

- REZONING EXISTING DOWNTOWN INTENSIFICATION (DI) ZONE  
TO DOWNTOWN INTENSIFICATION (DI) WITH SITE SPECIFIC PROVISIONS

MOUNTAIN STREET

**DI-##**

ELM STREET

THIS IS SCHEDULE "A" TO BY-LAW NO. 25-XX  
PASSED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE CORPORATION OF THE TOWN OF GRIMSBY**

NOT TO SCALE

FILE NUMBER: \_\_\_\_\_

PAGE \_\_\_\_ OF \_\_\_\_