

APPENDIX 'A'
THE CORPORATION OF THE TOWN OF GRIMSBY
BY-LAW No. 26-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'.
3. Appendix 'A' of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding Schedule 'B' to this By-law as Schedule XX.

Read a first time this ____ day of _____, 2026.

Read a second and third time and passed this ____ day of _____, 2026.

Mayor

Town Clerk

Table 'A' to By-law 26-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	26-XX	13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street	DI	Dwelling units at or above the first storey.			<ul style="list-style-type: none"> • The <i>front lot line</i> shall be deemed to be the <i>lot line</i> abutting Elm Street. • Maximum <i>Lot Coverage</i>: 70%. • Minimum <i>yard</i> and building setbacks are as shown in metres on Schedule 'B' of this By-law. • Maximum <i>height</i>, inclusive of a mechanical penthouse, is as shown in metres on Schedule 'B' of this By-law. • Despite Schedule 'B' additional minor rooftop projections used for access or for the mechanical operation of the building shall be permitted. • 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 <i>parking space</i> requirement: 0.97 <i>parking spaces</i> per dwelling unit. • Minimum visitor <i>parking space</i> requirement: 0.16 <i>parking spaces</i> per dwelling unit. • Minimum non-resident <i>parking space</i> requirement: 3.0 <i>parking spaces</i> per 100 square metres of commercial gross floor area.

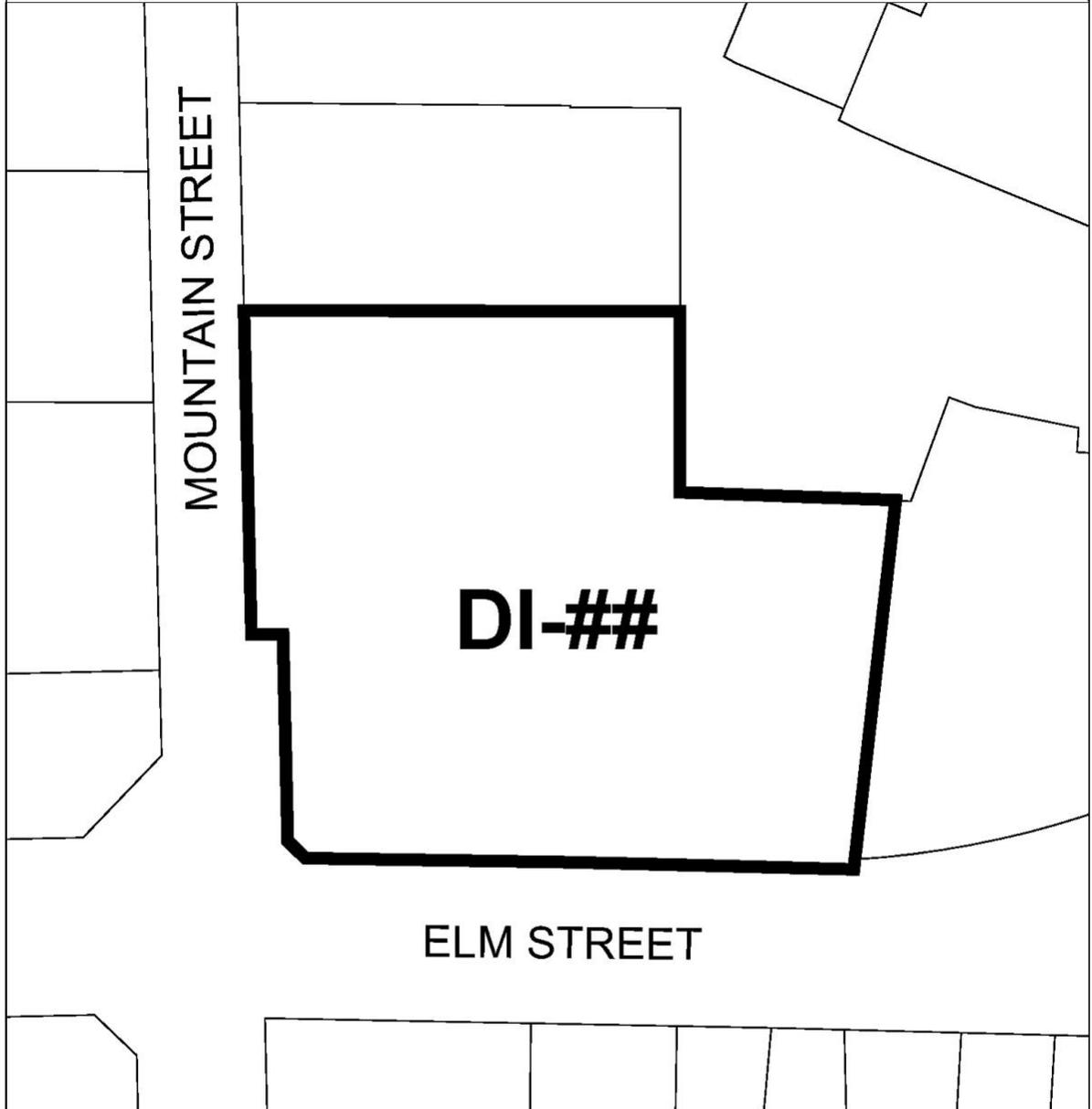
- Visitor and non-residential *parking spaces* may be provided in a common area and available on a non-exclusive basis.
- The required *parking spaces* for residential visitor and non-residential uses on a *lot* may be shared provided that the minimum number of *parking spaces* required for a *lot* are 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</i>	80%	80%	100%
<i>Residential visitor</i>	0%	35%	100%
<i>Retail store</i>	40%	100%	65%

