

The Corporation of the Town of Grimsby

By-law No. 14-45

Town of Grimsby Zoning By-law

Whereas the Town of Grimsby has in force two Zoning By-laws which apply to the different areas incorporated into the Town;

And whereas it is desired to enact a new Zoning By-law to comprehensively deal with zoning throughout the Town;

And whereas this By-law is in conformity with the Official Plan of the Town of Grimsby, approved by the Ontario Municipal Board under the Planning Act on May 12, 2012;

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

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1.0 LAYPERSONS GUIDE

This introduction explains how to read and use this Zoning By-law and is solely for the purpose of assisting the reader. Readers unfamiliar with zoning by-laws are encouraged to read this introduction.

This introduction does not constitute a legal part of this By-law.

All lands within the Town of Grimsby correspond to a zone category described in Sections 6 through 14 of this zoning by-law. These zone categories consist of broad land use categories including: Rural and Agricultural Zones, Residential Zones, Downtown Zones, Commercial Zones, Employment Zones, Institutional Zone and Open Space Zones. In addition, there are three overlay zones, the Hazard, the Environmental Protection and the Environmental Conservation Overlay Zones, which apply in addition to the underlying zones and restrict development subject to certain explicit requirements as detailed in Section 13 of this by-law. If the requirements of the overlay zones are satisfied, then development according to the provisions of the underlying zones may be permitted.

Within each of the zone categories, multiple zones are described. Sections 6 through 13 set out the requirements of each zone including the permitted *uses*, the *lot area* requirements and the restrictions on where *buildings* and *structures* can be situated on a *lot*. The location and boundary of each zone is shown on the schedules found in Section 15. Section 13 sets out the requirement of the Overlay Zones, the boundaries of which are also shown in hatching or shading on the schedules in Section 15.

No zoning is provided within the Niagara Escarpment Development Control Area as it is subject to permit control (shown on the schedules in Section 15 as the area shown as “N.E.D.C. Area”). Within this area, the Niagara Escarpment Commission is the development control authority. Development requires a permit from the Niagara Escarpment Commission rather than zoning approval from the Town.

At the beginning of each of the zone categories (i.e., Sections 6 through 13), the permitted *uses* for each zone are laid out in a table format, with any additional qualifications listed directly following the table.

Each zone also contains a table setting out requirements for *lots*, *buildings* and *structures* which address such matters as *lot area*, *lot frontage*, *yard setbacks*, and *building height* among other matters. For some zones, these requirements are set out according to different *uses*. In other zones, these requirements are set out for the zone as a whole.

In addition to the provisions for each zone, there are some requirements that apply to all zones, such as provisions pertaining to *accessory structures* and parking requirements. These general provisions and parking provisions are found in Sections 4 and 5 respectively.

There are also provisions that apply only to an individual property or a small group of properties and are called site-specific exceptions. These site-specific exceptions are listed in tables at the end of each zone category (i.e. the last subsection in each of Sections 6 through 13).

When reviewing the schedules in Section 15, each zone is denoted on the schedules by a single symbol – ie. SC.

Properties to which a site specific exception applies are denoted by a site specific exception number which is shown on the zoning schedules. There are two zoning schedules for each area in Grimsby, the first, the “A” schedules, illustrate the zoning, and the second, the “B” schedules, illustrate any site specific exceptions that apply to a property. As previously noted, the site specific exceptions are listed in tables at the end of each zone.

For the RD1, RD2, RD3, RD4, RD5 and MS zones, a number following a period “.” indicates the maximum *lot coverage*, as a percentage.

In addition to the zone schedules, Schedule 18 shows areas of *High Aquifer Vulnerability*. In these areas, additional restrictions apply to certain *uses*. These restrictions are found in Section 4.26.

Schedule 19 shows the extent of the area covered by Niagara Escarpment Plan Area for the purposes of implementing the maximum height requirements applying to the Downtown Intensification Zone in Table 16 and other areas as per Section 4.35. Note, this is the full area covered by the Niagara Escarpment Plan, which is greater than the Niagara Escarpment Development Control Area which is delineated on the schedules 1 to 17 shown as “N.E.D.C. Area” (and exempt from this by-law).

Schedule 20 shows the Region of Niagara arterial roads for the purpose of implementing Section 4.32.

The recommended process to verify the zoning applicable to a property is to:

- a) Locate the property on the schedules in Section 15 and identify which zone it is in and any overlays zones that might apply;
- b) Determine which zone category and section of the by-law that this zone is described in;
- c) Review the permitted *uses* applicable to that zone that are contained in the “Permitted Uses” table at the beginning of each Section 6 through 13;
- d) Review the zone provisions applicable to that zone. These are contained in the “Regulations Applying” to each zone table in the second subsection of each Section 6 through 13;

- e) Determine if any Overlay Zones apply to the property and review the relevant provisions in section 13 that apply to the applicable Overlay Zones.
- f) Review any applicable site-specific exceptions contained at the end of the corresponding zone section. If a property is subject to a site-specific exception, it will be indicated on the schedules in Section 15;
- g) Review the applicable general provisions and parking regulations in Sections 4 and 5;
- h) Review pertinent provisions of the overlay zones in Section 13, when applicable;
- i) Review Schedule 18 to determine if the property falls into either an area of Aquifer Vulnerability and, if so, review the additional provisions in Section 4.26 and 10.2.2.4; and
- i) Contact the Town of Grimsby to ensure up-to-date information and whether the property is subject to any variances.

2.0 ADMINISTRATION

2.1 Title

This By-Law may be cited as “The Town of Grimsby Zoning By-law”.

2.2 Defined Area

This By-law applies to all land included within the boundaries of the Town of Grimsby with the exception of the land within the Niagara Escarpment Development Control Area, which is under the development control of the Niagara Escarpment Commission.

2.3 Purpose

The purpose of this By-law is:

- a) to regulate the *use* of land, *buildings* and *structures*, and to regulate the construction and alteration of *buildings* and *structures* by statutory authority granted by the Ontario Planning Act; and
- b) to implement the policies of the Town of Grimsby Official Plan.

2.4 Zones

2.4.1 Establishment of Zones and Overlay Zones

All lands covered by this By-law, as described in Section 2.2, are contained within one of the zones listed in Table 1. Such zones may be referred to by the appropriate symbols listed in Table 1.

Table 1: Zone Symbols

ZONES	SYMBOLS
Rural And Agricultural Zones	
Agricultural	A
Specialty Crop	SC
Rural	RU
Residential Zones	
Residential Detached 1	RD1
Residential Detached 2	RD2
Residential Detached 3	RD3
Residential Detached 4	RD4
Residential Detached 5	RD5
Residential Multiple 1	RM1
Residential Multiple 2	RM2
Residential Multiple 3	RM3

Transitional Residential Multiple	TRM
Grimsby Beach	GB
Grimsby Beach One	GB1
Main-Street	MS
Hamlet Residential	HR
Neighbourhood Development	ND
Mixed Use High Density	MHD
Downtown Zones	
Downtown Main-Street	DMS
Downtown Intensification	DI
Transitional Residential Multiple-Commercial	TRMC
Commercial Zones	
Convenience Commercial	CC
Service Commercial	CS
Marine Commercial	MC
Neighbourhood Commercial	NC
Employment Zone	
General Employment	GE
Prestige Employment	PE
Utility	U
Institutional Zone	
Institutional	I
Open Space Zones	
Private Open Space	O1
Public Open Space	O2
Cemetery	C
OVERLAY ZONES	SYMBOLS ⁽¹⁾
Hazard	HA
Environmental Protection	EP
Environmental Conservation	EC

⁽¹⁾ Overlay zones shown with hatching or shading on Schedule 1-A and 17-A.

2.4.2 Location of Zones

- a) The extent and boundaries of all zones are shown on Schedules 1-A to 17-A in Section 15. These schedules, together with notations and references shown thereon, form part of the Town of Grimsby Zoning By-law.

- b) A number indicated on Schedules 1-B to 17-B indicates the number of the site specific exception applying to that property or group of properties. These site-specific provisions are found, when applicable, following the provisions of that zone.
- c) For the RD1, RD2, RD3, RD4, RD5 and MS zones, a number following a period “.” indicates the maximum *lot coverage*, as percentage.
- d) Overlay zones are shown on Schedules 1-A to 17-A with a hatching or shading over top of the other land use zones.

2.4.3 Establishment of Holding Zones

- a) The prefix “H” may be used in conjunction with any zoning category of this by-law, as amended. When such a prefix has been added to a zoning category, only those *uses* in existence at the time of the passing of the by-law applying the prefix will be permitted; and
- b) The “H” holding symbol may be removed by *Council* without the necessity of a public meeting, provided that it is satisfied, in consultation with the appropriate agency where necessary, that:
 - i) adequate sanitary sewage disposal facilities and water services are available to the satisfaction of *Council*;
 - ii) adequate public road access is available to the satisfaction of *Council*;
 - iii) a plan of subdivision has been approved for the site, in accordance with the provisions of the Planning Act; and
 - iv) appropriate technical studies have been submitted which indicate how any impacts on adjacent developments may be mitigated, and that the development will not negatively affect adjacent development.

2.5 Interpretation

2.5.1 General

- a) In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the most restrictive, or the By-law imposing the higher standards, shall govern and apply.
 - i) Nothing in this By-law shall be construed to exempt any person from complying with the requirements of the Ontario Building Code or the requirements of any By-law of the Town of Grimsby or Regional

Municipality of Niagara, or from any law of the Province of Ontario or of Canada, or any regulation under the provisions of the Conservation Authorities Act of a Conservation Authority having jurisdiction or the obligation to obtain any license, permit, authority or approval required under any By-law of the Municipality; and

- ii) Despite the minimum *lot coverage* and *lot area* requirements of this by-law, a lower *lot coverage* or a larger minimum *lot area* may be required in order to accommodate onsite septic systems in compliance with the Ontario Building Code. Nothing in this by-law shall be construed to exempt any person from complying with the requirements of the Ontario Building Code for septic systems.

2.5.2 Zone Boundaries

When determining the boundary of any zone as shown on any schedule of this By-law, except for overlay zones, the following provisions shall apply:

- a) A boundary indicated as following a highway, *street*, lane or right-of-way shall be the centre of such highway, *street*, lane or right-of-way;
- b) A boundary indicated as following a *watercourse*, creek, stream or the right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such *watercourse*, creek, stream or right-of-way;
- c) A boundary indicated as following a shoreline shall follow such shoreline, and in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- d) A boundary indicated as approximately following *lot lines* shown on a registered plan of subdivision or municipal *lot lines* shall follow such *lot lines*;
- e) Where a boundary is indicated as approximately parallel to a *street line* or other feature indicated in clauses a), b) or c) of this subsection, and the distance from such *street line* or other feature is not indicated, and clause (d) above is not applicable, such boundary shall be construed as being parallel to such *street line* or other feature, and the distance there from shall be determined according to the scale shown on the appropriate schedule; and
- f) A boundary indicated as following the limits of the Municipality shall follow such limits.
- g) The limit of any map comprising any schedule forming part of this By-law as shown on the Key Map of such schedule shall not be deemed to be the boundary of the zone unless a zone boundary is delineated along the limit of the schedule.

- h) The boundary of overlay zones may be revised without amendment to this by-law through the process set out for each overlay zone. Where the overlay zone is reduced, the underlying zone shall apply.

2.5.3 Closing

In the event a dedicated *street* or lane shown on any schedule forming part of this By-law is closed, the property formerly in such *street* or lane shall be included within the zone of the adjoining property on either side of such closed *street* or lane. If a closed *street* or lane is the boundary between two or more different zones, the new zone boundaries shall be the former centre line of the closed *street* or lane.

2.5.4 Certain Words

In this By-law the word “shall” is mandatory.

2.5.5 More Than One Zone on a Lot

Where a *lot* has more than one zone applied thereon, all provisions in the pertinent zone shall be satisfied on each such portion of the *lot* so zoned.

2.5.6 Overlay Zones

- a) In overlay zones, described in Section 13, development is restricted in hazardous lands, including *flooding hazards*, *erosion hazards* and *dynamic beach hazards* under the Hazard Overlay. Development is also restricted in significant natural heritage features and areas including but not limited to woodlands, wetlands, *valleylands*, and significant habitats under the EP (Environment Protection) Overlay and the EC (Environmental Conservation) Overlay.
- b) Where a *lot* is subject to an overlay zone, the provisions of the overlay zone supersede the provisions of the underlying zone. Where the overlay zone is reduced in extent through the process set out for each overlay zone, the provisions of the underlying zone shall apply.
- c) Where a Hazard Overlay Zone covers a portion of a *lot*, that portion may be used in the calculation of any *lot coverage* or *frontage* provision.

2.5.7 Definitions

- a) Throughout this By-law, any italicized word is defined in Section 3 to provide clarity and ensure that the By-law and its intent are applied consistently; and
- b) Where a *use* is defined, it shall not be interpreted to include any other defined *use* unless it is stated in the definition to the contrary.

2.5.8 Illustrations

Any illustrations throughout this By-law, as well as examples and margin notes, are for clarification and convenience purposes only and are not part of this By-law.

2.5.9

Permitted and Prohibited Uses

All *uses* of land and the *erection* or *use* of any *building* or *structure* shall be considered a prohibited *use* unless specifically listed as a permitted *use* in one or more zones of this By-law or as set out as a permitted *use* in Section 4.2. Additional prohibited *uses* are set out in Section 4.4.

2.5.10 Niagara Escarpment Development Control Area

The areas subject to development control within the Niagara Escarpment Plan as shown on Schedules 1 to 17 as the “N.E.D.C. Area” are exempt from this by-law and subject to the Niagara Escarpment Commission’s Development Control.

2.5.11 Areas of High Aquifer Vulnerability

Areas of High Aquifer Vulnerability and lands within the Grimsby Water Treatment Plant (WTP) Intake Protection area are shown on Schedule 18 and are subject to certain *use* restrictions as described in Section 4.26 and 10.2.2.4.

2.6 Scope and Effect

No person shall *use* any land or *erect* or *use* any *building* or *structure* except in conformity with the provisions of this By-law respecting the Zone:

- a) in which such land, *building* or *structure* is located; or
- b) in which it is proposed to *use* any land or to *erect* or *use* any *building* or *structure*.

2.7 Zoning Administration

This By-law is to be administered by a person designated, from time to time, by the *Council* as the Zoning Administrator and in his/her absence by such other employees of the Municipality as the *Council* designates from time to time and if *Council* neglects to designate a Zoning Administer then the Clerk is automatically designated.

2.8 Restrictions on Changes

- a) The purpose for which any land, *building* or *structure* is *used* shall not be changed, no new *building* or *structure* or addition to any *existing building* or *structure* shall be *erected* and no land shall be severed from a *lot*, if such change, *erection* or severance creates a situation that contravenes any of the

provisions of this By-law applicable to each individual remaining *building*, *accessory building* or *lot*; and

- b) Notwithstanding the provisions of clause (a) of this subsection, no person shall be deemed to have contravened any provision of this By-law if only a part or parts of any *lot* or parcel has or have been conveyed to or acquired by the Town of Grimsby, the Regional Municipality of Niagara, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada.

2.9 Restoration to a Safe Condition

Nothing in this by-law shall prevent the strengthening or restoration of any *building* or *structure* to a safe condition provided that such strengthening or restoration will not increase the *height*, area or volume of such *building* or *structure* so as to contravene the provisions of this By-law.

2.10 Penalty

Every person convicted of a breach of the provision of this by-law shall be liable, upon conviction, to penalties as outlined in the *Planning Act*.

2.11 Repeal of Preceding By-laws

- a) By-law No. 71-74 passed the 20th day of December, 1971 and all amendments to said by-law are hereby repealed; and
- b) By-law No. 1050 passed the 13th day of October, 1964 and all amendment to said by-law are hereby repealed.
- c) All relevant and valid site specific exceptions from by-laws 71-74 and 1050 have been consolidated into this by-law.
- d) All approved minor variances approved under by-laws 71-41 and 1050 remain in effect for two years after the approval of this by-law, after which time, any *use*, *building* or *structure* permitted by the minor variance that is not in conformity with the new by-law becomes legal non-conforming.

2.12 Validity

Every provision of this By-law is declared to be severable from the remainder of the By-law, and if any provision of this By-law shall be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder thereof.

2.13 Effective Date

This By-law shall come into force and take effect upon being passed by *Council*.

2.14 Technical Changes

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

- a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;
- b) Additions to and revisions of technical information on schedules including, but not limited to: infrastructure and topographic information, notes, legends, shading and title blocks;
- c) Alterations of punctuation; and
- d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors.

3.0 DEFINITIONS

Access Aisle

Means the space beside or between a parking space(s) that allows persons with disabilities to get in and out of their vehicles.

Accessory Building or Structure

means a *building* or *structure* naturally and normally incidental to, subordinate to or exclusively devoted to a principal *use* or *building* and located on the same *lot* as the principal *building* or *use*, and includes a detached *garage* and a detached *carport*.

Accessory Use

means a *use* naturally and normally incidental to, subordinate to or exclusively devoted to a principal *use* and located on the same *lot*.

Adult Entertainment Parlour

means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation services, appealing to or designed to appeal to erotic or sexual appetites or inclinations, and for the purpose of this definition:

- a) "To provide" when used in relation to services includes to furnish, perform, solicit or give such services in pursuance of a trade, calling, business or occupation and "providing and provision" have corresponding meanings;
- b) "Services includes activities, facilities, performances, exhibitions, viewings and encounters, but does not include the exhibition of film approved under the Theatres Act;
- c) "Services designed to appeal to erotic or sexual appetites or inclinations" includes:
 - i) Services of which a principal feature or characteristic is the nudity or partial nudity of any person;
 - ii) Services in respect to which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

Adverse effect

means the generation of noise, vibration, dust, fumes, gas, odour, waste, hazardous waste, emissions, smoke, glare, radiation, electrical interference, or any *use* involving the use or storage of hazardous, toxic, or contaminant substances which constitutes a threat to public health and safety, or any combination thereof.

Affordable Housing

means:

- a) In the case of ownership housing, the least expensive of:
 - i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of:
 - i) A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural Use

means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; horse boarding; apiaries; agro-forestry; maple syrup production; and associated on-farm *buildings* and *structures*; but does not include a licenced cannabis cultivation facility or medical cannabis growth.

Agri-tourism related to agriculture

means *uses* that are considered *accessory uses* to a *farm operation* that involve tourist *uses* that have a direct relationship to the *agricultural uses* on the farm or surrounding farm *uses*. Such *uses* may include farm-mazes, animal petting or seasonal festivals (for example, strawberry social, pumpkin festival, maple syrup event).

Amenity Area

shall mean an open space area located on a *lot* including a *balcony*, a ground accessed *deck*, a *porch* or a *deck* located on a roof of a *building*, a parking *structure* or a *garage* or *porch* which has direct access from the interior of a *dwelling unit*.

Angular Plane

means an imaginary flat surface projecting over a *lot*, at an inclined angle measured up from the horizontal.

Apartment Building

means a separate *building* containing five (5) or more *dwelling units* that have a common entrance from the *street* level, but does not include a *boarding house*.

Automobile Body Shop

means an establishment engaged in repairing or painting of *vehicle* bodies.

Automobile Sales Establishment

means a *building* or an area of land where new or used *motor vehicles* are kept for display, sale and/or lease.

Automobile Service Garage

means a *building* or place where *motor vehicles* are serviced or repaired.

Balcony

means an attached covered or uncovered platform projecting from the face of an exterior wall, including above a *porch*, which is only directly accessible from within a *building*, usually surrounded by a balustrade or railing, and does not have direct exterior access to *grade*.

Basement

means that portion of a *building* below the first *storey*, where the finished floor is located below the average *finished grade*, as measured on all sides of the *building*, from the finished floor to underside of floor joists of the next above *storey*.

Boarding House

means a *dwelling* in which lodging with or without meals is supplied for gain to three or more persons other than the lessee, tenant or owner of said *dwelling* or any member of their family.

Bed and Breakfast Use

means the *use* of a *single detached dwelling* for the rental of rooms to the travelling public for overnight accommodation on a temporary basis.

Building

means a *structure* having a *roof* supported by columns or walls or supported directly on the foundation and *used* or intended for *use* as shelter or accommodation for persons, animals or goods, but does not include a shipping container.

Building, Back to Back Townhouse

means a *building* containing a minimum of 4 *units* that is divided vertically and where each unit is divided by common walls, including a common rear wall without a *rear yard*

setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the *front yard* or *exterior side yard*.

Building Depth

means the greatest horizontal distance between the portion of a *building* facing and nearest to the *front lot line*, to the portion of the *building* facing and nearest to the *rear lot line*, excluding any *porch*, *deck*, *balcony* or other permitted *yard* encroachment.

Building, Street Townhouse

means a *building* comprised of not less than three *dwelling units* each of which has an independent entrance from *grade* to the front and rear of the *building*, and each of which is divided vertically above *grade* by a common wall adjoining *dwelling units* or a *garage* above *grade* and where each *dwelling unit* is located on an individual *lot*.

Building Width

Means the greatest horizontal distance between two walls of a *building* perpendicular to the *front lot line*, excluding any *porch*, *deck*, *balcony*, or other permitted *yard* encroachment.

Campground

means an area *used* for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the *use*, such as administration *offices*, laundry facilities, washrooms, recreational facilities, but not including the *use* of *mobile home trailers* on a permanent year-round basis.

Carport

means a *building* or *structure* or part thereof, at least 40% of the area of the perimeter faces of which is open and unobstructed by any wall, door, post or pier,

- a) which is *used* for the temporary parking or storage of private passenger *motor vehicles* or *commercial vehicles* of less than one tonne maximum capacity, and
- b) wherein neither servicing nor repairing is carried on for profit.

Car Wash

means a establishment for washing or cleaning *motor vehicles* for gain.

Cemetery

means land set aside to be *used* for the interment of human remains and includes a mausoleum, columbarium or other *structure* intended for the interment of human remains.

Clinic

means a *building* or part thereof *used* by qualified medical practitioners, dentists, osteopaths, or other drugless practitioners.

Club

means a *building* or part of a *building used* as a meeting place for members of an organization, including an athletic, social or recreational *club*, a lodge, a fraternity or sorority house and a labour union hall or other similar organization.

Commercial

means the *use* of land, *building* or *structure* for the purpose of buying and selling commodities, and supplying of services as distinguished from such *uses* as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar *uses*.

