



NOTICE OF PASSING OF A ZONING BY-LAW THE CORPORATION OF THE TOWN OF GRIMSBY

File Number: 26Z-16-2205

TAKE NOTICE that on **July 4, 2023**, the Council of the Corporation of the Town of Grimsby passed By-law No. 23-63, pursuant to Section 34 of the Planning Act, RSO., 1990.

THE PURPOSE AND EFFECT of By-law No. 23-63 is to change the zoning of the lands at 9 Windward Drive shown on Schedule 'A' as follows:

1. Zoning amendment of lands from Neighbourhood Development with site specific policy #213 (ND-213) to Mixed Use High Density with site specific policy #361 (MHD-361).
2. The site specific modifications are detailed on Table 'A' to the by-law and are to:
 - a) permit Accessory Showroom, Clinic, Convenience Store (to a maximum gross floor area of 464 m²), Fitness Studio, Food Store (to a maximum gross floor area of 464 m²), and Pharmacy uses; and Home Occupation as an accessory use limited to those uses that do not have customers and/or clients attending the site;
 - b) permit a Home Occupation as an accessory use within a residential unit;
 - c) establish a minimum permitted front yard of 1.0 m;
 - d) establish a maximum permitted building width of 72 m;
 - e) establish a parking ratio of 1 parking space per 28 m² of employment and commercial gross floor area;
 - f) establish a parking ratio of 1.5 parking spaces per residential unit, inclusive of visitor parking;
 - g) permit 12 accessible parking spaces; and
 - h) only permit residential uses subject to the provision of a minimum gross floor area of 1,900 square metres reserved for employment generating uses.
3. Key Plan showing location on Schedule 'A' to the by-law.

OTHER RELATED PLANNING APPLICATIONS:

- Official Plan Amendment (File Number 26OP-16-2204). The Notice of Adoption of Official Plan Amendment No. 14 (By-law 23-62) has also been enclosed in this letter.

PUBLIC CONSULTATION on the proposed By-law was provided prior to Council making a decision. As a result of public consultation, the Town received 7 comments at the statutory Public Meeting on April 26, 2023. All comments received were considered as part of Planning Report PA 23-19 and Council's decision-making process, and led to permitting a Home Occupation use within an apartment residential unit.

A copy of By-law No. 23-63 can be viewed on the Town of Grimsby website at <https://www.grimsby.ca/en/doing-business/planning-notice.aspx>.

THE DECISION OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRIMSBY IS FINAL IF A NOTICE OF APPEAL IS NOT RECEIVED ON OR BEFORE THE LAST DAY FOR FILING A NOTICE OF APPEAL.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal (OLT) a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

A NOTICE OF APPEAL MUST:

- i) Be made in writing to: Bonnie Nistico-Dunk, Clerk
Town of Grimsby

160 Livingston Avenue
Grimsby, ON L3M 0J5

- ii) Set out the reasons for the appeal, and
- iii) Be accompanied by the fee required by the Ontario Land Tribunal being \$1,100.00 (corporate fee) or \$400.00 (private citizen, registered charity, or non-profit ratepayers' association) payable to the Ontario Minister of Finance.

Date Mailed: July 7, 2023
Last Day for Filing a Notice of Appeal: July 27, 2023