

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW No. XXXX

A BY-LAW TO AMEND BY-LAW 14-45 (AS AMENDED)

(1-21 John Street, 46-48 & 50 Ontario Street)

Whereas the Council of the Town of Grimsby deems it expedient to amend the By-law No. 14-45, as amended;

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

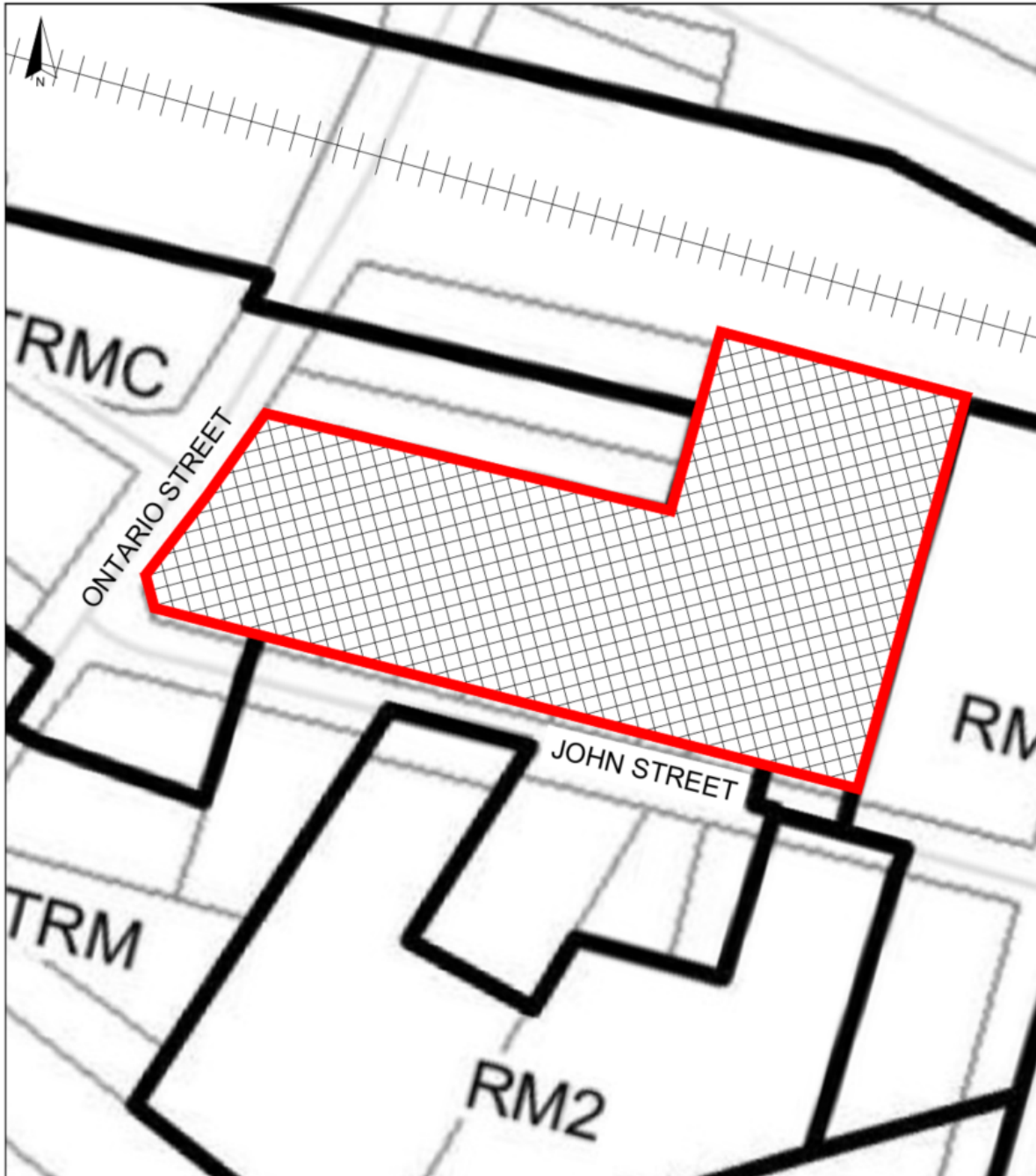
1. Schedule '12-A' of the By-law No. 14-45, as amended, is hereby further amended by changing the Zoning from TRM - Transitional Residential Multiple, ND – Neighbourhood Development and TRMC - Transitional Residential Multiple – Commercial on the lands identified on Schedule A of this By-law as:
 - a. DI “Downtown – Intensification”
2. Schedule “12-A” of By-law No. 14-45, as amended, is hereby further amended by adding the specific exception number XXX to the lands identified on Table A of this By-law.
3. Table 15: Regulations applying to Downtown Zones of Section 8.0 Downtown of By-law 14-45, as amended is hereby further amended by adding rows identified on Table 'A' to this By-law.