Commercial Fitness Centre

means a *commercial* indoor facility that provides fitness equipment, exercise classes, instructor training and/or space for fitness or athletic training.

Commercial Greenhouse

means a *structure used* to cultivate or grow floral, vegetable or other horticultural produce in a climatically controlled environment and made primarily of translucent *building* material usually of plastic or glass but shall not include greenhouses which are less than 46.5 square metres in area and are accessory to a *residential use*.

Commercial Vehicle

means a *vehicle used* or intended to be *used*, for business, employment or *commercial* purposes and includes but is not limited to a bus, catering or canteen truck, tow truck, dump truck, tractor trailer, ambulance, hearse, or other similar *vehicle*.

Community Recreational Centre

means a multi-purpose facility owned and operated by the Town of Grimsby, which offers a variety of programs and facilities of a recreational, cultural, community service, information and / or instructional nature.

Construction Vehicle

means a *vehicle* ordinarily *used* for *building* and construction purposes, such as a dump truck, bulldozer, back-hoe, or grader, and ancillary equipment *used* thereto.

Convenience Store

means a *retail store* with a maximum *gross floor area* of 300 square metres where articles for sale are restricted to a limited range of goods, primarily food, toiletries,

drugs, housewares, stationary and other similar daily household necessities, but does not include a *supermarket*.

Council

means the *Council* of The Corporation of The Town of Grimsby.

Custom Workshop

means a *building* or part of a *building used* by a trade, craft or guild for the manufacturers in small quantities of made-to measure cloths or articles; and includes upholstery but does not include metal spinning, woodworking or furniture manufacturer, or any factory production or any shop or factory otherwise classified or defined in this by-law.

Day Care

means a premises that receives more than five children who are not all of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, where the children are,

- a) under eighteen years of age in the case of a *day care* for children with a developmental disability, and
- b) under ten years of age in all other cases.

Deck

means a raised platform 0.6 metres or more above *grade* attached to the exterior wall of a *building* and with direct access from within a *building* and from *grade*.

Department Store

means a *retail store* engaged in retailing a wide range of products, with each merchandise line constituting a separate department within the store. Selected departments may be operated by separate establishments, on a concession basis.

Dry Cleaning Distribution Station

means premises in which articles of fabric are dropped off, stored or picked-up by members of the public, but does not include a *dry cleaning facility*.

Dry Cleaning Facility

means premises in which articles of fabric are subjected to the process of dry cleaning, dry dyeing or cleaning in a laundry plant and for the pressing and distribution of any such articles or goods that have been subjected to such process.

Drive-Through

means the *use* of land, *buildings* or *structures*, or parts thereof, to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in motorized *vehicles* that are in a designated *stacking lane*. A drive through facility may be in combination with other *uses*. A *drive-through* facility does not include an *automobile service garage*, *gas station*, *car wash* or kiosks located within parking *garage* or public *parking lot*.

Dwelling

means a separate *building* containing one or more *dwelling units*.

Dwelling, Back to Back Townhouse

means a *dwelling unit* in a *back to back townhouse building*.

Dwelling, Block Townhouse

means a *building* or *structure* that is vertically divided into a minimum of three *dwelling units*, each of which has an independent entrance from *grade* to the front and rear of the *building*, and each of which are divided vertically above *grade* by a common wall adjoining *dwelling units* or a *garage* above *grade* and where all *dwelling units* are located on one *lot* and accessed from a *private street*, laneway or common condominium driveway.

Dwellings, Converted

means a *single detached dwelling* altered to be a *duplex* or to contain 3 or more *dwelling units* and none of the units are *Additional Residential Units*.

Dwellings, Duplex

means a *building* of two or more *storeys* divided horizontally into not more than two *dwelling units* and neither of the units is an *Additional Residential Unit*.

Dwelling, Fourplex

means a separate *building* containing only four *dwelling units* of which not more than two *dwelling units* are on the ground floor.

Dwelling, Single detached

means a separate *building* containing not more than one *dwelling unit*.

Dwelling, Semi-detached

means a *building* that is divided vertically into not more than two *dwelling units* by a common wall and where the *dwelling unit* may be held in separate ownership. A *semi-detached dwelling* shall also include a *building* divided into two *dwelling units* which are connected only below *grade* by a wall, similar in construction to the foundation walls, from the base of the foundation to a point one metre below the *finished grade*.

Dwelling, Street Townhouse

means a *dwelling unit* in a *street townhouse building*.

Dwelling, Stacked Townhouse

means a *building* or *structure* that is divided vertically and horizontally by a common wall into a minimum of five *dwelling units*, each of which has a direct access from the outside.

Dwelling, Triplex

means a *building* containing only three *dwelling units* of which not more than two *dwelling units* are on the ground floor and none of the units are *Additional Residential Units*.

Dwelling Unit

means one or more rooms designed and *used* or intended to be *used* as a home by one or more persons and usually containing cooking, living, sleeping and sanitary facilities, and, having a private entrance and does not mean or include a tent, *trailer*, *mobile home trailer*, or a room or suite of rooms in a *boarding house* or in a *hotel* or *motel*.

Dynamic Beach Hazard

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

Erect

means, with reference to a *building* or *structure*, to build, construct, reconstruct or enlarge, and includes:

- i) Any physical operation such as excavating, filling, grading or draining preparatory to *building*, construction, reconstruction; and
- ii) The moving of a *building* or *structure* from one location of another.

“*Erected*” and “*erection*” have a corresponding meaning.

Erosion Hazard

means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Existing

means a *use, building, structure* or *lot* in *existence* on the date of the passing of this by-law.

Farm Market

means the retail sale of domestic produce and related value added products that is seasonal in nature.

Farm Operation

means a farm business or operation occurring on one or more properties owned and/or leased by a farmer and *used* for the growing of crops/or raising of livestock.

Farm Vacation

means sleeping accommodation for the travelling or vacationing public within a *single detached dwelling* accessory to a *farm operation* which is the principal residence of the owner and may include participation in farm activities and the provision of meals and other services, facilities or amenities for the exclusive use of the occupants. A maximum of three guest rooms may be provided as part of a *farm vacation*.

Finished Grade

means the *grade* of the *lot* adjacent to a wall of a *building* .

Flooding Hazard

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) Along the shoreline of Lake Ontario, the *flooding hazard* limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- b) Along river, stream and small inland lake systems, the *flooding hazard* limit is the *one hundred year flood*.

Floor Area, Gross

- a) means, with reference to a *dwelling unit*, the total habitable area thereof, measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any *garage*, breeze-way, *porch*, verandah, *balcony*, sunroom, attic, or *basement*.
- b) with reference to a *building* or any part thereof *used* for non-residential purposes, the total area within the *building* or that part thereof *used* for non-residential purposes, measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any *basement*, *parking lot* or mechanical room.

Floor Area Ratio

means total *gross floor area* of the *building* as a percentage of the *lot area*.

Floor Area, Ground

means the *gross floor area* of the lowest *storey* of a *building* approximately at or first above the average *finished grade* level excluding any *basement*.

Front Wall

means the closest point, measured at *grade*, of the wall of a *building* facing or most nearly facing the *street* from which the *building* has its primary entrance door.

Garage

Means a *building* or part thereof *used* for the temporary parking or storage of private passenger *vehicles* or *commercial vehicles* of less than one tonne maximum capacity and wherein neither servicing or repairing is carried on for remuneration. A *garage* may be an *accessory building*. A *parking lot* within a *building* shall not be considered a *garage*.

Garden Suite

means a *dwelling unit* containing a bathroom and kitchen facilities that is ancillary to an *existing residential structure* and that is designed to be portable and is not an *Additional Residential Unit*.

Gas Station

means a *building* or *structure* *used* for the dispensing of *motor vehicle* fuels and accessories and may include an accessory *convenience store*.

Grade

means the average level of the ground at the point or points where a *building* or *structure* meets the ground.

Group Home

means a supervised single housekeeping unit in a *residential dwelling* for the accommodation of not more than 6 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being, and:

- a) The members of the group are referred by a hospital, court, government agency, recognized social service agency or health professional; and
- b) Such facility is licensed and/or approved under provincial statutes and in compliance with municipal by-laws.

Height

means, with reference to a *building*, the vertical distance measured from the *finished grade* of the *front wall* of such *building* to:

- a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and
- b) in the case of a pitched roof, a point midway between the eaves and the ridge, but

in calculating the *height* of a *building*, any construction *used* as ornament or for the mechanical operation of the *building* such as a mechanical penthouse, or a chimney, tower, cupola or steeple is not to be included.

Help-House

means a temporary accommodation *used* exclusively by farm workers on active agricultural properties.

Home industry

means a small scale *use*, providing a service which is secondary to an agricultural operation, performed by one or more residents of the household on the same property. A *home industry* may be conducted in whole or in part in a an *accessory buildings* and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping.

High Aquifer Vulnerability

means areas of groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

Home Occupation

means an occupation, which provides a service as an *accessory use* within a *single detached dwelling* or in an addition to the *dwelling* or in an *accessory building*, performed by one or more residents of the household on the same property. Such occupations may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or *day care* provider.

Industrial

means the manufacturing of goods, the assembly of manufactured goods, the warehousing of goods and materials, and/or the repair and servicing of goods and similar *uses*.

Kennel

means a *building, structure* or premises *used* for the raising or boarding of dogs, cats or other household pets, for profit, gain or show.

Landscaping Strip

means an area not built upon and not *used* for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees and similar types of vegetation and paths, walks, and fences but does not include *parking spaces, parking lots*, driveways or ramps.

Licenced Cannabis Cultivation Facility

means any lands, building or structure, a including commercial greenhouse, licenced by Health Canada in accordance with the applicable Federal Regulations, as amended from time to time, for the cultivation, processing, packaging, testing, destruction, research and/or shipping of cannabis.

Livestock Operation

means an agricultural *use* housing livestock, including one or more horses, poultry and fur bearing animals.

Loading Space

means an area provided for the temporary parking of one *commercial vehicle* while merchandise or materials are being loaded or unloaded from such *vehicles*.

Lot

means a parcel or tract of land:

- a) which is a whole *lot* as shown on a Registered Plan of subdivision, but a registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to The Planning Act; or
- b) which fronts onto a *street*;
- c) which is a separate parcel of land without any adjoining lands being owned by the same owner or owners of the date of passing of this by-law; or
- d) the description of which is the same as in a deed which has been given consent pursuant to The Planning Act; or
- e) which is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to The Planning Act; but

for the purpose of this paragraph no parcel or tract of land ceases to be a *lot* by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Town of Grimsby, Regional Municipality of Niagara, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada for the purposes of a street and opened by by-law.

Lot area

means the total horizontal area within the *lot lines* of a *lot*.

Lot, Corner

means a *lot* situated at the intersection of two or more *streets* or upon two parts of the same *street* having an interior angle of intersection not exceeding 135 degrees.

Lot Coverage

means the percentage of the *lot area* covered by all *buildings* above ground level, measured to the exterior of the walls but does not include the portion of the *lot area* occupied by a below *grade building* or portion thereof. The portion of a *lot* in a Hazard Overlay Zone shall be included in the calculation of *lot coverage*. However, in the case of a *lot* abutting Lake Ontario, regardless of the location of any Hazard Overlay Zone, the *lot area* used in the calculation of the *lot coverage* shall be exclusive of any portion of the *lot* on the waterside of the high-water mark or *shorewall*.

Lot depth

means the horizontal distance between the *front lot lines* and *rear lot lines*, but where the *front lot lines* and *rear lot lines* are not parallel, the *lot depth* is the length of a line joining the mid-points of such *lot lines*.

Lot, frontage

means the horizontal distance between the *side lot lines* measured along the *front lot line*, but where the *front lot line* is not a straight line or where the *side lot lines* are not parallel, the *lot frontage* is to be measured by a line 9 metres back from and parallel to the chord of the *lot frontage*, and for the purpose of this paragraph the chord of the *lot frontage* is a straight line joining the two points where the *side lot lines* intersect the *front lot line*.

Lot, interior

means a *lot* other than a *corner lot*.

Lot Line

means any boundary of a *lot*.

Lot line, front

means,

- a) the *lot line* that divides the *lot* from the *street*, but
- b) in the case of a *corner lot* the shorter *street line* shall be deemed to be the *front lot line* and the longer *street line* shall be deemed to be the *side lot lines*, but
- c) in the case of a *corner lot* with two *street lines* of equal length, the *lot line* that abuts the wider *street*, or abuts a regional Road or Highway shall be deemed to be the *front lot line*, and in the case of both *streets* being under the same jurisdictions, or of the same width, the owner of such *corner lot* may designate either *street lines* as the *front lot line*; and
- d) in the case of a *through lot*, the *lot line* abutting the wider *street* right of way shall be the *front lot line* but in the case of a *through lot* abutting two *streets* with the same right of way width, the owner of such *through lot* may designate either *street line* as the *front lot line*.

Lot line, rear

means the farthest *lot line* opposite the *front lot line*, or in the case of a triangular *lot*, shall mean that point formed by the intersection of the *side lot lines*.

Lot line, side

means the *lot lines* other than a *front lot line* or *rear lot line*

Lot, through

means a *lot* other than a *corner lot*, having separate frontage on two *streets*.

Medical Cannabis Growth

means any lands, *building* or *structure*, including a *commercial greenhouse*, which is used for the cultivation, processing or storing of cannabis for medical purposes on a single *lot* under the permission of two or more registration certificates provided by Health Canada, where one of more registration of the certificates permits cannabis growth by someone other than the person for whom the prescription is for except a person designated to grow for another person both living in the same dwelling does not constitute designated medical growth of cannabis.

Membership buying service use

means the *use* of a *building* for the ordering, warehousing and delivery of a range of goods and services directly to the end user.

Motel or hotel

means a *building* or *buildings* consisting of a number of individual rental units, *used* for catering to the needs of the travelling public by furnishing sleeping accommodation with or without food.

Natural Heritage Feature or Area

means features and areas, including significant *wetlands*, significant coastal *wetlands*, fish habitat, significant woodlands south and east of the Canadian Shield, significant *valleylands* south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Nursing Home or Long-Term Care

means a *building* wherein lodging, meals, personal care, nursing services and medical care and treatment are provided for gain and profit or as a charitable public service.

Office

means one or more rooms in a *building* which are *used* for the conduct of any business activity and which may include a *professional or administrative office* or a *personal service office*.

Office, professional or administrative office

means a *building* or part of a *building* *used* for the provision of executive, management, or administrative services or for the practice of a profession including such *offices* as an accountant, architect, engineer, land surveyor, lawyer, land use planner or other generally recognized professions.

Office, personal service office

means a *building* or part of a *building* being *used* as an office for individuals providing a service directly to the public such as a real-estate office, travel agency and insurance brokerage and including a government office directly serving the public such as a motor vehicle permit office, welfare office or employment office.

Parking lot

means a *lot* or portion thereof provided for the parking of *vehicles* accessory or incidental to the main *use* and includes *parking spaces*, and associated driveways, aisles, maneuvering areas, entrances and exits.

Parking space

means the area of land devoted to the parking of one *motor vehicle* and may be located outside or in a *parking lot*, or within a *garage*, *building*, *carport* or covered area.

Pedestrian perception step-back

means the horizontal distance that the exterior wall of a *storey* must be offset, towards the interior of the *building*, measured from the outer edge of the exterior wall of the *storey* directly below it, or from the outer edge of the exterior wall of the *storey* that the by-law indicates from which it is to be offset.

Personal Service Shop

means a *building* or part of a *building* in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and includes such establishments as barber shops, beauty parlours, hairdressing shops, shoe repair and shoe shine shops.

Place of Entertainment

means a *commercial* premise geared towards leisure or entertainment activities and includes *uses* such as theatres, bingo halls, curling clubs, bowling alleys, indoor-miniature golf courses, indoor rock climbing, laser tag or similar *uses*, but shall not include an arena or a premise for the racing of *vehicles*.

Place of Worship

means a *building* set aside by any religious organization for public worship and may include a religious residence, assembly hall, day nursery or religious *school* associated or accessory thereto.

Porch

means a roofed *deck* or portico *structure* attached to the exterior wall of a *building*. A *basement* may be located under the *porch*.

Residential

means the *use* of land, *buildings* or *structures* for human habitation.

Residential Unit, Additional

Self-contained *dwelling units* with kitchen and bathroom facilities located within a principal dwelling or within an *accessory building* that is detached from the principal dwelling and is not a *dwelling unit* within a *duplex*, *triplex*, *converted dwelling* or *Garden Suite*.

Restaurant

means an establishment where food is offered for sale or sold to the public for immediate consumption either within the *building* or elsewhere. This definition may include a licensed dining room, café, cafeteria, lunch counter, tea room, coffee shop, *drive-through* or *takeout restaurant* and chip wagon.

Restaurant, Takeout

means a restaurant with six or less dining seats where food and drink are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises.

Retail Store

means a *building* or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale by retail directly to the public.

Retirement Home

means a *building* in which 6 or more persons are housed in either separate *apartment dwelling units* or in single bedrooms with the provision of meals in a common dining room and where one of the following personal care services are available to the residents:

- i) nursing services
- ii) assistance with feeding,
- iii) assistance with bathing,
- iv) continence care,
- v) assistance with dressing, or
- vi) assistance with personal hygiene.

Sawmill Operation

meaning a *building*, *structure* or area where timber is cut or sawed and temporarily stored as finished lumber, but does not include the distribution of such products on a wholesale or retail basis.

School

means a *school* under the jurisdiction of a School Board or any other *school* established and maintained at public or private expense whether or not the same is also a boarding *school*, and includes any dormitory *building* accessory to such *school* but does not include a *commercial school*.

School, Commercial or Commercial School

means a *building*, or part thereof, where instruction of a skill is provided for profit and may include instruction in a trade, business, art, music, dance, cooking, athletic skill or any other specialized instruction but does not include a college or university.

Service Shop

means a *building* or part thereof *used* for the repair of household articles including radio, television, computer and appliance repair shops, small equipment repair excluding vehicles, paint shop, plumbing shop, sheet metal shop and similar *uses*.

Self-Storage Warehousing

means a *commercial* premise where units are rented to the public for the purpose of storing items such as furniture, equipment or other personal items.

Shorewall

means a wall or *structure* constructed generally along the waters edge and *used* for bank stability and/or to prevent shoreline erosion.

Shopping Centre

means one or more *buildings* containing three or more separate *commercial uses*, which is located on a single *lot*.

Sign

means a display board, screen, cloth or *structure* having characters, letters or illustrations applied thereto or displayed thereon in any manner, and includes:

- a) A *sign* within a *building* that is visible from a *street*, and
- b) The posting or painting of an advertisement or notice on any *building* or *structure*.

Special Event Use

A temporary or occasional event such as a fair, craft show, farmer's market, community event or cultural event which may include associated retail sales.

Specialty Food Shop

means a butcher, bakery shop, delicatessen or other similar *retail store* that primarily sells a specific food or group of foods.

Specialty Retail Shop

means a retail store offering a limited range of goods which include but are not limited to apparel and accessories, books, cameras and photographic supplies, and jewelry, but does not include goods such as but not limited to furniture, appliance, groceries, automobile parts, and hardware.

Specialty Home Product Warehouse

means a *building* for the sale of products used for home or business place improvement or beautification having not less than 85% of the portion of its *gross floor area* which is accessible to the public devoted solely to the sale of one “primary product” for the purposes of this definition, “one primary product” shall mean one of the following: furniture; carpets and floor coverings; wall coverings; curtains and draperies; light fixtures and supplies; plumbing fixtures and supplies; picture, picture frames and mirrors; household appliances; trees, plants, shrubs and gardening supplies; lumber and building supplies.

Stacking Lane

means an area of land that is *used* exclusively for queued *vehicles* whose occupants are waiting to be provided with goods, materials or services from a *drive-through* facility.

Storey

means that portion of a *building*, other than an attic, included between the surface of any floor and the surface of the floor, roof *deck* or *deck* ridge next above it.

Street

means a right-of-way owned by a public authority and which has been opened, improved, maintained and assumed for public *use* and for the purposes of this By-law does not include a lane or any *private street*.

Street, Private

means a private right-of-way that is used by *motor vehicles* but is not owned by the Town of Grimsby or any other public authority.

Street Line

means any *lot line* that divides a *lot* from a *street*.

Structure

means anything that is *erected*, built or constructed of parts joined together and attached or fixed permanently to the ground or any other *structure*, but a *structure* shall not include a light standard, a *sign* or a fence.

Sustainable Private Services

means a sewage disposal system, other than a holding tank, that is designed and constructed in accordance with the Building Code Act.

Supermarket

means a *building*, or part thereof, containing a departmentalized food store, but does not include a *convenience store*.

Tavern/Bar/Pub

means an establishment which supplies alcoholic drinks and may provide food and entertainment and contains a walk-up bar or counter where patrons may order, obtain and pay for food and alcoholic drinks.

Trailer Camp

means any land on which a *mobile home trailer* is *used* or intended to be *used*.

Trailer, Mobile Home

means any *vehicle used* or intended for the living, sleeping or eating accommodation of persons therein and shall not be occupied continuously as a principal residence and is constructed so that it is suitable for being attached to a *motor vehicle* for the purpose of being drawn or propelled by the *motor vehicle*, whether or not such *vehicle* is jacked-up or that its running gear is removed.

Trailer

means any *vehicle* constructed so that it is suitable for being attached to and drawn or propelled by a *motor vehicle* and used for hauling equipment, materials or property but not for the transportation or accommodation of people.

Use

means the actual or intended purpose for which any land, *building*, *structures* or premises, or part thereof is arranged, designed, occupied or maintained.

Utility Corridor

means a corridor of land *used* for the transmission of gas, oil, water, communications or electrical power and may include the *erection* of *buildings* or *structures*, or the installation of other facilities essential to such transmission.

Valleyland

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vegetated buffer

means land which remains, or is returned to, a self-sustaining vegetated state.

Vehicle

means a car, truck, motorcycle, *trailer*, *mobile home trailer*, recreational *vehicle* including boats, motorcycle, snowmobile, or any other *vehicle* required to be licensed.

Vehicle, Inoperative

means a *vehicle* having missing parts including tires or damaged or missing glass or deteriorated or removed metal adjunct or parts, which prevent it from normal function.