- Any deficiency from the requirement to provide the required *parking spaces* on site shall be offset by a cash payment-in-lieu up to a maximum of 25 *parking spaces*.
- Maximum number of *parking spaces* with a minimum width of 2.75 metres and a minimum length of 5.55 metres: 5 *parking 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



THIS IS SCHEDULE "A" TO BY-LAW NO. 26-XX
PASSED THIS ____ DAY OF ____, 2026

MAYOR

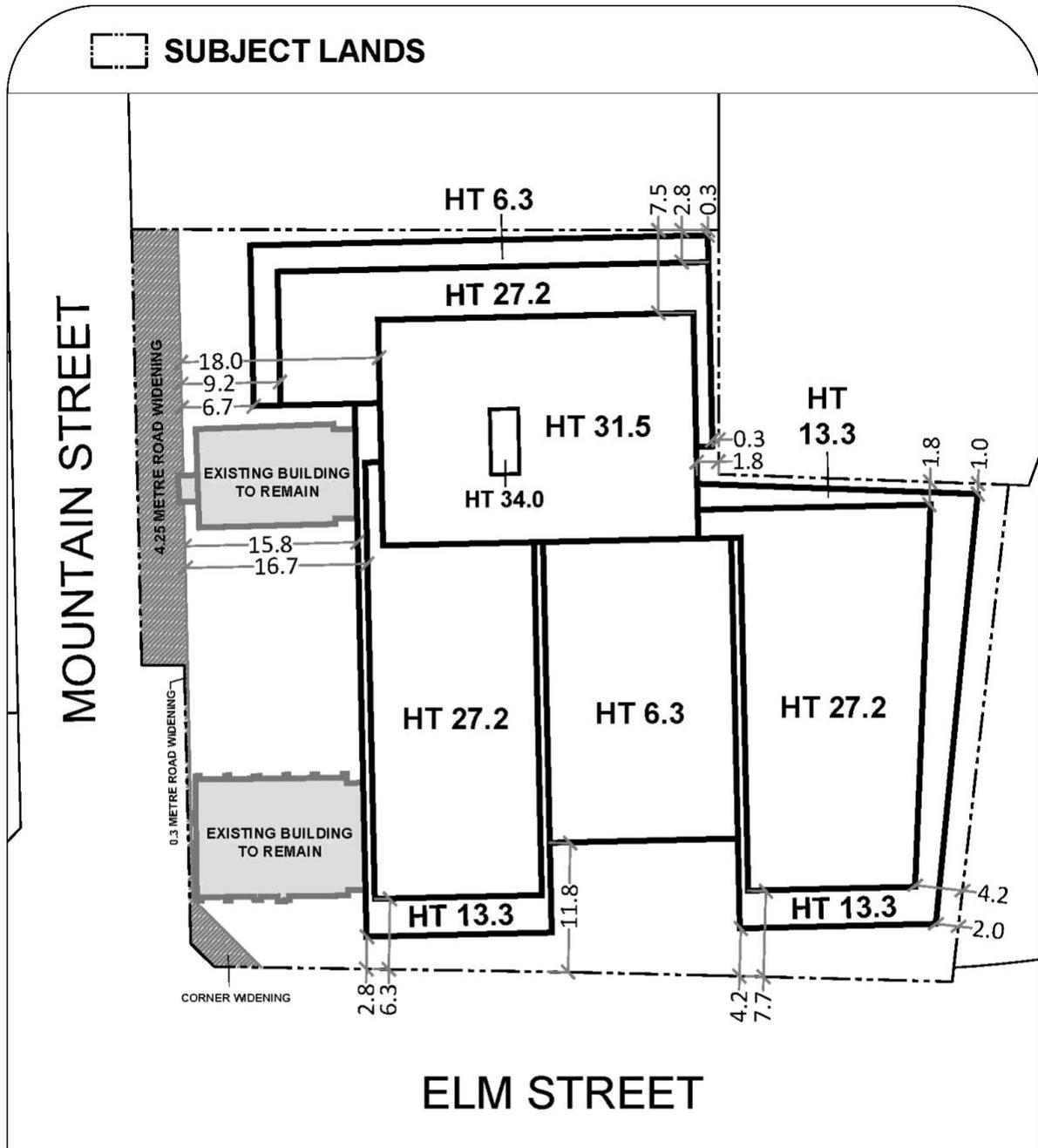
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

NOT TO SCALE

FILE NUMBER: _____

PAGE ____ OF ____



THIS IS SCHEDULE "B" TO BY-LAW NO. 26-XX
PASSED THIS ____ DAY OF ____, 2026

MAYOR

CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

NOT TO SCALE

FILE NUMBER: _____

PAGE ____ OF ____