Read a first time this XX day of XXX, 202X

Read a second and third time and finally passed this XX day of XX, 202X

Table 'A' to By-law XXXX

Site Specific	By-law #	Address	Zone	Additional Permitted Use	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions											
XXX	XXX	1-21 John Street, 46-48 & 50 Ontario Street	DI	Post Secondary Education			<p>Maximum Lot Coverage: 0%</p> <p>Maximum Front Yard Setback: 11.0 m</p> <p>Minimum Rear Yard Setback: 3.0 m</p> <p>Minimum Interior Yard Setback: 0 m</p> <p>Maximum Height: 61.70 m (16 storeys plus a mechanical penthouse)</p> <p>Residential Parking: 1 space per unit</p> <p>Visitor Parking: 0.15 spaces per unit</p> <p>Only 80% of the non-residential parking requirement shall be required.</p> <p>The required parking for each non-residential use may be shared provided that the minimum number of parking spaces required for the non-residential uses is determined as follows:</p> <p>a) the minimum number of parking spaces required for each use, is calculated using the applicable requirements of Section 5.1 and the parking occupancy rate as set out below;</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">Parking Occupancy Rate</th> </tr> <tr> <th>AM</th> <th>PM</th> <th>Eve</th> </tr> </thead> <tbody> <tr> <td>Apartment building-visitor</td> <td>0%</td> <td>35%</td> <td>100%</td> </tr> </tbody> </table>		Parking Occupancy Rate			AM	PM	Eve	Apartment building-visitor	0%	35%	100%
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SCHEDULE "12 A" - ZONING SCHEDULE ZONING BY-LAW AMENDMENT

Lot 9 Concession 1;
1-21 John Street, 46 - 48 & 50 Ontario Street,
Town of Grimsby, Niagara Region

LEGEND

- Subject Site (Area: 1.43 ha)
- Lands to be rezoned from 'TRM - Transitional Residential Multiple, ND - Neighbourhood Development and TRMC - Transitional Residential Multiple - Commercial' zone to 'Downtown Intensification with Special Exceptions (DI-XX)' zone



Source: Town of Grimsby Zoning By-Law - November 2025
Note: Information shown is approximate and subject to change.

IPS	INNOVATIVE PLANNING SOLUTIONS	
	<small>PLANNING • PROJECT MANAGEMENT • LAND DEVELOPMENT</small>	
<small>401 WELLS ROAD, SUITE 200, GRIMSBY, ON L4R 0P7</small>	<small>TEL: 905-810-2281</small>	<small>TEL: 905-810-7021</small>
<small>380 STEELES AVE. W. SUITE 300A, WILLOWDALE, ON M2H 1P7</small>	<small>TEL: 905-490-8888</small>	<small>TEL: 905-490-8888</small>
<small>WWW.IPSO.NIAGARA.GOV.CA</small>	<small>IPS@INNOVATIVEIPS.COM</small>	
<small>Date: Apr 17, 2026</small>	<small>Drawn By: M.D</small>	
<small>File: 25-1491</small>	<small>Checked: R.C</small>	