Vehicle, Motor

means a car, truck, motorcycle, motor assisted bicycle or any other *vehicle*, including a *commercial vehicle*, propelled or driven other than by muscular power, but does not include a street car, or other *motor vehicles* running only upon rails, or a motorized snow *vehicle*, traction engine, farm tractor, riding lawn-mower, self-propelled implement of husbandry or road-building machine within the meaning of the *Highway Traffic Act*. R.S.O. 1990, or successor thereto.

Vehicle, Oversized

means a vehicle greater than 2.6 m. in height, measured from the *grade* immediately beside the *vehicle* up to the *vehicle's* highest point, which excludes lights, antennas and other such items ancillary to the *vehicle's* body and greater than 7 m. in length, excluding the tongue of a trailer.

Veterinary Clinic

means the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept.

Visibility Triangle

means an area on a *lot* free of *buildings* or *structures* and which area is to be determined by measuring, from the point of intersection of two *street lines*, the distance required by this By-law along each such *street line* and joining such points with a straight line. The triangular-shaped land between the intersecting *street lines* and the straight line joining the points the required distance along the *street lines* is the *visibility triangle*.

Watercourse

means an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

Wetland

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands being *used* for *agricultural* purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition.

Works Yard

means a facility for the storage and repair of machinery, vehicles and equipment.

Yard

means an open, uncovered space on a *lot* situated between a *lot line* and a *building* on a *lot*.

Yard, front

means a *yard* extending across the full width of a *lot* between the *front lot line* and the nearest wall of any *building* or *structure* on the *lot*.

Yard, Interior Side

means a *side yard* adjacent to another *lot*.

Yard, Exterior Side

means a *side yard* adjacent to a *street* or *private street*.

Yard, rear

means a *yard* extending across the full width of a *lot* between the *rear lot line* and the nearest wall of any main *building* or *structure* on the *lot*.

Yard, side

means a *yard* extending from the *front yard* to the *rear yard* of a *lot*, and between a *side lot line* and the nearest wall of any *building* or *structure* on the *lot*.

4.0 GENERAL PROVISIONS FOR ALL ZONES

4.1 Requirement for a Lot

- a) Except as otherwise provided in this By-law, no *building* or *structure* shall be *erected*, altered, extended or enlarged except upon a *lot*; nor shall any land be *used* for any permitted *use* unless it comprises a *lot*; but this provision shall not prevent the *use* of any parcel or tract of land for agricultural purposes excluding the *erection* or enlargement of any *building* or *structure* except a fence.
- b) Notwithstanding anything contained in this By-law, a parcel which is situated in any Rural or Agricultural Zone, any Residential Zone, or Neighbourhood Development Zone, and which parcel lacks either the required *lot frontage* or *lot area*, or both the required *lot frontage* and *lot area* for a *lot* in the respective Zone, is and shall be deemed to be a *lot* provided that;
 - i) the description of such parcel is the same as in a deed registered on or prior to the date of passing of this By-law;
 - ii) such parcel could have been conveyed legally on the date of the passing of this By-law by way of deed, transfer, mortgagee, charge or agreement of sale and purchase without consent;
 - iii) such parcel has a *lot frontage* of 4 metres for a *street townhouse dwelling lot* or a *back to back townhouse dwelling lot*, 7.5 metres for a *single detached* or *semi-detached lot* and 15 metres for all other *uses*; and
 - iv) all relevant Provincial and Regional regulations and requirements are complied with.

4.2 Uses, Buildings and Structures Permitted in All Zones

- a) Nothing in this By-law shall prevent the *use* of any land as a public *use* provided by or on behalf of the Town of Grimsby, Regional Municipality of Niagara or Province of Ontario, provided that:
 - i) any *buildings* or *structures* shall be in substantial compliance with the relevant provisions of this By-law;
 - ii) any *building*, *structure* or *use* shall not adversely affect the character or amenity of the neighbourhood in which it is located; and
 - iii) the *use* is not *industrial* in nature, such as a public *works yard*.

- b) Nothing in this By-law shall prevent the *use* of any land for the *erection* of *buildings* or *structures*, or the installation of other facilities essential to the operation of water works, or sanitary operations, *street* lighting, cable and telephone lines, railways, and works for the transmission of gas, oil, water or electrical power or energy, provided that any such *use*, *building* or *structure* shall be in substantial compliance with the relevant provisions of this By-law and shall not adversely affect the character or amenity of the neighbourhood in which it is located.
- c) Nothing in this By-law shall prevent the *erection* of any properly authorized traffic *sign* or signal, or any *sign* or notice of any Town of Grimsby or other government department of authority.

4.3 Temporary Uses

Nothing in this By-law shall prevent the *use* of any land, or the *erection* or *use* of any temporary *building* or *structure* for a construction camp, work camp, tool shed, scaffold or other temporary *building* or *structure* incidental to and necessary for construction work on the premises for which a building permit has been issued and not expired, but only for so long as such *use*, *building* or *structure* is necessary for such construction work which has not been finished or abandoned.

4.4 Prohibited Uses

- a) Except as otherwise specifically permitted in this By-law, the following *uses* are prohibited in any zone:
 - 1) Blood boiling,
 - 2) Bone boiling,
 - 3) Refining coal oil or petroleum products,
 - 4) Extracting oil from fish or animal matter,
 - 5) Storing hides,
 - 6) A slaughterhouse or abattoir where animals or fowl are butchered for gain or market,
 - 7) A piggery wherein pigs are fed treated garbage or other treated refuse
 - 8) Tallow melting,
 - 9) Soap boiling,
 - 10) Tripe boiling,
 - 11) Tanning hides or skins,
 - 12) Manufacturing gas,
 - 13) Manufacturing glue,
 - 14) *Commercial* manufacturing of fertilizers from dead animals or from human or animal waste,
 - 15) A track for the racing of *motor vehicles* or motor cycles or for the operation of go-carts,
 - 16) A *trailer camp*

- 17) The use of any *mobile home trailer* for human habitation, except as a *garden suite or help house*,
 - 18) A *junk-yard*, *salvage yard*, automobile wrecking *yard*, or the collection, storage or sale of junk, salvage, partially or completely dismantled *motor vehicles* or trailers, or parts of *motor vehicles* or trailers,
 - 19) Locating or storing on any land for any purpose whatsoever any car body, railroad car, street car body, truck body, or trailer without wheels, whether or not the same is situated on a foundation.
 - 20) Keeping or raising of any bull, ox, cow, sheep, goat, pig or other cattle, or any poultry, or any reptile or any wild animal including any tamed or domesticated wild animal, on any *residential lot* or in any *building or structure* on such *lot*, or on any *lot* or in any *building or structure* in a Residential Zone.
 - 21) Crematoriums in any zone other than the Cemetery Zone.
- b) In addition to the *uses* prohibited in clause a) any *use* which creates an *adverse effect* is prohibited.
- c) Notwithstanding anything contained herein, no lands shall be *used* and no *building or structure* shall be *erected*, altered or *used* for any purposed which is obnoxious, and without limiting the generality of this subsection for any purpose that creates or is likely to become a nuisance or offensive, or both;
- i) by the creation of noise or vibration, or,
 - ii) by reason of the emission of gas, fumes, smoke, dust or objectionable odour, or
 - iii) by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, *motor vehicles*, trailers, or parts of *vehicles* or trailers, machinery or other such materials, or
 - iv) by any combination of these things described in clauses a), b) and c) of this subsection.

4.5 Human Habitation

Notwithstanding anything contained in this By-law, no truck, bus, coach, street car body or *structure* of any kind, whether or not the same is mounted on wheels, a foundation or other form of mounting, shall be *used* for human habitation, other than a *dwelling unit erected and used* in accordance with this and all other By-laws of the Town of Grimsby.

4.6 Multiple Uses on a Lot

Notwithstanding anything contained in this By-law,

- a) where any land, *building* or *structure* is *used* for more than one purpose, all provisions of this By-law relating to each *use* shall be complied with; and
- b) in no case shall a *dwelling* be located within 3 metres of any other *building* on the *lot* except a *building* accessory to such *dwelling*.

4.7 Residential Uses

- a) Except as otherwise specifically permitted, no person shall *erect* or *use* any *building* as a *dwelling* on a *lot* where another *dwelling* already *exists*, is in construction, or for which a building permit has been issued.
- b) Notwithstanding anything contained in this by-law, no person shall *use* or occupy any *dwelling* or *building* for *residential* purposes;
 - i) unless such *building* has been completed and finished in all respects in accordance with the plans and specifications filed upon application for the building permit, and
 - ii) unless such *building* is serviced with a municipal water supply or by a pressure water supply system, and with a municipal sanitary sewer system or a septic tank disposal system.

4.8 Railway Crossings and Sight Distances

Notwithstanding anything contained in the By-law, where any *street* crosses a railway at the same *grade*, no *building* or *structure* shall be *erected* within 45.5 metres of the point of intersection of the center lines of both the railway and the *street*.

4.9 Permitted Yard Encroachments

Every part of any *yard* required to be provided in any zone shall be open and unobstructed by any *structure* from the ground to the sky, except that:

- a) sills, belt courses, cornices, chimney breasts, bay windows, or pilasters may project into any required *yard* a distance of not more than the lesser of 0.5 metre or half the required *yard*;
- b) eaves or gutters, for other than an *accessory building*, may project into any required *yard* a distance of not more than the lesser of 0.5 metre or half the required *yard*;
- c) *balconies*, *decks*, canopies, unenclosed *porches* or unenclosed stairs may project into any required *front yard*, *exterior side yard* or *rear yard* a distance of not more than 1.5 metres or half the distance of the *required yard* whichever is the lesser, except that *decks* may project 2.5 metres into a required *rear yard*;

- d) fire escapes may project into any required *side yard* or *rear yard* a distance of not more than 1.5 metres;
- e) accessibility ramps and stairs may encroach 1.5 metres into any *yard*;
- f) Air conditioning units may encroach into required *rear yard* and *interior side yard*, provided it is located no closer than 0.6 metres to an *interior lot line* or *rear lot line*;
- g) *accessory buildings* may be *erected* in accordance with Section 4.18 of this By-law;
- h) light standards, fuel pump islands and fuel pumps of *gas stations* may be *erected* in accordance with the applicable provisions of Section 4.24 this By-law; and
- i) fences, freestanding walls, flagpoles, antennae, light standards, and similar *accessory structures* and appurtenances, and hedges, trees and shrubs are permitted, but in the case of a *lot* situated in any Residential Zone, no fence, *structure*, hedge or obstruction that is more than 0.8 metres in height is permitted within 4.5 metres of any *street line*.

4.10 Swimming Pools

Notwithstanding any other provisions of this By-law, an unenclosed, outdoor swimming pool, or hot tub may be permitted as an *accessory use* to a *residential use* in accordance with the following provisions:

- a) Such accessory swimming pool, or hot tub shall only be located in a *rear yard*;
- b) Any swimming pool, hot tub, or associated water circulating, heating or treatment equipment shall be set back 1.2 metres from any *side lot line* or *rear lot line* measured from the water's edge for in-ground pools and the edge of the *structure* or *deck* for above-ground pools. If the associated water circulating, heating or treatment equipment is contained within an *accessory building*, then it shall be subject to the provisions of Section 4.18 of this By-law;
- c) Any recreational equipment, including slides, associated with a swimming pool, or hot tub shall not exceed a maximum *height* of 2.4 metres above *grade*;
- d) An accessory outdoor swimming pool shall not be included in *lot coverage* calculations.

- e) All above ground pools are subject to the provisions in Section 4.9 i) of this By-law.

4.11 Sight Lines and Visibility Triangles

- a) *Visibility triangles* shall be required at the intersection of all *streets* and shall measure 10.5 metres at the intersection of two *streets*;
- b) Within a *visibility triangle*, no *structure*, hedge or obstruction is permitted that impedes vision above a *height* of 0.8 metre above the centre line *grade* of the *street* or *streets* abutting the *visibility triangle*; and
- c) Notwithstanding the provisions of paragraph a) and b) of this section, the provisions shall not apply to the following:
 - i) field crops, wire farm fences, traffic *sign*, or signpost less than 20 centimeters in width or diameter, and
 - ii) any *lot* on Main Street between Robinson Street and Patton Street on the north side and between Robinson Street and the Forty Mile Creek on the south side.

4.12 Replacement of Residential Building

Any *building* used exclusively for *residential* purposes, may, in the case of its complete destruction, be replaced by a new *building*, or in the case of its partial destruction, be reconstructed, where the complete or partial destruction is caused by fire, lightning, explosion, tempest, flood or act of God, or demolition by order of The Town of Grimsby, the Regional Municipality of Niagara, or other authority, for safety, health or sanitation requirements, provided that:

- a) Such destroyed or demolished *building* was lawfully *used* at the date of its partial or complete destruction, or its demolition; and
- b) Such *building*, as replaced or reconstructed, shall not contain a greater number of *dwelling units* than lawfully *existed* in the destroyed or demolished *building* at the date of its partial or complete destruction, or demolition; and
- c) Where any *yard existing* at the date of the partial or complete destruction or demolition of such *building* does not comply with the minimum *yard* required in the applicable zone under this by-law, then such *yard* shall not be less than the *yard existing* at the date of the partial or complete destruction or demolition of such *building*;
- d) The *height* of such *building*, as replaced or reconstructed, shall not exceed the maximum *height* permitted in the applicable zone under this By-law; and

- e) Notwithstanding subsections (a), (b) and (c), where the *building* is located in the Hazard Overlay Zone, the Niagara Peninsula Conservation Authority regulations shall apply.

4.13 Replacement of Buildings Other than Residential Buildings

Any *building*, other than a *building used* exclusively for *residential* purposes, may, in the case of its complete destruction, be replaced by a new *building*, or in the case of its partial destruction, be reconstructed, where partial or complete destruction is caused by fire, lightning, tempest, flood, explosion or act of God or in the event of the demolition thereof by order of the Town of Grimsby, Regional Municipality of Niagara, or any other authority for safety, health, or sanitation requirements, provided that:

- a) Such destroyed or demolished *building* was lawfully *used* at the date of its partial or complete destruction or demolition;
- b) The *gross floor area* of such *buildings*, as replaced or reconstructed, does not exceed the *gross floor area* of the *building* so destroyed or demolished at the date of its partial or complete destruction or demolition;
- c) Notwithstanding subsections a) and b), where the *building* is located in the Hazard Overlay Zone, the Niagara Peninsula Conservation Authority regulations shall apply.

4.14 Group Homes

A *group home* with a maximum 6 residents exclusive of staff shall be permitted within any zone where a *dwelling* is permitted provided only *group homes* of the following categories are permitted:

- i) Approved homes;
- ii) Homes for special care;
- iii) Supportive housing programs;
- iv) Accommodation of adult mental health programs;
- v) Accommodation services for individuals with a developmental disability;
- vi) Satellite residences for seniors; and
- vii) Homes for individuals who have physical disabilities when the Province licenses, funds or approves such a *group home* programs.

4.15 Home Occupations

Where a *home occupation* is permitted as an *accessory use*, the following provisions shall apply:

- a) the *home occupation* may only be operated by a resident of the *dwelling unit* and have no other employees other than the residents;

- b) the *home occupation* shall be clearly secondary to the *use* of the *dwelling unit* as a residence;
- c) the *home occupation* shall not occupy more than 25 percent of the *gross floor area* of the *dwelling unit* or 25 square metres, whichever is less;
- d) outdoor storage or display of goods, materials and products is prohibited;
- e) the *use* does not substantially alter the *residential* nature of the property or the appearance of the *dwelling*;
- f) a maximum of one non-illuminated *sign* per *home occupation* is permitted provided that:
 - i) it has a maximum face area of 0.6 square metres;
 - ii) it is attached to the *dwelling* or as a stand alone *sign* with a maximum *height* above the ground of 1.2 metres;
 - iii) it is not located in a *visibility triangle* at the intersection of two *streets*; and
 - iv) it is no closer than 1 metre to any *lot line*.
- g) the *home occupation* shall not have goods, wares or merchandise offered for sale on the premises other than products produced on the premises such as arts, crafts, draperies, etc.;
- h) the *home occupation* shall not create a nuisance with regard to noise, traffic, parking, odours or radio/television interference; and
- i) the following *uses* shall not be considered as *home occupations*:
 - i) *veterinary clinic*;
 - ii) *kennel*;
 - iii) *dry cleaning facility and distribution stations*;
 - iv) *automobile service garage*;
 - v) hairdresser or barber shops with more than two chairs;
 - vi) billiard establishment;
 - vii) second hand shop;
 - viii) undertaking establishment;
 - ix) *retail store*;
 - x) *nursing home* or *retirement home*;
 - xi) *restaurant*;
 - xii) *tavern/bar/pub*;
 - xiii) *adult entertainment parlours*;

- xiv) places of assembly, banquet centre;
- xv) *commercial fitness centre*;
- xvi) contractor's *yard*;
- xvii) dating/escort service;
- xviii) heavy machinery repair, sales, service;
- xix) place of amusement;
- xx) public bath/whirlpool;
- xxi) taxi service;
- xxii) *automobile sales establishment*;
- xxiii) warehousing; and
- xxiv) wholesaling

4.16 Home Industries

Where a *home industry* is permitted as a secondary *use*, it shall be governed by the provisions of that zone and the following provisions:

- a) The *home industry* shall be located in an *accessory building*;
- b) The *accessory building* shall be located within 50 metres of the *existing dwelling* or other agricultural *buildings* on the *lot*;
- b) The *home industry* shall be accessed by the same driveway as the *dwelling* or *farm operation*;
- c) Outdoor storage and display of goods and materials or products shall be prohibited;
- d) The *home industry* shall be compatible with and not hinder surrounding *agricultural uses*;
- e) The *home industry* shall only be permitted if it can be sufficiently supported by water supply and sewage disposal facilities; and
- g) A maximum of one non-illuminated *sign* per *home industry* is permitted provided that:
 - i) it has a maximum face area of 0.6 square metres;
 - ii) it is attached to a *building* or as a stand alone *sign* with a maximum *height* above the ground of 1.2 metres;
 - iii) it is not located in a *visibility triangle*; and
 - iv) it is no closer than 1 metre to any *lot line*.

4.17 Bed and Breakfasts

Where a *bed and breakfast use* is permitted as an *accessory use*, it shall be governed by the provisions of that zone and the following provisions.

- a) it shall be clearly secondary to the *use* of the *dwelling* as a residence;
- b) it shall be operated only by residents of the *dwelling*;
- c) it shall contain not more than three guest rooms;
- d) Parking shall be provided in other than the required minimum *front yard* with the exception that a maximum of one guest room *parking space* may be permitted in the required *front yard*;
- e) All relevant requirements of the Ontario Building Code and Fire Code are complied with; and
- f) one non-illuminated business identification *sign* shall be permitted provided that:
 - i) it has a maximum face area of 0.6 square metres;
 - ii) it is attached to a *building* or as a stand alone *sign* with a maximum *height* above the ground of 1.2 metres;
 - iii) it is not located in a *visibility triangle*; and
 - iv) it is no closer than 1 metre to any *lot line*.

4.18 Accessory Buildings

Accessory buildings shall be permitted in any zone in accordance with the following:

- a) No *accessory building* shall be *erected* prior to the *erection* of the permitted *dwelling* or principal *building* on the same *lot* except where it is necessary for the storage of tools and materials for *use* in connection with the construction of such *dwelling* or *building* and no *accessory building* shall be *used* prior to the *erection* of such *dwelling* or *building* for any purpose other than such storage;
- b) The regulations governing the location of any *accessory building* in relation to a *lot line* shall not apply to prevent the *erection* or *use* of a jointly-owned double *garage* which services two *dwellings* whose common *lot line* shall be the dividing line of such *garage*;
- c) No *accessory building* shall be located in the *front yard* or *side yard* of any Commercial Zone.

- d) In no case shall any overhang, eaves or gutter project more than 0.25 metres into any required minimum *yard*;
- e) *Accessory buildings* greater than 10 sq.m. in size shall be set back from main *buildings* by a minimum distance of 3 metres in Commercial Zones and 1.5 metres in all other zones.
- f) In addition to complying with the *accessory building lot coverage*, the *accessory building* must be included in, and comply with, the overall *building* coverage requirement specified for each zone;
- g) Human habitation in *accessory buildings* is prohibited except where the *accessory building* contains an *Additional Residential Unit*.;
- h) The size and placement of *accessory buildings* are subject to the provisions outlined in Table 2;
- j) Detached *garages* accessed from a lane are also subject to the provisions in section 4.27, and the provisions of Section 4.27 supersede those of this section 4.18; and
- j) Notwithstanding subsections (a) through (h) inclusive, where the *accessory building* is located within the Hazard Overlay Zone, the Niagara Peninsula Conservation Authority regulations shall apply.
- k) The provisions of Table 2 shall not apply to *accessory buildings* less than 10 sq.m. in *ground floor area*.

Table 2: Accessory Building Requirements

Zone	Max. Lot Coverage	Min. Setback from Front Lot Line	Min. Setback from Exterior Side lot line	Min. Setback from Interior Side Lot Line	Min. Setback from Rear Lot Line	Maximum Height ⁽¹⁾
Agricultural and Rural Zones	5%	12 m.	12 m.	3 m.	3 m.	4.5 m. peaked roof 3 m. flat roof
Residential Zones	10%	6 m. but in no case closer to the <i>street</i> than the <i>front wall</i> of the <i>dwelling</i>	6 m.	0.6 m. but 1.2 metres where windows in the <i>building</i> face the <i>side lot line</i>	1.3 m.	4.5 m. peaked roof 3 m. flat roof
Downtown and Commercial Zones	7%	8 m.	8 m.	0.5 m. or 3 m. abutting a Residential Zone	0.5 m. or 3 m. abutting a Residential Zone	5 m. peaked roof 3.5 m. flat roof

⁽¹⁾ *Accessory building height* shall be measured from the mid-point of the peak to the average *finished grade*, as measured on all side of the *building*, or flat roof to the average *finished grade*, as measured on all side of the *building*, depending on roof type.

4.19 Additional Residential Units

Additional Residential Units shall be permitted within or attached to *single detached*, *semi-detached*, or *street townhouse dwelling* or within or as a detached accessory building thereto subject to Section 4.18, provided that the other requirements of the applicable zone are adhered to and subject to the following:

- a) Within specified Residential and Downtown zones, excluding the Hamlet zones and the Niagara Escarpment Plan Area, where the principal *dwelling unit* is connected to municipal water and wastewater servicing, a maximum of two (2) *additional residential units* are permitted on a *lot* in one of the following configurations:
 - i. Two (2) *additional residential units* within or attached to the principal dwelling; or
 - ii. One (1) *additional residential unit* within or attached to the principal dwelling and one (1) *additional residential unit* within or as an *accessory building*.

