APPENDIX ‘A’

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW No. 18-XX

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

(Fifth Wheel Lands, North Service Road)

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

Now therefore, the Council of the Corporation of the Town of Grimsby enacts as follows

1. Schedule “3A” of By-law No. 14-45, as amended, is hereby further amended by changing the zoning from “ND” (Neighbourhood Development) and “OS1” (Private Open Space) on the lands identified on Schedule ‘A’ to this By-law as:

a) Area A to a Mixed Use High Density (MHD) Zone; and

b) Area B to a Public Open Space (OS2) Zone.

2. Schedule “3B” of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding the Site Specific Exceptions as identified on Schedule ‘A’ to this By-law as:

a) Area A to exception number AAA; and

b) Area B to exception number BBB.

3. Notwithstanding Section 3.0 of the By-law, the front lot line shall be deemed to be the lot line along North Service Road.

4. Notwithstanding Table 10 of Section 7.1.1 of the By-law, the following uses shall be permitted within Area A:

1. Apartment building;
2. Back to back townhouse dwelling;
3. Block townhouse dwelling;
4. Stacked townhouse dwelling;
5. Street townhouse dwelling;
6. Banquet facility;
7. Office;
8. Restaurant;
9. Theatre;
10. Hotel;
11. Studios;
12. Ancillary retail sale;
13. Commercial school;
14. Custom workshop;
15. Data processing;
16. Industrial use;
17. Research and laboratory;
18. Professional and administrative office;
19. Parking lot;
20. Photocopy and print shop;
21. Servicing shop;
22. Warehousing and wholesaling;
23. Entertainment facilities such as art galleries, outdoor theatre and musical facilities;
24. Institutional uses*,* including government services, research and, training facilities;
25. Prestige employment uses provided all operations are conducted indoors and the operations are deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;
26. Daycare facilities provided that such uses are internally integrated as a component of an office, hotel, institutional or mixed use building; and
27. Parks including a public waterfront promenade, parkettes and public squares.

5. Notwithstanding Table 11 of Section 7.2.1 of the By-law, the following provisions shall apply to Area A:

1. The maximum permitted front yard shall be 19.3 metres.
2. The maximum permitted exterior side yard shall be 6.1 metres.
3. The minimum permitted interior side yard shall be 2.6 metres.
4. The minimum permitted rear yard shall be 2.3 metres.
5. The maximum building height shall be 73.0 metres or 22 storeys.

6. Notwithstanding Section 7.2.2.6 of the By-law, the following provision shall apply:

a) The minimum percent of lot area dedicated to employment generating uses shall be 24%.

7. Notwithstanding Section 5.0 of the By-law, the following provision shall apply to Area A:

a) The required parking rate for Residential Dwelling Unit – Apartment Building shall be 1.25 spaces per unit dwelling unit including visitor parking.