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:

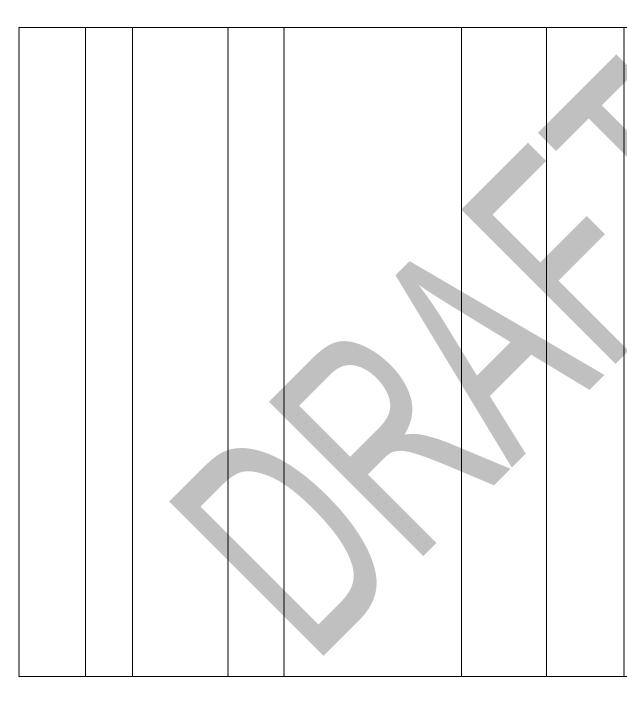
Therefore, the Council of the Corporation of the Town of Grimsby enacts as follows:

- 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 thisday 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	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. Dwelling units at or above the first storey.			 The front lot line shall be deemed to be the lot line abutting Elm Street. Maximum Lot Coverage: 70%. Minimum Interior Side Yard: 0.5 m Maximum Exterior Side Yard: 7.7 m Minimum building setback from Mountain Street between existing buildings: 15 m Minimum building setback from Elm Street between commercial/retail units: 11 m Minimum Rear Yard: 1.5 m Minimum setback of 4th floor from Elm Street: 6 m Minimum setback of 8th floor from Elm Street: 8 m Maximum Height excluding mechanical penthouse, rooftop projections and any intermediate levels: 30 m (8 storeys). The provisions of Section 8.3.2.2 shall not apply. The provisions of Section 8.3.2.4 d), f) and h) shall not apply. Minimum resident parking space requirement: 0.728 spaces per dwelling unit. Minimum visitor parking space requirement: 0.20 spaces per dwelling unit.



- 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				
Residential visitor	0%	35%	100%				
Retail store	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.