- b) Within the Hamlet Residential Zone, a maximum of (1) *additional residential unit* is permitted on a lot in one of the following configurations:
 - i. One (1) *additional residential unit* within or attached to the principal dwelling; or
 - ii. One (1) *additional residential unit* within or as an *accessory building*.
- c) Within specified Rural and Agricultural zones, a maximum of one (1) *additional residential unit* is permitted on a lot, in one of the following configurations:
 - i. One (1) *additional residential unit* within or attached to the principal dwelling; or
 - ii. One (1) *additional residential unit* within an existing accessory building within the farm building cluster.
- d) *Additional residential units* shall be clearly subordinate to the principal dwelling;
- e) *Bed and Breakfast(s)*, *farm vacation(s)*, and/or *garden suite(s)* are not permitted on any lot where there is an *additional residential unit*;
- f) *Home industries* are not permitted within any *additional residential unit(s)*;
- g) Water supply and sewage disposal on the lot shall meet the requirements of the Town and the Region; and,
- h) Within the Niagara Escarpment Plan Area, *additional residential unit(s)* are subject to the policies of the Niagara Escarpment Plan.

4.20 Help House

Where a farm *help-house* is permitted as an *accessory use*, it shall be governed by the provisions of that zone and the following provisions:

- a) The farm *help-house* is occupied only by seasonal or full-time employees of the *farm operation* where the *help-house* is located;
- b) For seasonal employees, the farm *help-house* does not serve as the principal place of residence of the occupant;
- c) The farm *help-house* is a temporary, removable *structure*, including a *mobile home trailer* or recreational *vehicle*, or, for full time employees, it may be an *existing dwelling* on a lot that is part of the *farm operation*;
- d) The farm *help-house* shall be sufficiently supported by water supply and sewage disposal facilities.

4.21 Adult Entertainment Parlours

Notwithstanding anything contained in the by-law, an *Adult entertainment parlour* is not permitted in any zone except where a site specific zoning amendment permits the *use*.

4.22 Lots Which Abut a Railway

A *dwelling* on a *lot* abutting a railway right-of-way shall be setback 30 metres from the edge of the railway right of way with an intervening 2.5 metre high safety berm.

4.23 Lighting Adjacent to Residential Zones

Where lighting facilities are provided, they shall be so arranged as to deflect light away from adjacent *residential uses*.

4.24 Regulations for Gas Stations

The following provisions apply to *Gas stations*

- a) The minimum *lot frontage* and *depth* shall be 38 metres;
- b) The maximum *lot coverage* shall be 30%;
- c) Minimum *front yard* or any other *yard* adjacent to a *street* shall be:
 - i) 2 metres for a *building*; and
 - ii) 4.5 metres for a light standard, *sign*, fuel pump or fuel pump island;except that no *buildings* or *structures* are permitted in a required *visibility triangle*
- d) The minimum *side yard* and *rear yard* not abutting a *residential use* shall be 7.5 metres and the minimum *rear yard* abutting a *residential use* shall be 10 metres;
- e) The maximum *building height* shall be 10.5 metres;

4.25 Minimum Distance Separation (MDS) Formulae

- a) Notwithstanding *building* setback and minimum *yard* requirements of any zone, the requirements of M.D.S. Formula 1 and M.D.S. Formula 2, dated January 1, 2007, shall prevail and the minimum acceptable separation distance shall be the distance determined in the application of M.D.S. Formula 1 and M.D.S. Formula 2, where applicable.
- b) This section shall not apply to prevent the expansion of a livestock barn or *structure* which is restricted by a *dwelling* on an adjoining *lot* which *dwelling*

- forms a part of the same *farm operation* as the expanding livestock barn or *structure*.
- c) This section shall not apply to prevent the construction of a *dwelling* on an *existing lot* of record , but in such case, the *dwelling* shall be located at the furthest point from the agricultural *building* as reasonably possible.
 - d) Any setback distance required from farm and non-farm *buildings* by M.D.S. Formula 1 or M.D.S. Formula 2 - shall also apply from farm and non-farm *buildings* in adjacent municipalities.

4.26 Areas of High Aquifer Vulnerability

The following *uses* are prohibited in areas *High Aquifer Vulnerability* delineated on Schedules 18:

- a) *Uses* of which the primary function is generation and storage of hazardous waste or liquid *industrial waste*;
- b) New waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- c) Underground and above-ground storage tanks, excluding septic tanks, that are not equipped with an approved secondary containment device; and
- d) Storage of a contaminant listed on Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario 1990 or its successor.

4.27 Standards for Detached Garages Accessed by a Lane

Detached *garages* associated with *residential uses* that are accessed only by a lane are subject to the following requirements.

- a) Permitted locations and setbacks from *lot lines*:
Detached *garages* are permitted in a *rear yard* and *interior side yard* only, and shall be located:
 - i) a minimum distance of 0.6 metres from the *rear lot line*; and
 - ii) a minimum of 1.2 metres from the interior *side lot line*, but notwithstanding this provision:
 - A) the setback from the interior *side lot line* may be reduced to 0.6 metres if there are no doors or windows on the wall facing the interior *side lot line*; and,
 - B) a detached *garage* may share a common wall with another detached *garage* on an abutting *lot* and no setback from the interior *side lot line* is required on that side of the *lot*.

- iii) no closer than 5.0 metres to the main *building* on the *lot*. The parking of *motor vehicles* is not permitted in the setback area.

4.28 Standards for Attached Garages on Lots Accessed by Lanes

Attached *garages* associated with a *residential use* that are only accessed by a lane are subject to the following requirements.

- a) Permitted locations and setbacks from *lot lines*:
Attached *garages*, which are deemed to be part of the main *building* on the *lot*, are permitted provided that the wall of the *garage* facing the lane:
 - i) is located no further than 7.5 metres from the *rear lot line*; and,
 - ii) is located no closer than 0.6 metres to the *rear lot line*.

4.29 Standards for Attached Garages Accessed by a Driveway from a Street

Attached *garages* associated with a *residential use* that are accessed only by a driveway from a *street* are subject to the following requirements.

- a) Permitted locations and setbacks from *lot lines*:
Attached *garages* accessed only by a driveway from a *street* shall be located:
 - i) a minimum distance from a *side lot line* equal to the minimum *side yard* requirement for the main *building*;
 - ii) no closer than 6.0 metres to the *lot line* abutting the *street* where the wall of the *garage* containing the opening for vehicular access faces the *lot line* abutting the *street*; and
 - iii) no closer than 3.0 metres to the *lot line* abutting the *street* where the wall of the *garage* containing the opening for vehicular access faces an interior *side lot line*.
- b) Projections of *garages*:
No part of a *garage* shall project beyond the *front wall* of the first storey of the *dwelling* except:
 - i) where a *porch* is provided, in which case the *garage* shall not project beyond the front of the *porch*; and
 - ii) on a *corner lot* where the wall of the *dwelling* facing the exterior *side lot line* is treated as the *front wall* of the *dwelling* and the *garage* projects no more than 1.5 metres beyond the remainder of the wall facing the *front lot line*; and
 - iii) where the wall of the *garage* containing the opening for vehicular access faces an interior *side lot line*.
- c) *Garage door width*:
The *garage* shall be no larger than 50% of the total *building width*.

4.30 Standards for Detached Garages Accessed by a Driveway from a Street

Detached *garages* associated with a *residential use* that are accessed only by a driveway from a *street* shall be subject to Section 4.18 of the By-law.

4.31 Standards for Driveways on Serviced Residential Lots

- a) The width of a driveway shall not exceed 6.0 metres at a *street line*.
- b) For a driveway providing access to a detached *garage* that is accessed only by a lane, the maximum driveway width shall be no wider than the total width of the *garage*.
- c) For a driveway providing access to an attached *garage* that is only accessed by a lane, the maximum driveway width shall not exceed the total width of the *garage*.
- d) For a driveway providing access to an attached *garage* that is accessed only by a *street*, the following provisions shall apply:
 - i) For *lots* having a *lot frontage* of less than 9.0 metres, be no more than 3.0 metres;
 - ii) For *lots* having a *lot frontage* between 9.0 metres and less than 11.0 metres, be no more than 4.6 metres;
 - iii) For *lots* having a *lot frontage* between 11.0 metres and less than 18.0 metres, be no more than 6.0 metres;
 - iv) For *lots* having a *lot frontage* greater than 18.0 metres, be no wider than 6.0 metres, or the width of the *garage*, whichever is greater, and tapered so that the maximum width is 6.0 metres at a *street line*.
- e) For driveways providing access to detached *garages* that are accessed only by a *street*, the maximum driveway width shall not exceed the width of the *garage* and tapered so that the width does not exceed 6.0 metres at a street line.
- f) For driveways providing access where there is no *garage*, the maximum driveway width shall not exceed 6.0 metres.
- g) *Corner lots* and *through lots* shall only have one driveway.
- h) Where a second driveway entrance is permitted by the road authority, the total combined width of all driveway entrances at a *street line* shall not exceed 6 metres.

4.32 Setbacks from the Centerline of a Region of Niagara Arterial Road

The minimum required *front yard* and *exterior side yard* setbacks of *buildings* and *structures* from an abutting *street* and the minimum *yards* abutting a *street* shall, along a

Region of Niagara Arterial Road, be calculated at right angles from the centre line of the *street* at a distance equal to the sum of

- a) the distance in metres of the required *front yard* or *exterior side yard* setback set out in the applicable zone, plus
- b) 13 metres abutting *streets* illustrated on Schedule 20 as Region of Niagara arterial roads.
- c) the provisions shall not apply to any *lot* on Main Street between Robinson Street and Patton Street on the north side and between Robinson Street and the Forty Mile Creek on the south side.

4.33 Model Homes and Temporary Sales Trailer

- a) Model homes shall be permitted in all Residential Zones provided:
 - i) The lands on which the model homes are to be constructed have received draft plan approval under the Planning Act and all appropriate agreements have been executed;
 - ii) A model home shall comply with the provisions of the zone which it is located and the regulations of the zoning by-law such that it will comply upon registration of the plan of subdivision;
 - iii) The number of model homes in any draft approved plan of subdivision shall not exceed the lesser of ten *dwelling units* or 10% of the total number of lots;
 - iv) The model homes shall have access to an improved public road;
 - v) The owner is to provide a site plan indicating the location of the model homes and enter into a model home agreement with the town prior to the issuance of a building permit;
 - vi) The model home agreement is to include a description of parking areas for the visitors to the model homes;
 - vii) The intent of the construction of the model homes is to provide *dwelling*s for display purposes; and
 - viii) No construction is to take place until all of the primary services have been completed to the satisfaction of the Town, and the Town has issued a Certificate of Completion of Primary Services.
- b) A temporary sales trailer shall be permitted in all Zones provided:
 - i) It is *used* exclusively for the sale of *residential* or *commercial* units;

- ii) The Town has approved the location of the sales trailer and the design for access, parking and grading; and
- iii) Occupancy will not be permitted until the access has been constructed to the satisfaction of the Town.

4.34 Temporary Tents

Tents greater than 60 square metres in floor area are permitted for an occasional special event in any zone provided:

- a) that a permit is obtained from the Town;
- b) the duration of the *use* and erection of the tent is not more than 2 weeks; and
- c) any setbacks to roads or other *uses*, as required by the Town, are adhered to.

4.35 Niagara Escarpment Plan Area Height Restrictions

Within the Niagara Escarpment Plan Area as shown on Schedule 19, a *building* higher than 12.5 metres shall not be permitted until a view shed study is completed and approved by the Town and the Niagara Escarpment Commission.

4.36 Residential Fence Height

In Residential Zones, the maximum privacy fence height shall be 2 metres. An acoustical fence that is required by an approval authority shall be exempt from this requirement.

4.37 Licenced Cannabis Cultivation Facilities and Medical Cannabis Growth

- a) *Licenced Cannabis Cultivation Facilities and Medical Cannabis Growth* must be wholly enclosed in a building;
- b) *Licenced Cannabis Cultivation Facilities and Medical Cannabis Growth* must be located a minimum 450 metres from any residential or institutional zone and from any school, daycare, public park or *existing dwelling*, except where the *existing dwelling* is on the same *lot* as the *Licenced Cannabis Cultivation Facility* or *Medical Cannabis Growth*;
- c) Any sign identifying a *Licenced Cannabis Cultivation Facility* or *Medical Cannabis Growth* is prohibited;
- d) Outdoor storage for *Licenced Cannabis Cultivation Facilities* or *Medical Cannabis Growth* is prohibited;

- e) *Licensed Cannabis Cultivation Facilities* cannot be contained, either in whole or in part, within a *dwelling*;
- f) No *Licensed Cannabis Cultivation Facilities* or *Medical Cannabis Growth* shall emit any odour outside of a building;
- g) Where *Licensed Cannabis Cultivation Facilities* or *Medical Cannabis Growth* are permitted, any nuisance as defined under the Municipal Act, 2001 will be subject to Administrative Monetary Penalties, within By-law 18- 86 or a successor thereto;
- h) In the Agricultural Zone (A), Specialty Crop Areas Zone (SC) and Rural Zone (RU), the processing, packaging, testing, destruction, research and/or shipping of cannabis are not permitted unless the cultivation of cannabis is occurring on the same lot; and
- i) Where *Licensed Cannabis Cultivation Facilities* or *Medical Cannabis Growth* occur within a *commercial greenhouse*, the provisions of this section still apply.

5.0 PARKING AND LOADING PROVISIONS

5.1 Parking Space Requirements

Every *building* or *structure erected*, enlarged or *used* in accordance with the provisions of this By-law shall be provided with the required number of *motor vehicle parking spaces* specified on the same *lot* as specified in Table 3. If applicable, the required minimum number of accessible parking spaces shall be provided as specified in Table 4A as per Section 5.13.

Table 3: Parking Requirements

Use	Requirement
<i>Automobile service garage</i>	Four spaces per service bay
Bank, <i>Office</i>	One space for each 28 square metres of <i>gross floor area</i>
<i>Bed and breakfast</i>	One space per guest room in addition to the required parking for the <i>dwelling unit</i> .
Billiard parlors	One space per 15 square meters of <i>gross floor area</i>
<i>Boarding House</i>	One space for each bedroom
Bowling alleys	Three spaces for each bowling lane.
<i>Campground</i>	One and a quarter spaces for every designated camp site
<i>Clinic</i>	One space per 15 square metres of <i>gross floor area</i>
<i>Club</i>	One space per 20 square metres of <i>gross floor area</i> except for an accessory banquet hall which shall be one space per 10 square metres of <i>gross floor area</i>
<i>Commercial fitness centre,</i>	One space per 20 square metres of <i>gross floor area</i> devoted to public <i>use</i> and not less than 5 <i>parking spaces</i>
<i>Day care</i>	One space per 40 square metres of <i>gross floor area</i> , except where the facility is within a <i>Place of worship</i> or <i>School</i> , in which case no additional parking is required
<i>Dry Cleaning Distribution Station</i>	Two spaces per distribution station
<i>Dry Cleaning Facility</i>	One space for each 40 square metres of <i>gross floor area</i>
Emergency Service Facilities	Three and a half spaces per 100 square metres of <i>gross floor area</i>
<i>Gas Stations</i> including an accessory <i>convenience store</i>	4.5 spaces per 100 square metres of <i>gross floor area</i>
Golf Course	Four spaces per hole plus additional parking as per requirements for any on site place of assembly or <i>restaurant</i>

<p><i>Home occupation and home industry</i></p> <p>where customers and/or clients attend at the site, excluding the <i>Office</i> of a medical practitioner or dentist</p> <p>Where customers and/or clients do not attend at the site</p> <p><i>Office</i> of medical practitioner</p>	<p>One space</p> <p>No spaces</p> <p>Four spaces</p>
Hospital	The greater of one space for each 93 square metres of <i>gross floor area</i> , or one space per 4 beds plus one space per 4 employees
<i>Industrial Use Licenced Cannabis Cultivation Facilities</i>	One space per 90 square metres of <i>gross floor area</i> plus one space per 28 square metres of ancillary retail sales outlet
Laundromat	One space per 4 washing and drying machines
<i>Mobile home trailer</i>	One space per <i>mobile home trailer</i>
<i>Motel and hotel</i>	One space for each suite or bedroom plus required parking for any <i>restaurant</i>
Mini Golf and Driving Range	One and a half spaces per hole or tee
Places of assembly, dance halls, banquet centre, <i>community recreational centres</i> and other similar places of public assembly	One space per 10 square meters of <i>gross floor area</i>
<i>Place of worship</i>	One space for each 8 fixed seats or where no fixed seats, one space per 10 square metres of <i>gross floor area</i> .
Post offices, museums, art galleries and libraries	One space for each 46.5 square metres of public <i>gross floor area</i>
<i>Nursing Home or Long-Term Care</i>	One <i>parking spaces</i> per 4 resident bed

<i>Retirement home</i>	0.3 <i>parking spaces</i> per living unit for residents and 0.05 <i>parking spaces</i> per living unit for visitors for <i>retirement home uses</i>
<i>Residential dwelling unit</i>	Two spaces per <i>dwelling unit</i> , except as follows: <ul style="list-style-type: none"> • 1.5 spaces for each <i>dwelling unit</i> within a, <i>converted dwelling</i> or <i>townhouse dwelling</i> • 1.25 spaces for <i>dwelling unit</i> plus 0.25 visitor <i>parking spaces</i> for each <i>dwelling unit</i> in an <i>apartment building</i> • One space per <i>additional residential unit</i> or <i>garden suite</i>.
<i>Restaurant Tavern/bar/pub</i>	One space for each 4.5 square metres of public <i>gross floor area</i> with a minimum of 10 spaces One space per 30 square metres of <i>gross floor area</i> for take-out and <i>drive-through restaurants</i>
Retail lumber and building supplies outlet	One space for each 28 square metres of gross retail <i>floor area</i>
<i>Retail store</i>	One space for each 28 square metres of gross retail <i>floor area</i>
<i>School</i>	One and a quarter spaces per classroom (Elementary <i>School</i>) Three spaces per classroom (Secondary <i>School</i>) One space per employee plus one space per every 3 students (<i>commercial school</i>)
<i>Shopping Centre</i>	One space per 20 sq.m.
Theatre	The greater of one space per 10 people seating capacity or one space per 10 square metres of <i>gross floor area</i> devoted to public assembly
Undertaking establishment	One space per 10 square metres of publicly accessible <i>gross floor area</i>
<i>Veterinary clinic/Kennel</i>	One space per 40 square metres of <i>gross floor area</i>

All <i>commercial uses, buildings and structures</i> not specified above	One space per 30 square metres of defined <i>gross floor area</i> , excluding storage areas
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5.2 Part Spaces

Where *parking spaces* are calculated by *gross floor area*, or similar calculation, and the required parking is a fraction, the number of *parking spaces* shall be rounded up to the nearest whole number.

5.3 Parking for Multiple Uses on one Lot

Where more than one *use* is being *used* on a *lot*, the required *parking space* will be the sum of the parking required for all *uses* on the *lot*.

5.4 Tandem Parking

The required *parking spaces* for a *dwelling unit, additional residential unit*, live work unit and / or a *bed and breakfast* establishment on an individual *lot* may be provided in a tandem configuration.

5.5 Setbacks

- a) No *parking space* shall be permitted within 3 metres of a *street line* or within any *visibility triangle*.
- b) No *parking lot* shall be permitted within 4.5 metres of a property line abutting a Residential Zone.
- c) Notwithstanding Section 5.5 a) and b, individual *parking spaces* for *single detached, semi-detached, duplex, triplex, fourplex, street townhouse dwellings, back to back townhouse dwellings, block townhouse dwellings* and a *stacked townhouse dwellings* may be located:
 - i) within 3 metres of a *street line* but not within a *visibility triangle*;
 - ii) in a *rear yard* of a Residential Zone a minimum of 1.0 metre from the nearest *rear lot line* except where the *rear lot line* abuts a *lane* in which case the *parking space* shall be set back a minimum of 0.6 metres; and
 - iii) in an *interior side yard* of a Residential Zone to a minimum of 0.6 metres to the nearest *interior side lot line*, except where the *driveway* is a mutual *driveway* in which case no set back is required to the *interior side lot line*.

5.6 Size of Parking Spaces and Aisles

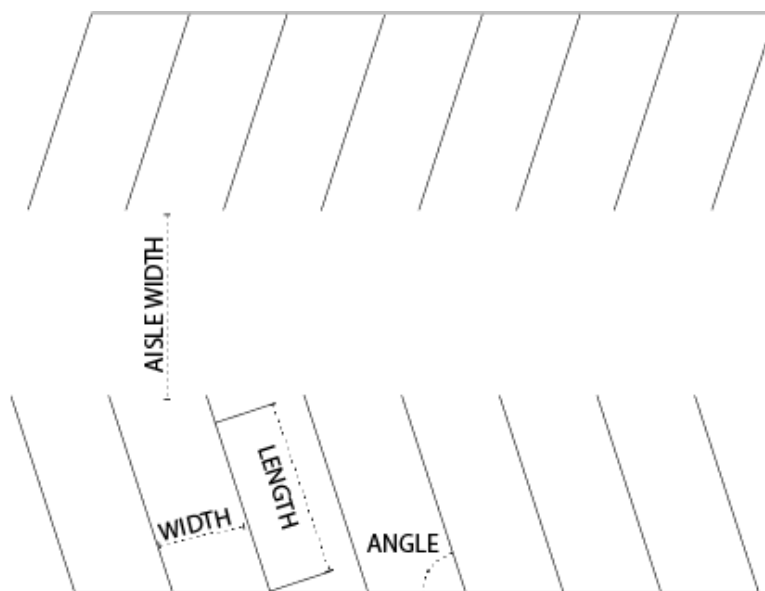
- a) *Parking spaces*, individually or within *parking lots*, shall meet the minimum width and length described in Table 4; and
- c) In *parking lots*, the permitted aisle type and required minimum aisle widths are provided in the 4th and 5th column based on the angle of *parking spaces* described in the 1st column (Angle of *Parking spaces*) of Table 4.

- d) Refer to Section 5.13 of this By-law for accessible parking spaces in addition to this section; and
- e) Refer to Table 4A for accessible parking access aisle requirements in addition to this section.

Table 4: Parking space and aisle size requirements

Angle of Parking Space	Minimum Width of Parking Space (metres)	Minimum Length of Parking Space (metres)	Aisle type permitted	Minimum Aisle width (metres)
0 degrees	2.75	6.7	One-way or two-way traffic	3.7 for one way traffic 6.75 for two-way traffic
15 degrees		6.0	One-way traffic	3.7
30 degrees				4.5
45 degrees				5.5
60 degrees				6.0
75 degrees		5.75		6.0
90 degrees		One-way or two-way traffic		

Note: This diagram illustrates each of the terms used in Table 4.



5.7 Location of Parking Spaces

Required *parking spaces* shall be located on the same *lot* as the *use* they provide parking for, except for *commercial uses* in the Downtown Zones, where required parking may be provided on another *lot* provided such *lot* is located not more than 122 metres from the subject *lot* and the *commercial use*.

5.8 Parking within Yards

- a) *Parking lots* shall be located as follows:
 - i) In the Downtown Zones,
 - A) parking shall not be permitted in the *front yard* or between a *building* and the *street line* or between a *building* and the edge of a *private street*;
 - B) in the Downtown Main-Street zone, *parking lots* shall only be permitted in the *rear yard* for *buildings* fronting on to Main Street; and
 - C) No *parking space* or part thereof shall be located and no land shall be *used* for the temporary parking or storage of any *motor vehicle* within 1.5 metres of any *street line*.
 - ii) in Employment Zones,

- A) a maximum of three visitor *parking spaces* may be provided in the *front yard*;
 - B) any parking in *side yard* and *front yards* visible from the QEW and Kelson Avenue must be screened; and
 - C) No *parking space* or part thereof shall be located and no land shall be *used* for the temporary parking or storage of any *motor vehicle* within 3.0 metres of any *street line*.
- iii) In Residential Zones,
- A) No part of any *front yard* or *exterior side yard* except a driveway is to be *used* for the parking or storage of *vehicles* and no *vehicle* is to encroach onto any road allowance.
 - B) No more than 50 percent of the aggregate area of the *side yard* and *rear yard* of any *lot* in a Residential Detached (RD) zone shall be occupied by *parking spaces*.
 - C) No parking shall be permitted in the *front yard* of an *apartment building*.
- iv) In the Convenience Commercial Zones,
- A) No parking shall be permitted in the *front yard* or between a *building* and the *street line*.

5.9 Restrictions on Vehicles in a Residential Zone

No *person* shall, in any Residential Zone or on any *lots* less than 1 hectare in size in in the Rural, Agricultural or Specialty Crop Area Zones or on any lot fronting on John Street, Lincoln Avenue or Ferguson Avenue, *use* any *lot*, *building* or *structure* for the parking or storage of *vehicles* except in accordance with the following provisions:

- a) **Location of Vehicles**
No part of any *front yard* or *exterior side yard* except a driveway is to be *used* for the parking or storage of *vehicles* and no *vehicle* is to encroach onto any road allowance.
- b) **Inoperative Vehicles:**
The parking or storage of an *inoperative vehicle* is not permitted, unless it is entirely within a fully enclosed *building* or *structure*.
- c) **Oversized Vehicles:**
Parking of *oversized vehicles* shall be permitted on a lot only where:

- i) The *oversized vehicle* is located outside of the required *front yard* and required exterior side;
 - ii) Despite i) an *oversized vehicle* may be parked for active loading and maintenance for no more than 48 hours in a required *yard*;
 - iii) A maximum of one *oversized vehicle* is permitted on the lot outside of a *building*;
 - iv) The *oversized vehicle* is not parked in a required parking space;
 - v) The *oversized vehicle* is located outside of any visibility triangle;
 - vi) The *oversized vehicle* does not encroach on municipal property; and
 - vii) The *oversized vehicle* is parked on the lot only between April 1st and October 31st.
- d) **Commercial Vehicles:**
- i) No *commercial vehicle* or *construction vehicle* in excess of 3,600 kilograms gross *vehicle* weight or greater in length than 6.5 metres shall be parked or stored, with the exception of *school buses*, agricultural equipment engaged in farming, emergency services *vehicles*, including those of any Public Utility, or the temporary parking of a *vehicle* in the course of its normal delivery day.
 - ii) And no emergency service *vehicle* or agricultural equipment shall be parked or stored within 3.0 metres of a *street*.

5.10 Parking Spaces Not to Be Used for Storage or Display Purposes

The storage of goods, including for sale or display, is not permitted within required *parking spaces*. The storage of *motor vehicles* for sale and display is not exempt from this provision.

5.11 Ingress and Egress Standards

- a) Required *parking spaces* shall have adequate access, from a *street*, to permit ingress and egress of a *motor vehicle* by means of driveways, aisles, maneuvering areas or similar areas, no part of which access, except in the case of tandem parking in a driveway to a *single-detached, semi-detached, duplex, triplex, fourplex, street townhouse dwelling, back to back townhouse dwelling, block townhouse dwelling* or *stacked townhouse dwelling*, is to be used for the temporary parking or storage of any *motor vehicle*.
- b) For *parking lots*:

- i) the width of an entrance or exit to a *lot* shall be not less than 7.5 metres nor more than 10.5 metres measured along the *street line*.
- i) no entrance or exit to a *lot* shall be located within 3 metres of the *side lot line* or *rear lot line* that abuts an adjoining *lot*.
- iii) no entrance or exit to a *lot* shall be located within 9 metres of any other entrance or exit measured along the *street line*.
- iv) on a *corner lot*, no entrance or exit shall be located within 15 meters of the point of intersection of the intersecting *street lines* of such *lot*.

5.12 Additions to existing *buildings* where existing parking standards are legal non-conforming

In the case of expansion of a *building* or *structure* that legally does not meet the parking requirements, the parking standards related to the expansion must be adhered to, but the parking deficiency of the original *building* or *structure* does not have to be corrected and can remain legal non-conforming.

5.13 Accessible Parking

- a) The type of accessible parking space is determined as follows:
 - i) Type A, a wider parking space which has a minimum width of 3.4 metres and signage that identifies the space as “van accessible”.
 - ii) Type B, a standard parking space which has a minimum width of 2.4 metres.
- b) The minimum number of accessible parking spaces is calculated using the applicable requirements set out in Table 4A:

Table 4A: Accessible parking space requirements

Total number of parking spaces required	Minimum number of accessible parking required
0-12	One space (Type A)
15-100	4% of the total number of spaces where 50% shall be Type A and 50% shall be Type B ⁽¹⁾
101-200	One space plus 3% of spaces where 50% shall be Type A 50% shall be Type B ⁽¹⁾
201-1000	Two spaces plus 2% of spaces where 50% shall be Type A and 50% shall be Type B ⁽¹⁾
1001 or more	Eleven spaces plus 1% of spaces where 50% shall be Type A and 50% shall be Type B ⁽¹⁾

- (1) Where the minimum number of required accessible parking spaces results in an odd number of accessible parking spaces required, the additional space may be Type B.
- a) Accessible parking spaces shall be located on level ground readily accessible to the building entrance served by the parking spaces.
 - b) Accessible parking spaces shall be clearly identified and reserved for the exclusive use of the those holding an Accessible Parking Permit.
 - c) *Access aisles* must be provided for all parking spaces in off-street parking facilities.
 - d) *Access aisles* may be shared by two parking spaces in an off-street parking facility and must meet the following requirements:
 - i) the minimum access aisle width of 1.5 metres.
 - ii) the *access aisle* shall extend the full length of the parking space
 - iii) the *access aisle* shall be marked with high tonal contrast diagonal lines, which discourages parking on them, where the surface is asphalt, concrete or some other hard surface.

5.14 Garage Parking Size

Each *parking space* within a *garage* shall have a minimum width of 2.9 metres and a minimum depth of 6.0 metres provided, however, that the minimum required width may include one interior step, and the minimum required depth may include two interior steps.

5.15 Off-Street Loading Requirements

- a) For every *building* or *structure* to be *erected* for, altered for, or its *use* converted to a *commercial* or *industrial use*, involving the frequent shipping, loading or unloading of persons, animals, goods, wares or merchandise, *off-street loading spaces* shall be provided and maintained upon the same *lot* on which the principal *use* is located and in accordance with Table 5.

Table 5: Loading Requirements

Loading Requirements	
Gross floor area	Minimum Requirement
<250 square metres	No <i>loading spaces</i> required
251-2,350 square metres	1 <i>loading space</i>
2,351- 7,500 square metres	2 <i>loading spaces</i>

7,501 – 14,000 square metres	3 <i>loading spaces</i>
> 14,000 square metres	3 spaces plus 1 additional space for each 9,300 square metres of <i>gross floor area</i> or portion thereof

- b) Notwithstanding the requirements of Table 5, a change in *use* in the Downtown Main-Street (DMS) and Downtown Intensification (DI) zone does not require additional *loading spaces*.
- c) Any required off-street *loading space* shall:
 - i) provide for the temporary parking of one *commercial vehicle*;
 - ii) not be not less than 3.5 metres in width nor less than 9 metres in length, nor less than 4.5 metres in clear and unobstructed *height*, exclusive of any land *used* for access, manoeuvring, driveway or a similar purpose;
 - iii) have adequate access to permit ingress and egress of a *commercial vehicle* from a *street* by means of driveways, aisles, manoeuvring areas or similar areas and no part of which access is to be *used* for the temporary parking or storage of any *motor vehicle*.
 - iv) not be *used* for the purpose of offering commodities for sale or display;
 - v) not be upon or partly upon any *street*, lane or alley;
 - vi) not be established in any *front yard*; and,
 - vii) not be located within 3 metres of a *lot line* or within 15 metres of a *street* or a Residential Zone.

5.16 Parking in the Downtown

In the Main-Street Zone:

- a) changes from one *commercial use* to another *commercial use* within an *existing building* is exempt from any increase in parking requirements as set out in Section 5.1;
- b) expansion of an *existing commercial use* and expansion of the floor area in an *existing building* is exempt from any increase in parking requirements, as set out in Section 5.1, provided there is no decrease in *existing* parking supply where the proposed *uses* would not otherwise meet the parking requirements of Section 5.1; and
- c) within new *buildings*, only 80% of the *commercial* parking requirements of Section 5.1 shall be required.

5.17 Parking in Mixed Use Zones

In the Mixed Use High Density Residential zone, the required parking for each *use* on a lot may be shared provided that the minimum number of *parking spaces* required for a lot is determined as follows:

- 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;

Land Use	Parking Occupancy Rate		
	AM	PM	Eve
<i>Apartment building</i>	80%	80%	100%
<i>Apartment building – visitor parking</i>	0%	35%	100%
<i>Restaurant</i>	20%	60%	100%
<i>Personal service shop</i>	40%	100%	70%
<i>Retail store</i>	40%	100%	90%
<i>Offices</i>	100%	95%	15%

- b) the minimum number of *parking spaces* required for each parking period is the total of the *parking spaces* required for all *uses* during that parking period; and
- c) the minimum number of *parking spaces* required for the lot is equal to the largest number of *parking spaces* required for any parking period.

5.18 Bicycle parking

- a) Within the Downtown, Commercial, Employment and Institutional zones, bicycle parking spaces in a dedicated bicycle parking area shall be provided at the rate of at least 7% of the *motor vehicle parking spaces* required for non-residential *uses* under Table 3.
- b) For *apartments buildings* in any zone, bicycle parking spaces within a covered bicycle storage area shall be provided at a ratio of 0.3 bicycle parking spaces per unit for residents and visitors.
- c) Notwithstanding a), for an *office*, a minimum of 3 bicycle parking spaces are to be provided, plus bicycle parking at the rate of at least 7% of the *motor vehicle parking spaces* required for *offices* under Table 3.

6.0 RURAL AND AGRICULTURAL ZONES

6.1 Permitted Uses

6.1.1 The *uses* permitted in Agricultural (A), Specialty Crop Area (SC) and Rural (RU) Zones are identified in Table 6 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted *use* as described following Table 6.

Table 6: Permitted Uses in the Rural and Agricultural Zones

Use	Agricultural Zone (A)	Specialty Crop Area Zone (SC)	Rural Zone (RU)
<i>Additional Residential Unit</i>	Q4	Q4	Q4
<i>Agricultural use</i>	✓	✓	✓
<i>Agri-tourism related to agriculture</i>	*	*	*
<i>Bed and breakfast</i>	*	*	*
<i>Commercial greenhouse</i>	✓	✓	✓
<i>Farm market</i>	*	*	*
<i>Garden suite</i>	*		*
<i>Help-house</i>	*	*	*
<i>Home industry</i>	Q3	Q3	Q3
<i>Home occupation</i>	*	*	*
<i>Farm vacation</i>	*	*	*
<i>Livestock operation</i>	Q1	Q1	Q1
<i>Medical Cannabis Growth Licenced Cannabis Cultivation Facilities</i>	✓	✓	✓
<i>Single detached dwelling accessory to an agricultural use</i>	*	*	*
<i>Single detached dwelling as a principal use on an existing lot of record</i>	✓	Q2	✓
<i>Single detached dwelling existing on the date of passing of this by-law as a principal use on a new lot</i>	✓	✓	✓

✓ Permitted *use*

* Permitted as an *accessory use* only

Q1 New *livestock operations* are only permitted south of the Niagara Escarpment, as delineated by the area shown as “N.E.D.C. Area” on Schedules 1 to 17. All *livestock operations* are also only permitted subject to section 4.25.

Q2 A *single detached dwelling* as a principal *use* is not permitted on an *existing lot* of record on plan 30R-768.

- Q3 Permitted as a secondary *use* to an agricultural operation.
- Q4 Permitted *accessory* to a *single detached dwelling* and subject to Section 4.19.

6.2 Lot, Building and Yard Requirements

6.2.1 The regulations applicable to *uses* permitted in the Rural and Agricultural Zones are set out in Table 7 and additional requirements applying to specific *uses* are outlined in Section 6.2.2.

Table 7: Regulations applying to Rural and Agricultural Zones

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Height
<i>Agricultural use</i>	40 ha. except 16.2 ha. in the Specialty Crop Zone north of the escarpment ⁽¹⁾	20%	183 m.	15 m.	15 m.	15 m.	15 m. except 30.5 m. adjacent to a <i>street</i>	NR
<i>Dwelling as a principal use on an existing serviced lot</i>	<i>As existing</i>	35%	21 m.	7.5 m.	6.0 m	1.8 m	7.5 m.	9 m.
<i>Dwelling as a principal use on an un-serviced lot</i>	0.4 ha	7.5%	30 m.	12 m.	12 m.	3 m.	15 m.	9 m.
<i>Commercial greenhouses, Medical Cannabis Growth, Licenced Cannabis Cultivation Facilities</i>	40 ha. except 16.2 ha. in the Specialty Crop Zone north of the escarpment. ⁽¹⁾	<i>Lots less than 5 ha: 70%, Lots 5 to 20 ha: 50% Lots over 20 ha: 25%</i>	50 m.	30 m.	10 m.	10 m.	15 m.	NR

Notes:

(1) As delineated by the “N.E.D.C. Area” on Schedules 1 to 17.

NR = No Requirement

6.2.2 Additional Provisions

6.2.2.1 Commercial greenhouses

- a) Where *commercial greenhouses* with exhaust or intake fans abut a *dwelling* on an adjacent *lot* or abut a Residential or Neighbourhood Development zone, the following minimum distances in Table 8 shall be maintained between the greenhouse and the abutting *lot* or zone:

Table 8: Minimum Distance between Commercial Greenhouse and adjacent Residential, Neighbourhood Development Zone or dwelling

Number of Greenhouse Fans:	1-2	3	4-5	6-7	8-9	10-11	12-14	15-18	19+
Minimum distance (m.)	60	70	80	90	100	110	120	130	150

- b) The provisions of Table 8 may be reduced by agreement with *Council* where an illumination and acoustical study indicates that an anticipated maximum daytime noise level of 50 dBA and maximum nighttime noise level of 45 dBA and an illumination level of 21.53 lux (0.2fc) will be achieved and maintained at the nearest *lot line*, but in no case shall it be reduced beyond the minimum *yards* required in Table 7.
- c) A *landscaping strip* having a minimum width of 3 metres shall be provided and maintained adjacent to every portion of any *lot line* that abuts any *residential* or neighbourhood development zone. Where a *commercial greenhouse* abuts an occupied *dwelling* not in a *residential* zone on an adjacent property, a 3 metre wide *landscaping strip* sufficient in length and location to buffer the adjacent *dwellings* shall be provided.
- d) Outside storage of goods, material or supplies is only permitted in *rear yards* and that part of the *front yard* or *side yard* which is not part of the required *front yard* or *side yard* setback provided that the storage is adequately screened.

6.2.2.2 Home industries

- a) In the Agricultural Zone and the Rural Zone, where a *home industry* is on a *lot* of 0.4 hectare or less, it shall have a *gross floor area* no greater than 50% of the *ground floor area* of the *dwelling* on the *lot*, and on *lots* greater than 0.4 hectares, shall have a maximum *gross floor area* of 500 square metres; and
- b) In the Specialty Crop Zone, a *home industry* shall have no greater an area than 50% of the *ground floor area* of the house on the *lot*;

6.2.2.3 Home occupations

- a) In the Agricultural, Specialty Crop and Rural Zones, a *home occupation* must be wholly within a *dwelling unit*.

6.2.2.4 *Farm markets*

A *farm market* shall not exceed a *gross floor area* of 500 square metres.

6.2.2.5 *Agri-tourism related to agriculture*

For *agri-tourism related to agriculture uses*, the maximum *gross floor area* of the *buildings* and *structures* shall be 250 square metres and such *uses* shall be subject to site plan control.

- 6.2.2.6 Despite the minimum *lot area* in Table 7, *agricultural uses* are permitted on all *lots* within the rural and agricultural zones on *lots* greater than 1 hectare.

6.3 Site Specific Exceptions

- 6.3.1 Notwithstanding the permitted *uses* in subsection 6.1.1, the following site specific exceptions shall apply to the specific property listed in Table 9 and illustrated on Schedules 1-B to 17-B in Section 15. These *uses* may be:

- a) in addition to the *uses* permitted in subsection 6.1.1,
- b) solely permitted to the exclusion of all other *uses* in section 6.1.1, or
- c) not permitted, despite being listed in subsection 6.1.1.

- 6.3.2 The following site specific exceptions listed in Table 9 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 7.

Table 9: Permitted Use, Lot, Building and Structure Exceptions

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
1	NA		SC	Sale and repair of farm implements			
9	79-13	Part 1, Plan 30R-2345	A				<i>Dwelling as a principle use, minimum lot area: 0.38 ha.</i>
24	84-20	220 Always Rd	RU		<i>Agricultural Uses and related buildings</i>		
34	86-90		SC				Minimum <i>lot area</i> : 0.4 ha
36	86-107	Part 2, Elm Tree Road	SC			<i>Dwellings</i>	
38	86-140	240 – 262 Mud St	SC				

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
45	87-123	104 Mud St	RU	Part 1 as shown on Schedule 1 of Appendix A: Repair of small engines and agricultural equipment. Part 2 as shown on Schedule 1 of Appendix A: Outdoor storage of small engines and agricultural equipment.			
46	87-140	25 Kelson Ave N	RU				Minimum <i>lot frontage</i> : 16.3 m.
47	87-144		SC				Minimum <i>lot area</i> : 0.37 ha
48	88-18	38 Hunter Rd	RU	Drafting office, repair of small scale landscaping equipment.		Open air operations, storage and display of goods or materials in any front or <i>side yard</i> .	No additions or expansion will be permitted to the <i>existing building</i> shown as "Frame Shop" on Schedule 2 in Appendix A.
53	88-95	249 Mud Street	A	Repair of farm equipment in <i>accessory building</i> .		Outside storage of farm equipment	

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
61	89-58	392 Mountain Rd	RU				Part 1 as shown on Schedule 3 of Appendix A: Minimum <i>lot area</i> : 0.37 ha Part 2 as shown on Schedule 3 of Appendix A: Minimum <i>lot frontage</i> : 65 m. Minimum <i>lot area</i> : 3.7 ha
64	89-86	244 Hysert Rd	SC				Minimum <i>lot frontage</i> : 27 m.
67	89-101	591 Ridge Rd W	SC				Minimum <i>lot area</i> : 0.33 ha
73	90-28	158 Sawmill Rd	SC				Minimum <i>lot frontage</i> : 29 m. Minimum <i>lot area</i> : 0.37 ha
77	90-52	305 Thirty Rd	SC				Minimum <i>lot area</i> : 9.7 ha
79	90-65	505 Ridge Rd W.	SC				Minimum <i>lot area</i> : 1.8 ha
96	92-129		SC			Part 2 as shown on Schedule 4 of Appendix A: <i>Dwelling</i>	
98	93-74	237 Inglehart Rd	SC				Part 2 on Schedule 70 of Appendix A: Minimum <i>lot area</i> : 6.4 ha

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
100	93-96	551 Mud St E	SC			Part 2 on Schedule 5 of Appendix A: <i>Dwelling</i>	Part 2 on Schedule 5 of Appendix A: Minimum <i>lot area</i> : 4.0 ha Minimum <i>lot frontage</i> : 135 m. Minimum <i>side yard</i> : 29 m. for a <i>building</i> used for raising poultry in excess of 500 birds Minimum separation: 45 m. between a poultry barn and a <i>dwelling unit</i>
105	94-27	377 Mud Street	A	Riding stable			
110	94-79	Douglas Avenue	RU				Parts 9 and 10 of Schedule 6 in Appendix A: Minimum <i>rear yard</i> : 45 m. Parts 3,5, and 7 of on Schedule6 in Appendix A: Minimum <i>lot area</i> : 420 sq.m.
118	95-120	Bowslaugh Rd. at Mud Street	SC	Horse barn and paddock			Parts 1,2 and 3 on Schedule 7 in Appendix A: Minimum <i>lot frontage</i> : 80 m. Minimum <i>lot area</i> : 1.2 m. Minimum <i>gross floor area</i> for horse barn: 60 sq.m. Parts 4 on Schedule 7 in Appendix A: Minimum <i>lot frontage</i> : 168 m.
120	96-9	356 Mountain Road	RU				Part 1 of Schedule 8 in Appendix A: Minimum <i>lot frontage</i> : 55 m. Minimum <i>Lot area</i> : 6.4 ha. Minimum separation distance from <i>dwelling</i> on this lot to <i>commercial greenhouse</i> on an adjacent lot: 60 m. On Part 2 of Schedule 8 in Appendix A: Minim <i>lot frontage</i> : 92 m. Minimum <i>lot area</i> : 3.2 ha.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
125	96-46	524 Main Street West	RU*	<i>Apartment building without a common entrance from the street</i> Hair Salon			Minimum easterly <i>side yard</i> : 0.6 m.
158	99-110	386 Mountain Road	RU				Minimum <i>lot frontage</i> : 168 m. Minimum <i>lot area</i> : 3 ha.
169	01-66	Main Street West	SC				Part 7 on Schedule 9 of Appendix A: Minimum <i>lot frontage</i> : 60 m. Minimum <i>lot depth</i> : 6 times the <i>lot frontage</i>
187	03-03	21 Casablanca Road	SC				Minimum <i>lot frontage</i> : 85 m. Minimum <i>lot area</i> : 2.3 ha.
188	03-04	639 Ridge Road	RU	<i>Semi-detached dwelling</i>			
194	03-37	302 Thirty Road	SC	Agricultural warehouse for storage, sorting and loading of locally grown produce only			Maximum <i>gross floor area</i> of a <i>farm market</i> : 20 m ²
197	03-57	714 Winston Road	RU				Minimum <i>lot area</i> : 4.5 ha.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
198	03-83	432 Main Street West	SC				On part 1 of Schedule 10 in Appendix A: Minimum <i>side yard</i> : 1.8 m. On part 2 of Schedule 10 in Appendix A: Minimum westerly <i>side yard</i> : 1.8 m.
199	03-103	348 Church Road	A			<i>Dwellings</i>	
230	99-3	570 Kemp Road	SC	<i>Sawmill operation</i>			
237	86-139 95-119	582 Main Street	RU	<i>Day care facility</i>			Parking requirement for a <i>day care</i> facility: one space per staff member, other than residents of the site, plus one space for each 12 children plus 3 spaces for a drop-off area
241	91-47 94-50	223 Always Road	SC				Minimum frontage: 107 m.
270	98-89	37 Elm Tree Road	SC				Minimum <i>lot area</i> : 0.36 ha
284	86-153	302 Thirty Road	SC				Minimum lot size: 7.36 hectares
275		63 Casablanca	SC	GO Transit Station			
317	16-80	Elm Tree Road	SC				Minimum Lot Area: 7.75 ha
318	16-80	Kemp Road	SC				Minimum Lot Area: 13.1 ha
331	18-64	194 Woolverton Road	SC	Processing, packaging, storage, or shipment of agricultural products			

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
333	25-31* *(The site specific number has been corrected from 383 to 333)	556 and 564 Kemp Road East	SC	<p>Winery as agricultural related use.</p> <p>Wine Sales and wine tasting as on-farm diversified use.</p> <p>Hospitality, Weddings and Special Events, as an on-farm diversified use.</p>			<p>The on-farm diversified uses are limited to 3% of the farm parcel.</p> <p>Hospitality means part of a winery, where wine and food may be served. Hospitality is not a commercial use.</p> <p>Weddings and Special Events to take place indoors. Within the existing buildings on site at the time of this application.</p>
382	25-26	129 Mountain Road	SC	<p>Agricultural Purposes Only (APO)</p> <p>Accessory Buildings in accordance with Section 4.18</p>			<p>Minimum Lot Area: 15.4 ha</p> <p>Minimum Lot Frontage: 134.65 m</p>

7.0 RESIDENTIAL ZONES

7.1 Permitted Uses

7.1.1 The *uses* permitted in the Residential Detached 1 (RD1), Residential Detached 2 (RD2), Residential Detached 3 (RD3), Residential Detached 4 (RD4), Residential Detached 5 (RD5), Main Street (MS), Multiple Residential 1 (RM1), Multiple Residential 2 (RM2), Multiple Residential 3 (RM3), Transitional Residential Multiple (TRM), Hamlet Residential (HR), Grimsby Beach (GB), Grimsby Beach 1 (GB1), Neighbourhood Development (ND), Mixed Use High Density Residential (MHD) Zones are identified in Table 10 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted use as described following Table 10.

Table 10: Permitted Uses in Residential Zones

Use	RD1	RD2	RD3	RD4	RD5	MS	RM1	RM2	RM3	TRM	HR	GB	GB1	ND	MHD
<i>Additional Residential Units</i>	Q6	Q6	Q6	Q6	Q6	Q6	Q6			Q6	Q6	Q6	Q6	Q6	Q6
<i>Apartment building</i>								✓	✓						✓
<i>Back to back townhouse dwelling</i>							✓								Q4
<i>Bed and breakfast</i>	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	Q1	
<i>Block townhouse dwelling</i>							✓								Q4
<i>Boarding house</i>							✓	✓	✓						
<i>Converted dwelling</i>						✓				✓					
<i>Duplex dwelling</i>							✓			✓					
<i>Fourplex dwelling</i>							✓								
<i>Group home</i>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	Q1	
<i>Home occupation</i>	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
<i>Semi-detached dwelling</i>							✓			✓					
<i>Single detached dwelling</i>	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	Q3	

Stacked townhouse dwelling							✓								Q4
Street townhouse dwelling							✓								Q4
Triplex dwelling							✓								
Commercial uses:															
Bank															Q5
Banquet facility															Q5
Office															✓
Personal service shop															Q5
Retail store															Q5
Restaurant															Q5
Theatre															Q5
Hotel															✓
Studios															Q5
Uses permitted in the PE zone															✓

✓ Permitted use

* Permitted as an *accessory use* only.

Q1 Permitted only as an *existing use* in an *existing dwelling*.

Q2 Permitted within an *apartment building* but not within a *dwelling unit*.

Q3 Permitted as an *existing use* only.

Q4 In combination with an *apartment dwelling* on the same site.

Q5 Permitted as an internally integrated component of a mixed *use building* which includes as the primary component an *apartment building*, *office* or *hotel*.

Q6 Permitted accessory to a *single detached*, *semi-detached* or *street town house dwellings* subject to Section 4.19.

7.2 Lot, Building and Yard Requirements

7.2.1 The regulations applicable to *uses* permitted in the Residential are set out in Table 11 and additional requirements applying to specific *uses* are outlined in Section 7.2.2.

Table 11: Regulations applying to Residential Zones

Zones / Uses	Min. Lot Area (sq. m.)	Max. Lot Coverage ⁽¹⁰⁾	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Building Depth	Max. Height
RD1	1050	Q1	30 m.	Q2	6 m.	3 m.	Q3	20 m.	9 m. ⁽¹⁾
RD2	750	Q1	21 m.	Q2	6 m.	1.8 m.	Q3	20 m.	9 m. ⁽¹⁾
RD3	550	Q1	15 m.	Q2	6 m.	1.8 m.	Q3	20 m.	9 m. ⁽¹⁾
RD4	400	Q1	12 m.	Q2	4.5 m.	1.2 m.	Q3	20 m.	9 m. ⁽¹⁾
RD5 ⁽⁵⁾	300	Q1	9 m.	Q2	2.6 m.	1.2 m. & 0.6 m. ⁽⁸⁾	Q3	20 m.	9 m. ⁽¹⁾
MS	650	Q1	18 m.	Q4	6 m.	1.8 m.	Q3	20 m.	9 m. ⁽¹⁾
RM1									
<i>Semi-detached dwelling⁽⁹⁾</i>	225	40%	7.5 m.	4.5 m.	4.5 m.	0.9 m. ⁽²⁾	7.5 m.	20 m.	9 m.
<i>Duplex</i>	400	40%	12 m.	4.5 m.	4.5 m.	1.2 m.	7.5 m.	NR	11 m.
<i>Triplex</i>	600	40%	18 m.	4.5 m.	4.5 m.	3 m.	10.5 m.	NR	12.5 m.
<i>Fourplex</i>	700	40%	21 m.	4.5 m.	4.5 m.	3 m.	10.5 m.	NR	12.5 m.
<i>Back to back townhouse dwelling⁽⁹⁾</i>	80	80%	6 m.	4.5 m.	4.5 m.	0.9 m. ⁽²⁾	0 m.	14 m. ⁽³⁾	12.5 m.
<i>Street townhouse dwelling with garage facing the front lot line⁽⁹⁾</i>	165	50%	6 m. ⁽⁷⁾	4.5 m.	4.5 m.	0.9 m. ⁽²⁾	7.5 m.	NR	12.5 m.
<i>Street townhouse dwelling with garage access from a lane⁽⁹⁾</i>	150	50%	5 m.	3 m.	3 m.	0.9 m. ⁽²⁾	30 m2	NR	12.5 m.
<i>Stacked townhouse dwelling</i>	500	50%	24 m.	4.5 m.	4.5 m.	3 m.	7.5 m.	NR	12.5 m.
<i>Block townhouse dwelling</i>	NR	25%	50 m.	4.5 m.	4.5 m.	3 m.	7.5 m.	NR	12.5 m.
RM2	929	40%	30 m.	2 m. & max 5 m.	2 m. & max 5 m.	4.5 m.	7.5 m.	NR	15 m. (4 storeys)
RM3	1858	40%	45 m.	2 m. & max 5 m.	2 m. & max 5 m.	4.5 m.	7.5 m.	NR	26 m. (8 storeys)

Zones / Uses	Min. Lot Area (sq. m.)	Max. Lot Coverage ⁽¹⁰⁾	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Building Depth	Max. Height
MHD	1858	60%	45 m.	2 m. & max 5 m	2 m. & max 5 m.	4.5 m.	7.5 m.	NR	38 m. (12 storeys)
TRM ⁽⁴⁾ <i>Converted dwelling</i>	400	40 %	15 m.	4.5 m.	4.5 m.	1.5 m.	9 m.	NR	9 m.
HR	1 ha. ⁽⁶⁾	10 %	30 m.	12 m.	8 m.	3 m.	10.5 m.	NR	9 m.
ND	As existing								
GB	See Section 7.2.2.4							NR	9 m.
GB1	500	30%	15m	Q2	6m	1.8m	Q3	20M	9m ⁽¹⁾

Notes:

- (1) Flat and mansard roofs are prohibited except for development as part of a plan of subdivision draft approved after the date of the passing of this by-law. This prohibition applies to the overall roof structure of the *dwelling* and does not apply to additions, *porches* or similar portions of the *dwelling*.
- (2) No *interior side yards* are required where the *lot line* is the dividing line between attached units.
- (3) This provision shall be a minimum depth.
- (4) Permitted *single detached dwellings* shall be subject to the provisions for *converted dwellings* in the TRM zone and permitted *semi-detached dwellings* and *duplex dwellings* shall be subject to the provisions of the RM1 zone.
- (5) For new development as part of a draft plan of subdivision, the maximum *lot coverage* shall be 40%, the min. *front yard* shall be 4.5 metres and the minimum *rear yard* shall be 7.5 metres.
- (6) The minimum *lot size* shall be 1 hectare unless a hydrogeological study undertaken by an applicant demonstrates that on-site *sustainable private services* can be achieved on a smaller *lot* with no negative impacts on surface and/or ground water features, in which case the minimum *lot size* shall be 4,000 m².
- (7) For three storey *street townhouse dwellings*, the minimum *lot frontage* shall be 5.5 m.
- (8) In no case shall the adjacent *buildings* be closer than 1.8 metres.
- (9) Per unit.
- (10) *Lots* with *additional residential unit(s)* that comply with 4.19 may exceed the maximum *lot coverage* provision, such that the total *lot coverage* does not exceed 45%.

NR = No Requirement

- Q1 The maximum *lot coverage* is shown on the schedules in Section 15 as a percentage of the *lot* area, and is denoted by the number following the Zone Symbol, where the number denotes the maximum *lot coverage*.
- Q2 The minimum *front yard* shall be the lesser of a) the current *front yard* or b) the average of the *front yard* of two adjacent properties. Where there are no *existing* neighbouring *dwellings*, the minimum *front yard* shall be 4.5 m. or c) where there is only one building on the adjacent properties, the current front yard of the one building.
- Q3 The minimum *rear yard* shall be the greater distance of:
a) 7.5 m, or
b) 25% of the depth of the *lot*.
- Q4 In the Main Street Zone (MS), the front yard shall be:
a) For an *existing dwelling*, the current *front yard*;
b) Where there is no *existing dwelling*, the required *front yard* shall be a range calculated as follows:
i) Where there are two adjacent *lots*, the minimum of the required *front yard* range shall be the lesser *front yard* of the two adjacent *lots*, and the maximum of the required *front yard* range shall be the greater *front yard* of the two adjacent *lots*;
ii) Where there is only one adjacent *lot*, the required *front yard* shall be the *front yard* of the adjacent *lot*, plus or minus 1.5 metres.

7.2.2 Additional Provisions

- 7.2.2.1 Maximum number of *street townhouse dwellings* in a *street townhouse building* shall be 8.
- 7.2.2.2 Maximum number of *back to back townhouse dwellings* in a *back to back townhouse building* shall be 16.
- 7.2.2.3 Additional Provisions For *Block townhouse Dwellings*
- a) The minimum width of each *block townhouse dwelling unit* shall be 5 m.
 - b) The minimum separation distance between *block townhouse buildings* on the same *lot* shall be 1.8 metres for a side wall to side wall condition, 15 metres for a rear wall to rear wall condition, and 13.5 metres for a *front wall* to *front wall* condition.
 - c) The provisions pertaining to *garages* and driveways in sections 4.27, 4.28, 4.29, 4.30 and 4.31 apply to *block townhouse dwellings*, and for the purpose of applying these setbacks, *yard* and driveway width provisions to *block townhouses dwellings*, the boundary of a *private street* or lane shall be deemed to be a *lot line* and a theoretical line extending from the vertical division of the *block townhouse dwellings units* to the boundary of the *street* or lane shall be considered the *side lot line*.
- 7.2.2.4 Additional Provisions for lands zoned Grimsby Beach (GB)
- a) The minimum *lot* size, minimum *lot frontage* and minimum *front yard*, *rear yard* and *side yard* setbacks shall be the *lot* size, *lot frontage* and *front yard*, *rear yard* and *side yard* setbacks existing on the date this by-law came into effect.
 - b) The maximum *Gross Floor Area* shall be the *existing Gross Floor Area* on the date this by-law came into effect, except the *Gross Floor Area* may be increased by 15% through an increase in *height* or *dwelling* depth to the rear, subject to an approved site plan application. Such an increase in height should not exceed the maximum height in the GB zone.
 - f) Where development is proposed on an existing vacant lot in the GB zone, the maximum lot coverage shall be 30% for lots equal or greater than 500 square metres and 35% for lots less than 500 square metres.
 - g) New lots created shall comply with the GB1 zone provisions.
- 7.2.2.5 Additional *Apartment Building* and Mixed Use Building Provisions within the RM2, RM3 and MHD zones

- a) Minimum *balcony* depth: 1.5 metres
- b) Minimum *ground floor height* where *ground floor commercial uses* are provided: 4.5 metres (floor to floor)
- c) Maximum *building* width: 60 metres
- d) A minimum *pedestrian perception step-back* of 1.5 metres shall be required above the 3rd *storey*.
- e) Where the *rear yard* or *side yard* of a *lot* containing an *apartment building* abuts a property in a “R”, “MS”, “GB”, “TRM”, or “RM1” zone, the *building height* above 12 metres shall be limited by a 45-degree *angular plane* measured from a *height* of 12 metres at the 7.5 metre *setback* from adjoining *residential Zones*.
- f) Within the RM2 zone, the minimum permitted number of *dwelling units* shall be 25 per *lot area*, and the maximum permitted number of *dwelling units* shall be 60 units per hectare.
- g) Within the RM3 zone, the minimum permitted number of *dwelling units* shall be 60 per *lot area*, and the maximum permitted number of *dwelling units* shall be 120 units per hectare.

7.2.2.6 Additional Provisions for the MHD Zone

- a) A minimum of 30% of the total *lot area* available for development shall be developed for employment generating *uses*.
- b) Individual *retail stores* shall be limited to 2,500 sq. m. per tenant.
- c) A minimum *building* setback of 30 metres shall be required from the *lot line* abutting Lake Ontario.
- d) The minimum permitted *gross floor area* shall be 1 times the *lot area*, and the maximum permitted *gross floor area* shall be 3 times the *lot area*.

7.2.2.7 Within the MS zone, no fence, *structure*, hedge or obstruction that is more than 0.8 metres in height is permitted within any yard that abuts Main Street.

7.3 Site Specific Exceptions

7.3.1 Notwithstanding the permitted *uses* in subsection 7.1.1, the following site specific exceptions shall apply to the specific property listed in Table 12 and illustrated in Schedules 1-B to 17-B in Section 15. These *uses* may be:

- a) in addition to the *uses* permitted in subsection 7.1.1
 - b) solely permitted to the exclusion of all other *uses* in section 7.1.1, or
 - c) not permitted, despite being listed in subsection 7.1.1.
- 7.3.2 The following site specific exceptions listed in Table 12 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 11.

Table 12: Permitted Use, Lot, Building and Structure Exceptions

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
3	75-12	Part Lot 278, Corporation Plan 4	RM3		<i>Retirement home</i>		Maximum # of units: 63 <i>Parking spaces</i> : one space for four units.
4	75-13	Part Lots 1 and 2, Plan 63	MS	<i>Boarding house</i>			
6	78-20	Lot 15, Concession 2	MS				Minimum <i>lot frontage</i> : 18.3 m.
12	80-38	Lots 3 & 4, Plan 143	RM2				Part 1 as shown on Schedule 11 of Appendix A: Minimum <i>lot frontage</i> : 17.68 m. Maximum <i>dwelling units</i> : 8 Minimum <i>side yard</i> (east side): 1.4 m. Minimum <i>side yard</i> (west side): 4.02 m. Part 2 as shown on Schedule 11 of Appendix A: Minimum <i>lot frontage</i> : 18.25 m. Minimum <i>side yard</i> (east side): 3.2 m. Minimum <i>side yard</i> (west side) 3.07 m.
14	81-39		HR				Minimum <i>lot area</i> : 0.43 ha
15	81-77		RM2(H)				Part 3 as shown on Schedule 12 of Appendix A: Minimum <i>lot frontage</i> : 9.27 m.
16	82-31		RM1				Maximum <i>height</i> : one storey.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
16	82-31		TRM				Maximum <i>height</i> : one storey
17	82-58	129 Main St E	MS				Minimum <i>lot frontage</i> : 16.5 m.
22	84-78		RD4				Lot 17 as shown on Schedule 13 of Appendix A: Minimum <i>front yard</i> : 4.5 m. Lot 17 and 18 as shown on Schedule 13 of Appendix A: Setback from the intersection of the centre lines of both the railway and the <i>street</i> : 35 metres
23	84-76	105 Main St E	MS				Minimum <i>front yard</i> setback: 19.5 m. from the centerline of Main St.
25	85-37	20 Mountain St	TRM	<i>Commercial school</i>			
28	85-95	476 Maple Ave	RD1				Minimum <i>front yard</i> setback: 3.05 m.
29	85-117	231 Mountain St	HR				Minimum <i>lot area</i> : 0.4 ha

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
30	85-132		RD4			No <i>accessory building</i> or <i>structure</i> located or built upon the berm required.	<p>Lots 24 and 26 as shown on Schedule 14 of Appendix A: Minimum <i>side yard</i> setback abutting a public <i>street</i>: 18.15 m. from the centerline of Livingston Ave.</p> <p>Lots 28, 29, 30, 31, and 32 as shown on Schedule 14 of Appendix A: Minimum <i>front yard</i>: 23.15 m. from the centerline of Livingston Avenue.</p> <p>Lots 1 to 18 as shown on Schedule 14 of Appendix A: Minimum required <i>rear yard</i>: 28 m.</p> <p>Lots 1 to 13 as shown on Schedule 14 of Appendix A: a noise attenuating berm and fence combination is required along each portion of the lot that abuts the CNR railway. Minimum combined berm and fence height: 5.5 metres above the top of the rails of the rail tracks, Minimum berm height of 2.5 m. The fence shall be constructed without openings and of a material weighting not less than 20 kg per square metre of surface area.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
32	86-11	19 Robinson St S	RM1				<p>Minimum <i>lot area</i>: 444 sq.m. per <i>dwelling unit</i>.</p> <p>Maximum <i>lot coverage</i>: 35%</p> <p>Minimum <i>side yard</i>: 2.5 m.; 0 m. where <i>street townhouse unit</i> abuts or adjoins another <i>street townhouse unit</i>.</p> <p>Maximum <i>height</i>: 1 storey</p> <p>Parking: one space per <i>dwelling unit</i> and not in the required <i>front yard</i></p>
33	86-76	10 John St	RM2				<p>Minimum <i>side yard</i> setback (north side): 4.0 m.</p> <p>Maximum <i>dwelling units</i>: 30</p>
37	86-131	Cheridale Estates, Phase II	RD3			Accessory buildings located on berm	<p>Minimum <i>rear yard</i> for lots 12 to 17: 28 m.</p> <p>Minimum combined height of noise attenuation berm and fence along rear <i>lot line</i>: 5.5 m. with a minimum berm height of 2.5 m.</p> <p>Noise attenuation fence to be constructed without openings and a material weighting not less than 20 kg per m² of surface area.</p>
37	86-131	Cheridale Estates, Phase II	RD4				<p>Minimum south <i>side yard</i> for lots 1 and 28: 18.5 m. to center of Livingston Avenue</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
41	87-36		HR				Minimum <i>lot area</i> : 0.44 ha
42	87-37		HR				Minimum <i>lot area</i> : 0.5 ha
43	87-42		RD3				As shown on Schedule 16 of Appendix A: Lots 14 and 15 are deemed as <i>corner lots</i> . Block 44 as shown on Schedule 16 of Appendix A: No development shall be permitted.
44	87-89		RD3				Lot 7 as shown on Schedule 17 in Appendix A: Minimum <i>side yard</i> (abutting North Service Rd): 13.7 m.
49	88-29	Kerman Avenue Townhouses	RM1				Minimum height of noise attenuating berm and fence abutting CNR: 4.5 m with minimum berm height of 2 m. Required parking: 1.8 spaces per <i>dwelling unit</i>
50	88-34	9 Olive St	TRM				Minimum <i>lot frontage</i> : 10.6 m.
51	88-39	61 Lake St	RD2				Area A and Area B as shown on Schedule 18 of Appendix A: Minimum <i>lot frontage</i> : 9 m. Maximum height: 2.5 <i>storeys</i> .

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
52	88-59		TRM				Area B as shown on Schedule 19 of Appendix A: Maximum number of <i>semi-detached units</i> permitted on one block: 18 Minimum <i>lot frontage</i> : 68.7 m. Maximum height: 1.5 storey Minimum distance between ends of <i>buildings</i> : 2.6 m. Minimum distance between the face of any <i>building</i> : 15 m. Minimum distance between the face and end of a <i>building</i> : 9 m.
54	88-96		RD2				Area B as shown on Schedule 20 of Appendix A: Minimum <i>lot frontage</i> : 4.8 m. Minimum <i>lot area</i> : 1,900 sq.m. Minimum <i>side yard</i> : 7.5 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
54	88-96		RM1	Area E as shown on Schedule 20 of Appendix A: <i>Street townhouses</i>			Area E as shown on Schedule 20 of Appendix A: Minimum <i>lot frontage</i> : 7.5 m. per <i>dwelling unit</i> Minimum <i>lot area</i> : 256 sq.m. per <i>dwelling unit</i> Maximum <i>lot coverage</i> : 35% Minimum <i>front yard</i> : 6 m. Minimum <i>side yard</i> : 2.5 m., except, Minimum <i>side yard</i> where a <i>street townhouse</i> abuts or adjoins another <i>street townhouse</i> : 0 m. Minimum <i>side yard</i> on a <i>corner lot</i> : 4.5 m. Minimum <i>rear yard</i> : 7.5 m. Maximum height 2.5 <i>storeys</i>
55	88-97		HR				Minimum <i>lot area</i> : 0.38 ha
58	89-11	436 Maple Ave	RD2				Applied to lands shown as Part 1 on Schedule 21 of Appendix A: Minimum <i>rear yard</i> : 6 m. for that portion of the <i>building</i> existing as of 1989.
59	89-37	10 Wentworth Drive	RM1				Maximum height: 1.5 <i>storeys</i> Maximum number of <i>dwelling units</i> : 47 Minimum <i>front yard</i> : 6 m. Minimum <i>side yard</i> setback: 10.5 m. Any side of any <i>dwelling</i> shall be no closer than 4.5 m. to any side of another <i>dwelling</i> . Maximum <i>lot coverage</i> : 30%

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
62	89-59	31 Robinson St	RD3				Minimum <i>side yard</i> for the <i>accessory building</i> : 0.7 m.
63	89-75	2 Orchard Parkway	MS	<i>Office</i>			
72	90-15	209, 209A Main Street East	RD3				On Area A on schedule 22 in Appendix A: Minimum <i>lot frontage</i> : 7.5 m. On Area B on schedule 22 in Appendix A: Easterly <i>side yard</i> setback: 1.2 m.
73	90-28	154 Sawmill Rd	SC				Minimum <i>lot frontage</i> : 29 m.
74	90-33	Book Road Forest Hill subdivision	TRM		One duplex on area D on Schedule 23 in Appendix A.		On part C shown on Schedules 23 in Appendix A: Where a <i>semi-detached dwelling</i> comprises two <i>dwelling units</i> connected below <i>grade</i> by a common wall only, the minimum distance between the <i>dwelling units</i> above <i>grade</i> : 1.3 metres but no more than 1.5 m. Minimum <i>lot frontage</i> for lot 10: 20.0 m. Minimum <i>lot frontage</i> for lot 11: 19.3 m. Minimum <i>lot frontage</i> for lot 13: 19.1 m. Minimum <i>lot frontage</i> for lot 14: 20.7 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
80	91-2	12 & 14 Shoreline Crescent	RD3				On the subject site shown on Schedule 24 on Appendix A: Minimum <i>side yard</i> setback for an <i>existing</i> boathouse: 1.1 m.
90	92-64		RD4				An attached <i>garage</i> accessed by a driveway from a <i>street</i> may extend 2.0 m. beyond the <i>front wall</i> of the <i>dwelling</i> .
97	93-33	Book Road Forest Hill subdivision	RM1				Minimum <i>lot areas</i> : 200 sq.m. per <i>dwelling unit</i> Maximum height: 2.5 <i>storeys</i> Minimum <i>exterior side yard</i> for <i>accessory buildings</i> : 4.5 m. Minimum parking: 1 space per <i>dwelling unit</i>
99	93-90	161 Main Street	RM1				Minimum <i>lot frontage</i> : 11 m. Maximum <i>lot coverage</i> : 27% Minimum <i>rear yard</i> 5.7 m. Minimum distance from a driving area to the face of a <i>dwelling</i> : 1.8 m. Minimum distance from an abutting residential zone to a driving area: 1 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
101	93-104	Sherwood Hills Subdivision	RM1				Minimum <i>lot frontage</i> : 6.0 m. for a <i>semi-detached dwelling</i> Minimum <i>lot area</i> : 160 m ² Maximum <i>lot coverage</i> : 50% Minimum <i>rear yard</i> : 7.0 m. for an end unit to a <i>street townhouse dwelling</i> Minimum <i>exterior side yard</i> for an <i>accessory building</i> : 4.5 m. Parking requirement: one parking per <i>dwelling unit</i> provided not in the required minimum <i>front yard</i> .
104	94-18	229 Central Avenue	ND	<i>Commercial greenhouse</i>			Provisions for <i>commercial greenhouses</i> : Maximum <i>lot coverage</i> : 70% Minimum <i>front yard</i> : 25 m. Minimum <i>side yard</i> : 10 m. Minimum <i>rear yard</i> : 15 m. Minimum distance from a <i>dwelling</i> on an adjacent lot: 60 m. The requirements of section 6.2.2.1 shall also apply.
106	94-33	297 and 299 Main Street East	RM1				Minimum parking space width: 2.5 m. Minimum aisle width: 6.2 m.
109	94-73	236, 238 and 242 Main St. W.	MS				On part 1 of schedule 25 in Appendix A: Maximum projection of an unenclosed <i>porch</i> into the required <i>side yard</i> : 1 m.
111	94-85	Maples of Grimsby Red haven Dr.	RM1				Minimum <i>lot frontage</i> : 12 m. Maximum <i>lot coverage</i> : 30 %

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
112	95-30	North Service Road	RD3				<p>On Schedule 26 of Appendix A:</p> <p>Except for parts 4 and 10, the <i>front lot lines</i> of Areas A and B shall be the <i>lot lines</i> that divide lots from Parts 13, 14, 15, 16, 17 and 18.</p> <p>Minimum <i>lot frontage</i> of part 7: 7 m. Minimum <i>front yard</i> of part 7: 47 m. Minimum <i>front yard</i> Parts 1 to 6 and Parts 8 to 12: 14 m.</p> <p>Part 7 as shown on Schedule 26 of Appendix A: Minimum <i>lot frontage</i>: 7.0 m. Minimum <i>front yard</i>: 47 m.</p> <p>Parts 1 to 6 and 8 to 12 as shown on Schedule 26 of Appendix A: Minimum <i>front yard</i>: 14 m.</p> <p>Area B as shown on Schedule 26 of Appendix A: Minimum <i>vegetated buffer</i>: 15 m. abutting the <i>rear lot line</i></p>
114	95-80	Dorchester Subdivision	RD4				<p>Minimum <i>lot area</i>:</p> <ul style="list-style-type: none"> - 360 sq.m. <i>Interior lot</i> - 420 sq.m. <i>corner lot</i> <p>Minimum <i>front yard</i>: 7.5 m. <i>Garage</i> projection: not more than 2 m. beyond the front face of the <i>dwelling</i>:</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
121	96-24	3 Kerman Avenue	RD1				Minimum <i>lot frontage</i> : 17.5 m. Part 1 on Schedule 27 in Appendix A Minimum <i>front yard</i> : 15 m. Maximum <i>front yard</i> : 22 m.
127	96-62	Slessor Boulevard	RM3 TRM				Maximum number of <i>dwelling units</i> : 165
129	96-112	33 Kerman	RD1	<i>Triplex</i>			
130	96-131	Dorchester Estates Phase I, Lots 1, 2 and 3, Plan 30M-226	RD4				Minimum interior <i>lot area</i> : 360. sq.m. Minimum <i>front yard</i> : 6 m. <i>Garage</i> projection: not more than 2 metres beyond the front face of the <i>dwelling</i> . Maximum projection of sills, bell courses, cornices, chimney breasts, bays with windows, pilasters, eaves or gutters may project into any required <i>side yard</i> which abuts a <i>street</i> : 0.6 m.
131	97-3	Dorchester Estates I & II Subdivisions)	RD2				On area D on Schedule 28 of Appendix A: <i>Garage</i> projection: not more than 2 m. beyond the front face of the <i>dwelling</i> . Maximum height: 1 storey Minimum <i>lot frontage</i> : 16.3 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
131	97-3	Dorchester Estates I & II Subdivisions)	RD3				<p>Areas A on Schedule 28 of Appendix A: Minimum <i>lot frontage</i>: 12 metres for <i>Interior lots</i>, 14 metres for <i>corner lots</i> Minimum interior <i>lot area</i>: 360. sq.m. and 420 sq.m. for <i>corner lots</i> Minimum <i>front yard</i>: 6 m. Maximum projection of sills, bell courses, cornices, chimney breasts, bays with windows, pilasters, eaves or gutters may project into any required <i>side yard</i> which abuts a <i>street</i>: 0.6 m. Minimum <i>exterior side yard</i>: 4.5 m. Areas A and D on Schedule 28 of Appendix A: <i>Garage</i> projection: not more than 2 m. beyond the front face of the <i>dwelling</i>.</p> <p>Areas D on Schedule 28 in Appendix A: Maximum height: 1 storey Minimum <i>lot frontage</i>: 16.3 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
131	97-3	Dorchester Estates I & II Subdivisions)	RD4				<p>Areas A and B on Schedule 28 of Appendix A: Minimum interior <i>lot</i> area: 360. sq.m. Minimum <i>front yard</i>: 6 m. Maximum projection of sills, bell courses, cornices, chimney breasts, bays with windows, pilasters, eaves or gutters may project into any required <i>side yard</i> which abuts a <i>street</i>: 0.6 m. <i>Garage</i> projection: not more than 2 m. beyond the front face of the <i>dwelling</i>.</p> <p>Areas B on Schedule 28 in Appendix A: Maximum height: 1 storey</p>
131	97-3	Dorchester Estates I & II Subdivisions)	RD5				<p>Areas A on Schedule 28 of Appendix A: Minimum interior <i>lot</i> area: 360. sq.m. Minimum <i>front yard</i>: 6 m. Minimum <i>side yard</i>: 1.3 metres for one storey plus 0.5 metres for each additional storey Maximum projection of sills, bell courses, cornices, chimney breasts, bays with windows, pilasters, eaves or gutters may project into any required <i>side yard</i> which abuts a <i>street</i>: 0.6 m. <i>Garage</i> projection: not more than 2 m. beyond the front face of the <i>dwelling</i>.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
132	97-16	212 Main Street East	MS				Maximum size of <i>home occupation</i> : 50 m ² Maximum size of <i>home occupation sign</i> : 0.7 sq.m. Maximum height of <i>sign</i> above <i>grade</i> : 2.5 m. Minimum parking space length: 5 m. Minimum aisle width: 5.5 m.
133	97-28	304 Mountain Road	HR				Minimum <i>lot</i> size: 0.4 ha
134	97-31	Nelles Lake Estates	RD3	In area covered by the Hazard overlay: In ground swimming pool, <i>Accessory buildings & structures</i> occupying less more than 10 sq.m.			
139	98-27	Central Avenue at Bartlett Avenue	RM1				Minimum <i>lot</i> frontage: 38 m. Minimum distance between face of <i>dwelling</i> and side of second <i>dwelling</i> : 6.6 m. Minimum distance from side of <i>dwelling</i> to driving lane: 3. Minimum distance from side from <i>dwelling</i> to parking area: 3 m. Minimum distance from face of <i>dwelling</i> to driving lane: 5.75 m. Minimum distance from <i>dwelling unit</i> to parking <i>lot</i> : 6 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
140	98-36	40 Road Park North	RD3				Minimum <i>rear yard</i> : 5 m.
140	98-36		RM1				<p>Minimum <i>Lot</i> frontage: 38 m. Maximum <i>lot</i> coverage: 35% Minimum distance between face of <i>dwelling</i> and side of second <i>dwelling</i>: 6.6 m. Minimum distance from side of <i>dwelling</i> to driving lane or parking <i>lot</i>: 3 m. Minimum distance from face of <i>dwelling</i> to driving lane: 5.75 m. Minimum distance from face of <i>dwelling unit</i> to parking <i>lot</i>: 6 m. Minimum distance of driving lane from the <i>lot</i> line of an abutting residential zone: 3 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
141	98-57	19 Bartlett	RM1				<p>Applied to block townhouse <i>dwelling</i>s:</p> <p>Minimum <i>lot frontage</i>: 38 m.</p> <p>Minimum <i>lot coverage</i>: 31%</p> <p>Minimum distance from the south <i>lot line</i>: 3 m.</p> <p>Minimum distance from the north <i>lot line</i>: 7.5 m.</p> <p>Minimum distance of side wall of <i>dwelling</i> from west <i>lot line</i>: 5 m.</p> <p>Minimum distance of rear wall of <i>dwelling</i> from west <i>lot line</i>: 7.5 m.</p> <p>Minimum distance between face of one <i>dwelling</i> and the side of a second <i>dwelling</i>: 9 m.</p> <p>Minimum distance from side of <i>dwelling</i> to driving lane or <i>parking lot</i>: 3 m.</p> <p>Minimum distance from face of <i>dwelling</i> to a driving lane or <i>parking lot</i>: 6 m.</p> <p>Minimum distance of driving lane from the <i>lot line</i> of an abutting residential zone: 3 m.</p> <p>Minimum distance of a <i>parking lot</i> from the <i>lot line</i> of an abutting residential zone: 3 m.</p> <p>Maximum height: 1.5 <i>storeys</i></p>
142	83-41 96-36	207 Mountain St	HR				<p>Part 1 as shown on Schedule 29 of Appendix A:</p> <p>Minimum <i>lot area</i>: 0.416 ha</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
145	98-94		RD3				<p>Area A and B shown on Schedule 30 of Appendix A: Minimum <i>rear yard</i>: 15 m.</p> <p>Area B shown on Schedule 30 of Appendix A: Minimum <i>lot frontage</i>: 14 m.</p>
145	98-94	Livingston Manor Subdivision	RM1				<p>Areas D and E shown on Schedule 30 of Appendix A: Minimum <i>front yard</i>: 3 m. except, Minimum <i>front yard</i> abutting Livingston Avenue: 7.5 m. <i>Exterior side yard</i>: 3 m. Maximum height: 2.5 <i>storeys</i> Minimum setback from a side or <i>rear lot line</i> for an <i>accessory building</i>: 1.3 m. Minimum <i>side yard</i> for detached <i>garage</i> where it adjoins a detached <i>garage</i> on an abutting <i>lot</i>: 0 m. Minimum <i>side yard</i> abutting a public <i>street</i> for an <i>accessory building</i>: 3 m. Minimum <i>parking spaces</i>: 1 per <i>dwelling unit</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
146	98-100	265 Main Street	RM2	<i>Place of worship, Day care facility, Accessory uses for the exclusive benefits of the site residents including: housekeeping services, meal services, recreational programming, hairstylist and medical services.</i>			<p>Maximum number of <i>dwelling units</i>: 69 Minimum <i>rear yard</i>: 40 m. <i>Side yard</i> abutting a residential zone: 18 m. Minimum <i>landscaping</i> coverage: 35 % Minimum fence height: 1.8 m. which shall be provided adjacent to every <i>lot line</i> which abuts a residential zone. Minimum <i>landscaping</i> strip: 3 m. adjacent to a Residential Zone Minimum <i>rear</i> or <i>side yard</i> for <i>accessory structures</i>: 3 m. Minimum <i>exterior side yard</i>: 7.5 m. Maximum <i>accessory building lot coverage</i>: 3% Parking for <i>day care</i>: 1 space per employee plus four visitor spaces Parking for <i>apartment building</i>: 1 space per unit plus 0.25 visitor space per unit. Maximum canopy projection into the westerly <i>side yard</i>: 8 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
147	98-102	275 Main Street East	RM2				Maximum height: 4 <i>storeys</i> but may increase to 5 with the provision of parking within the main <i>building</i> or underground. Minimum <i>interior side yard</i> : 30 m. Minimum <i>exterior side yard</i> : 9 m. Maximum <i>units</i> : 85 but for every 5 <i>parking spaces</i> provided within the main <i>building</i> , or underground on the same <i>lot</i> , the maximum number of <i>dwelling units</i> may be increased by one <i>dwelling unit</i> .
148	98-103	45-49 Ontario Street	RM2	Bank, Hotel, Place of entertainment, Commercial fitness centre, Office in an apartment building			Maximum <i>lot coverage</i> : 60%

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
149	99-2		RD3				<p>Area C shown on Schedule 31 of Appendix A: Minimum <i>rear yard</i>: 15 m. except: i) 12 m. for a one or 1.5 storey <i>dwelling</i>. Maximum projection into the <i>rear yard</i>: the first storey of a 2 or 2.5 storey <i>dwelling</i> may project a maximum of 3 m. into the <i>rear yard</i>.</p> <p>Area D shown on Schedule 31 of Appendix A: Minimum <i>lot frontage</i>: 13.5 m.</p>
149	99-2	Maplehurst Subdivision	RD4				<p>Area E shown on Schedule 31 of Appendix A: <i>Garage</i> projection: not more than 3 m. beyond the front face of the <i>dwelling</i>.</p>

149	99-2		RM1				<p>Area F shown on Schedule 31 of Appendix A, applied to <i>block townhouse dwellings</i>: Maximum <i>lot coverage</i>: 40% Minimum distance between <i>buildings</i> on the same <i>lot</i>: 3 m.</p> <p>Areas G, H, and I on Schedule 31 of Appendix A, applied to <i>block townhouse dwellings</i>: Maximum <i>lot coverage</i> in Area G: 50% Maximum <i>lot coverage</i> in Areas H and I: 40% Minimum <i>side yard</i>: 2 m. except, <ul style="list-style-type: none"> i) 0 m. where a <i>dwelling unit</i> abuts or adjoins another <i>dwelling unit</i>; and ii) 3 m. on a <i>corner lot</i>, abutting a public <i>street</i> Maximum height: 2.5 <i>storeys</i> Maximum number of <i>dwelling units</i>: 8 Minimum setback from a side or <i>rear lot line</i> for an <i>accessory building</i>: 1.3 m. Minimum <i>side yard</i> for detached <i>garage</i> where it adjoins a detached <i>garage</i> on an abutting <i>lot</i>: 0 m. Minimum <i>side yard</i> abutting a public <i>street</i> for an <i>accessory building</i>: 3 m. Minimum <i>parking spaces</i>: 1 per <i>dwelling unit</i></p> <p>Areas C, I, and H shown on Schedule 31 of Appendix A: Blocks 120, 121, and 122 are deemed to be part of the <i>street</i> for the purposes of determining <i>lot frontage</i> requirements.</p>
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
149	99-2		MS				Area K shown on Schedule 31 of Appendix A: Minimum <i>rear yard</i> for an <i>existing dwelling</i> : 1.5 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
152	99-36	Bartlett Orchard's Subdivision	RM1				<p>Areas D and E on Schedule 32 of Appendix A, applied to <i>street townhouse dwellings</i>: Maximum <i>lot coverage</i>: 58% Minimum <i>interior side yard</i>: 1.8 m. except:</p> <ul style="list-style-type: none"> i) 0 m. where a <i>dwelling unit</i> abuts or adjoins another <i>dwelling unit</i>; and, ii) 4.5 m where the <i>side yard</i> abuts a <i>public street</i> <p>Maximum height: 2 <i>storeys</i> Maximum number of attached <i>dwelling units</i>: 6 Regulations for <i>accessory buildings</i>: Minimum setback from a side or <i>rear lot line</i>: 1.3 m. Minimum <i>side yard</i> abutting a public <i>street</i>: 4.5 m. Parking requirements: 1 parking space per <i>dwelling</i> and 1.5 spaces per <i>dwelling unit</i> for the end <i>units</i>. Minimum <i>front yard</i>: 6.5 m</p> <p>Area D on Schedule 32 of Appendix A, applied to <i>street townhouse dwellings</i>: Setback of attached <i>garage</i> from the <i>front lot line</i>: 10 m. Minimum <i>year yard</i>: 6 m</p> <p>Area E on Schedule 32 of Appendix A, applied to <i>street townhouse dwellings</i>: Minimum <i>front yard</i>: 6.5 m Minimum <i>rear yard</i>: 6.0 m</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
152	99-36		TRM	Area C on Schedule 32 of Appendix A: <i>One semi-detached dwelling on one lot</i> <i>One duplex dwelling on one lot</i>			Area A on Schedule 32 of Appendix A: Minimum <i>yards</i> : i) abutting Main Street East: 7.5 m. ii) abutting Street "A": 4.5 m.; and iii) For a <i>garage</i> abutting Street "A": 6 m.
153	99-71	Silver Maples Subdivision	RD4				Minimum <i>Front yard</i> : 6 m. <i>Garage</i> projection: no than 2 m. beyond the front face of a <i>dwelling</i> Lots 6,7,8 and 9 on Schedule 33 in Appendix A: Maximum height: one storey
155	99-101		RD1				Area A on Schedule 34 of Appendix A: <i>Garage</i> projection: no than 2 m. beyond the front face of a <i>dwelling</i> . Blocks 8 and 9 shall be deemed to be part of the public street.
155	99-101		RD3				Area A on Schedule 34 of Appendix A: <i>Garage</i> projection: no than 2 m. beyond the front face of a <i>dwelling</i> . Blocks 8 and 9 shall be deemed to be part of the public street.
155	99-101	Bartlett Heights Subdivision	RM1				Area C on Schedule 34 of Appendix A: Minimum <i>lot frontage</i> : 14 m. Minimum <i>side yard</i> for the side of an end terrace <i>dwelling unit</i> : 3 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
157	99-109	439 Maple Avenue	RD2				Minimum <i>front yard</i> : 4.5 m. Minimum <i>exterior side yard</i> : 3.0 m.
159	00-6	20 John Street	RM2				Minimum <i>lot frontage</i> : 27.7 m. Minimum <i>rear yard</i> : 7.3 m. Minimum <i>side yard</i> : 3.9 m. Maximum number of <i>dwelling units</i> : 29 Minimum distance between abutting Residential zone and driving lane: 0 metres Minimum distance between abutting Residential Zone and parking space Minimum parking requirement: 42 spaces
160	00-7		RD5				Minimum <i>lot area</i> : 210 sq.m. Minimum <i>lot frontage</i> : 7.5 m. Minimum northerly <i>side yard</i> : 0 m.
160	00-7		RM1				Minimum <i>lot frontage</i> : 6.4 m. Minimum <i>lot area</i> : 185.5 m. Maximum <i>lot coverage</i> : 58% Minimum <i>rear yard</i> : 6.5 m. Maximum number of attached <i>dwelling units</i> : 6 Maximum height: 2 <i>storeys</i> Minimum <i>front yard</i> for an attached garage: 5.75 m
160	00-7	Bartlett Orchards	TRM				Minimum <i>rear yard</i> : 4.5 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
161	00-12		RD4				Area A on Schedule 35 of Appendix A: <i>Front yard</i> : 6 m. <i>Garage</i> projection: no than 2 metres beyond the front face of the <i>dwelling</i> .
161	00-12	266 Main Street W	MS				Area B on Schedule 35 of Appendix A: Minimum <i>lot</i> size: 0.26 ha.
163	00-89	367 Baker Road N.	RD2				Part 3 of Schedule 36 in Appendix A: Minimum westerly <i>side yard</i> for <i>existing dwelling</i> : 1.2 m. <i>Existing garage</i> shall be permitted in the <i>front yard</i> .
164	00-93	Block 24, Livingston Manor Subdivision	RM1				In Area A & B of Schedule 37 in Appendix A: Maximum <i>lot coverage</i> of an interior unit: 50%
165	01-30	260 Main Street	MS				Minimum <i>lot</i> size: 0.24 ha.
166	01-46		HR				Minimum <i>lot</i> size: 0.4 ha
167	01-57		RM1				Minimum westerly <i>side yard</i> : 1.8 m. Minimum easterly <i>side yard</i> : 3 m. Minimum <i>rear yard</i> : 9 m. Minimum distance from driving lane to abutting Residential Zone: 0.5 m. Minimum distance from side of <i>dwelling</i> to parking space: 0.6m. Minimum distance from <i>parking lot</i> to abutting residential Zone: 4 m. Maximum height: 1.5 <i>storeys</i>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
168	01-65	Beverly Street	RD2(H)		Three <i>single detached dwellings</i>		Maximum # of <i>dwellings</i> : 3 <i>single detached dwellings</i> Minimum <i>side yard</i> : 7.5 metres Minimum distance between <i>dwellings</i> : 3.6 m.
170	01-84	Wentworth Drive	RM1				Maximum <i>lot coverage</i> : 60% Minimum <i>exterior side yard</i> : 3 m. Maximum height: 1 storey Maximum number of attached townhouse <i>dwelling units</i> : 3 Minimum <i>exterior side yard</i> for <i>accessory building</i> : 3 m.
171	01-85		ND				Area J of Schedule 38 of Appendix A: Minimum <i>lot frontage</i> : 35 m. Minimum <i>lot area</i> : 1,000 sq.m.
171	01-85		RD2				Area A, of Schedule 38 of Appendix A: Minimum <i>front yard</i> : 12 m (Lots 1, 2, 3, and 4). <i>Garage</i> projection: no than 1 metre beyond the front face of the <i>dwelling</i> .

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
171	01-85		RD3				<p>Area A, of Schedule 38 of Appendix A: Minimum <i>front yard</i>: 12 m (Lots 1, 2, 3, and 4). <i>Garage</i> projection: no than 1 metre beyond the front face of the <i>dwelling</i>.</p> <p>Area B of Schedule 38 of Appendix A: Minimum <i>exterior side yard</i>: 4.5 m. <i>Garage</i> projection: no than 2 metre beyond the front face of the <i>dwelling</i>.</p>
171	01-85		RD4				<p>Area B of Schedule 38 of Appendix A: Minimum <i>exterior side yard</i>: 4.5 m. <i>Garage</i> projection: no than 2 metre beyond the front face of the <i>dwelling</i>.</p> <p>Area D of Schedule 38 of Appendix A: <i>Garage</i> projection: no than 2 metres beyond the front face of the <i>dwelling</i>.</p>
171	01-85		RD5				<p>Area D of Schedule 38 of Appendix A: <i>Garage</i> projection: no than 2 metres beyond the front face of the <i>dwelling</i>.</p>
171	01-85		MS				<p>Area A, of Schedule 38 of Appendix A: Minimum <i>front yard</i>: 12 m (Lots 1, 2, 3, and 4). <i>Garage</i> projection: no than 1 metre beyond the front face of the <i>dwelling</i>.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
172	01-95	The Evergreen Subdivision	RD2				Minimum <i>front yard</i> : 6 m. Minimum <i>lot coverage</i> : 40% Minimum <i>side yard</i> : 1.3 m. except where no attached <i>garage</i> is provided: 3 m. on one side and 1.3 m on the other Minimum <i>exterior side yard</i> : 4.5 m. <i>Garage</i> projection: no more than 2 metres beyond the front face of a <i>dwelling</i> .
172	01-95	The Evergreen Subdivision	RD3				Minimum <i>front yard</i> : 6 m. Minimum <i>side yard</i> : 1.3 m. except where no attached <i>garage</i> is provided: 3 m. on one side and 1.3 m on the other Minimum <i>exterior side yard</i> : 4.5 m. <i>Garage</i> projection: no more than 2 metres beyond the front face of a <i>dwelling</i> .
172	01-95	The Evergreen Subdivision	RD4				Minimum <i>front yard</i> : 6 m. Minimum <i>side yard</i> : 1.3 m. except where no attached <i>garage</i> is provided: 3 m. on one side and 1.3 m on the other Minimum <i>exterior side yard</i> : 4.5 m. <i>Garage</i> projection: no more than 2 metres beyond the front face of a <i>dwelling</i> .

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
172	01-95	The Evergreen Subdivision	RD5				Minimum <i>front yard</i> : 6 m. Minimum <i>side yard</i> : 1.3 m. except where no attached <i>garage</i> is provided: 3 m. on one side and 1.3 m on the other Minimum <i>exterior side yard</i> : 4.5 m. <i>Garage</i> projection: no more than 2 metres beyond the front face of a <i>dwelling</i> .
173	01-104	Grimsby on the Green	RD3				Minimum <i>front yard</i> : 6 m. <i>Garage</i> projection: no more than 2 metres beyond the front face of a <i>dwelling</i> .
175	02-16	276 Main Street East	RM2				Minimum frontage: 25 m. Minimum <i>side yard</i> : 3 m. Minimum distance from abutting residential zone to driveway: 0.3 m. Minimum distance from abutting residential zone to parking space: 1.5 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
176	02-18	Bartlett Orchards Phase II	RM1				<p>Area C of Schedule 39 of Appendix A: Maximum <i>lot coverage</i>: 44% Maximum height: 3 <i>storeys</i> Parking requirement: 1 space per <i>dwelling unit</i></p> <p>Area D of Schedule 39 of Appendix A: Minimum <i>lot frontage</i>: 30 m. Minimum <i>lot area</i>: 1,858 sq.m. Maximum <i>lot coverage</i>: 40% Minimum <i>side yard</i>: 2 m. Minimum distance between face of a <i>dwelling</i> and a <i>side lot line</i>: 6.5 m. Minimum <i>rear yard</i>: 6.5 m. Maximum height: 3 <i>storeys</i></p>
176	02-18		TRM				<p>Area A of Schedule 39 of Appendix A: Minimum <i>lot frontage</i>: 17 m. Minimum <i>lot area</i>: 632 sq.m. Maximum height: 2.5 <i>storeys</i> Parking requirement: 1 space per <i>dwelling unit</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
177	02-21	Block 7, Place 30M-301, Bartlett Heights Subdivision	RM1				Maximum <i>units</i> : 8 single detached dwellings Minimum <i>lot frontage</i> : 14 m. Minimum <i>lot area</i> : 1,858 sq.m. Maximum <i>lot coverage</i> : 30% Minimum <i>front yard</i> : 8 m. Minimum <i>side yard</i> : 1.3 m. except minimum <i>side yard</i> adjacent to the rear of a <i>dwelling unit</i> : 7.5 m. Minimum distance between <i>buildings</i> : 1.5 m.
178	02-34	Olive Street	RD2	In area covered by the Hazard overlay: In ground swimming pool, <i>Accessory buildings & structures</i> occupying not more than 10 sq.m.			
181	02-69	Park Ridge Estates	RM1				Maximum <i>lot coverage</i> : no requirement Minimum <i>exterior side yard</i> : 3 m. Maximum <i>building height</i> : 1.5 storeys Parking requirement: 1 space per unit Maximum number of attached <i>dwelling units</i> : 6 Minimum <i>exterior side yard</i> for <i>accessory building</i> : 3 m. <i>Accessory buildings</i> permitted in <i>rear yards</i> only.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
183	23-61	41 Livingston Avenue	RD2.26	<p>A facility for specialized housing needs, in accordance with the following definition:</p> <p>“Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs by economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. The facility may have accessory offices that are subordinate to the primary use.”</p> <p>An Education Resource Centre shall be permitted on the Ground Floor as an accessory use.</p>			<ul style="list-style-type: none"> • That a total of 9 parking spaces shall be required on site, inclusive of 1 accessibility stall, for the “Facility for Specialized Housing Needs” use. • In the rear yard of a Residential Zone, a parking area may be located a minimum 0.90 metres from the nearest rear lot line. • That an accessible parking stall shall be a minimum of 3.4m x 5.8m. • Maximum Building Height: 9.5 m • Minimum Front Yard: 5.0 metres • Minimum Lot Frontage: 20 metres <p>Minimum Setback from the Hypotenuse of the Daylight Triangle: 1.20 m</p>
184	02-96		RD2				Area D on Schedule 40 of Appendix A: Minimum <i>lot frontage</i> : 18 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
184	02-96	Lynwood Estates Subdivision	RD3				Maximum height of fence within 4.5 metres of an <i>exterior side yard</i> : 1 m.
184	02-96		RD4				Maximum height of fence within 4.5 metres of an <i>exterior side yard</i> : 1 m.
185	02-99	289 Main Street East	RD2	Duplex			<i>Front yard</i> : 5.3 m.
186	02-101	Blocks 48, 49, 50 Evergreens Subdivision	RM1				Schedule 41 of Appendix A: Maximum <i>lot coverage</i> : 53% for block 48, 49, 50: 41% for end townhouse units.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
189	03-05	Conrad Place	RM1				<p>Area A on Schedule 42 of Appendix A: Maximum <i>lot coverage</i>: 48% Minimum <i>side yard</i> for an end unit abutting a RD2 or RD3 zone: 3 m. Maximum height: 1 storey Maximum number of attached <i>dwelling units</i>: 6 <i>Accessory buildings</i>:</p> <ul style="list-style-type: none"> Minimum <i>exterior side yard</i>: 4.5 m. <p>Minimum required parking: 1 space per <i>dwelling unit</i></p> <p>Area B on Schedule 42 of Appendix A: Maximum <i>lot coverage</i>: 35% Minimum <i>side yard</i> for an end unit abutting a RD1 or RD3 zone: 3 m. Maximum height: 1.5 <i>storeys</i> Maximum number of attached <i>dwelling units</i>: 7 <i>Accessory buildings</i>:</p> <ul style="list-style-type: none"> Minimum <i>exterior side yard</i>: 4.5 m. <p>A second floor window is not permitted to face an abutting RD1 or RD3 zone. Minimum required parking: 1 space per <i>dwelling unit</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
190	03-15		RD3				<p>Area C on Schedule 43 of Appendix A: Minimum <i>interior side yard</i>: 1.3 m. Minimum <i>interior side yard</i> where no attached <i>garage</i> or carport is provided: 3 m. Minimum <i>exterior side yard</i>: 4.5 m. <i>Garage</i> projection: no more than 2 m. beyond the front face of a <i>dwelling</i>.</p> <p>Areas E on Schedule 43 of Appendix A: Minimum <i>interior side yard</i>: 1.3 m Minimum <i>interior side yard</i> where no attached <i>garage</i> or attached carport is provided: 3 m. on one side <i>Garage</i> projection: no more than 2 m. beyond the front face of a <i>dwelling</i>.</p> <p>Area D on Schedule 43 of Appendix A: <i>Garage</i> projection: no more than 2 m. beyond the front face of a <i>dwelling</i>. Minimum <i>front yard</i>: 6 m</p>
190	03-15		RD4				<p>Areas E on Schedule 43 of Appendix A: Minimum <i>interior side yard</i> where no attached <i>garage</i> or attached carport is provided: 3 m. on one side <i>Garage</i> projection: no more than 2 m. beyond the front face of a <i>dwelling</i>. Minimum <i>interior side yard</i>: 1.3 m</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
190	03-15	Vineyard Valley - Revised	RD5				<p>Areas B and E on Schedule 43 of Appendix A: Minimum <i>interior side yard</i> where no attached <i>garage</i> or attached carport is provided: 3 m. on one side Minimum <i>interior side yard</i>: 1.3 m Minimum <i>exterior side yard</i>: 4.5 m <i>Garage</i> projection: no more than 2 m. beyond the front face of a <i>dwelling</i>.</p> <p>Area D on Schedule 43 of Appendix A: <i>Garage</i> projection: no more than 2 m. beyond the front face of a <i>dwelling</i>. Minimum <i>front yard</i>: 6.0 m</p>
190	03-15		RM1				<p>Area F on Schedule 43 of Appendix A: Maximum <i>lot coverage</i>: 47%</p>
191	03-24		RD2				<p>Area A on Schedule 44 of Appendix A: Minimum <i>rear yard</i> for Lot 3: 11 m. Minimum <i>rear yard</i> for Lots 4 to 9: 15 m. Minimum <i>side yard</i> abutting Livingston Ave. 7.5 m.</p>
191	03-24	Casablanca North Subdivision	RM1				<p>Area B on Schedule 44 of Appendix A: Maximum <i>lot coverage</i>: 50%, 40% for end units Minimum <i>exterior side yard</i>: 3 m. Maximum height: 2.5 <i>storeys</i> Parking requirement: 1 space per <i>dwelling unit</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
192	03-25	Evergreen Subdivision/300 Main Street West	RD2				Minimum <i>lot frontage</i> : 17.8 m. Minimum <i>front yard</i> : 12 m. <i>Garage</i> projection: not more than 1 metre beyond the front face of the <i>dwelling</i> .
192	03-25	Evergreen Subdivision/300 Main Street West	RD4				Maximum <i>lot coverage</i> : 40% <i>Garage</i> projection: not more than 12metres beyond the front face of the <i>dwelling</i> .
193	03-32	Red Haven Extension	RD4				On Area A of Schedule 45 in Appendix A <i>Garage</i> projection: not more than 2 metres beyond the front face of the <i>dwelling</i> .
195	03-46	Central Avenue/ Cherrywood Avenue	RD2				Minimum <i>front yard</i> : 6 m. Minimum <i>side yard</i> : 7.5 m. Minimum <i>rear yard</i> : 1.8 m.
196	93-39 93-105	406 Maple Avenue	RD3				Minimum <i>lot size for Interior lot</i> : 360 sq.m. Minimum <i>lot size for corner lot</i> : 420 sq.m. Minimum <i>front yard</i> : 7.5 m.
196	93-39 93-105	The Maples of Grimsby Subdivision, Lots 1 to 9	RD4				Minimum <i>lot size for Interior lot</i> : 360 sq.m. Minimum <i>lot size for corner lot</i> : 420 sq.m. Minimum <i>front yard</i> : 7.5 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
200	03-120	274 Lake Street	GB				<p>On part 1 of Schedule 46 in Appendix A: Minimum <i>side yard</i> for the <i>dwelling existing</i> as of 2003: 1 m.</p> <p>On part 2 of Schedule 46 in Appendix A: Minimum <i>lot frontage</i>: 9 m. Minimum <i>yard</i> adjacent to a residential <i>lot line</i>: 7.5 m. except 3 m. for single storey attached or detached <i>garage</i>. Minimum <i>yard</i> adjacent to all other <i>lot lines</i>: 1.3 m. for one storey <i>building</i> or 1.8 m. for two storey <i>building</i> A detached <i>garage</i> is permitted in the <i>front yard</i></p>
202	04-21	205, 207, 207A and 209 Main Street West	MS				<p>On lot 4 in Schedule 47 in Appendix A: Minimum <i>lot frontage</i>: 7.5 metres</p> <p>On lot 1,2,3 on Schedule 47 in Appendix A: Minimum <i>front yard</i>: 6 m.</p>
204	04-42		ND				Minimum <i>front yard</i> setback: 7.5 m.
204	04-42	301 Main Street East	RM1 RM1				<p>Minimum <i>front yard</i>: 6 m. Maximum <i>lot coverage</i>: 48% Minimum <i>exterior side yard</i>: 3 m. Minimum distance between the side of townhouse <i>dwelling</i>s within part 1: 1.5 m. Maximum number of attached units: 7 Minimum parking: 1 space per <i>dwelling unit</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
206	05-63	Early Dawn Estates	RD3				<p>On Area B of Schedule 48 in Appendix A:</p> <p>Minimum <i>lot frontage</i>:</p> <ul style="list-style-type: none"> - for lots 1 and 2: 14.45 m. - for lots 10 and 12: 13.75 m. - for lot 9: 13.45 m. <p>Minimum <i>lot area</i>: 300 sq.m. except 293 sq.m. for lot 9</p> <p>Minimum <i>front yard</i>: 4.5 m. / 6.0 m. to an attached <i>garage</i>.</p> <p>Minimum <i>interior side yard</i>: 0 m. on one side, 1.8 m. on the other except abutting Block 29: 3 m.</p> <p>Minimum <i>rear yard</i>: 6 m.</p> <p>Maximum height: 1 storey</p> <p>Block 27 shall be deemed to be a public street.</p> <p>For every 2 <i>dwelling units</i>, one parking space shall be provided within Block 27.</p> <p>Minimum driveway width: 5.5 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
206	05-63		RM1				<p>On Area C of Schedule 48 in Appendix A:</p> <p>Minimum <i>lot frontage</i>: 11.8 metres per unit</p> <p>Minimum <i>lot area</i>: 272 sq.m. per unit</p> <p>Minimum <i>exterior side yard</i>: 3 m.</p> <p>Minimum <i>rear yard</i>: 6 m.</p> <p>Maximum height: 1 storey</p> <p>Parking requirement: 1 space per unit</p> <p>Maximum number of attached townhouse <i>units</i>: 4</p> <p>Block 27 shall be deemed to be a public <i>street</i>.</p> <p>For every 2 <i>dwelling units</i>, one parking space or part thereof shall be provided within Block 27.</p> <p>Minimum driveway width : 5.5 m.</p>
207	05-78	16 Patton Street	RD5				<p>Minimum <i>front yard</i>: 8 m.</p> <p>Minimum <i>rear yard</i>: 1.2 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
208	05-81	Lions Gate Estates 147 & 149 Lake Street	RD3				<p>Minimum <i>front yard</i>: 6 m. measured from the <i>dwelling</i> to the paved surface of the <i>street</i> Minimum westerly and southerly <i>side yard</i> for lot 5: 4 m.</p> <p>Block 6 as shown in Schedule 74 of Appendix A shall be deemed to be <i>street</i>. For every 2 <i>dwelling units</i>, or part thereof, in Area A, a minimum of one parking space shall be provided in Block 6. The paved surface of the <i>street</i> shall not be closed than 3 metres to the boundary of an abutting residential zone.</p>
210	05-95	280 Main Street West	MS				Minimum <i>lot area</i> : 0.33 ha
211	06-06	286 Main Street West	MS				Minimum <i>side yard</i> : 0.22 metres from easterly <i>lot line</i> for the <i>existing barn</i> .
212	06-08		ND				<p>Area A on Schedule 49 of Appendix A: Minimum <i>front yard</i> to <i>garage</i>: Not less than 3 m. more than the front face of the <i>dwelling</i>.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
212	06-08	Main Street East at Dorchester Drive	RD4				Area B on Schedule 49 of Appendix A: Minimum <i>lot frontage (corner lot)</i> : 14 m. Minimum <i>lot area (corner lot)</i> : 420 sq.m. Maximum height: 2 <i>storeys</i> Maximum <i>garage</i> projection: Not more than 2 m. from the front face of the <i>dwelling</i> .
212	06-08 15-42		MS				Maximum lot coverage – 35% except that the maximum for a one storey dwelling is 40%
213	06-09	Windward Drive	ND	Sales and décor centre <i>use</i> for a Modular Home Company			
214	06-17	476 Maple Avenue	RD1				Detached <i>garage</i> permitted in the <i>front yard</i> . Minimum <i>interior side yard</i> : 1.5 m. for a detached <i>garage</i> Minimum <i>front yard</i> : 30 m. for a detached <i>garage</i>
216	06-71	Dorchester Estates, Phase IV	RD3				Minimum <i>interior side yard</i> : 1.3 metre Minimum <i>interior side yard</i> for a one storey attached <i>garage</i> : 0.9 metres Minimum separation between <i>dwellings</i> on adjacent lots: 2.2 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
216	06-71		RD4				Minimum <i>interior side yard</i> for a one storey attached <i>garage</i> : 0.9 metres Minimum separation between <i>dwelling</i> s on adjacent <i>lots</i> : 2.2 m.
217	07-2	Lakeside Village Subdivision	RD3				Area B on Schedule 50 of Appendix A: Maximum <i>garage</i> projection: Not more than 2 m. beyond the front face of the <i>dwelling</i>
217	07-2	Lakeside Village Subdivision	RD4				Area C on Schedule 50 of Appendix A: Maximum <i>garage</i> projection: Not more than 2 m. beyond the front face of the <i>dwelling</i> Minimum setback from the north boundary of the North Service Road: 14 m.
218	07-26		RD4 RD4				On Area A of Schedule 51 in Appendix A: Minimum interior <i>lot frontage</i> : 11 m. Minimum <i>lot area</i> : 300 sq.m. Minimum <i>front yard</i> and <i>exterior side yard</i> to an attached <i>garage</i> : 5.75 m. Minimum <i>exterior side yard</i> : 3 m. <i>Garage</i> projection: not more than 2 metres beyond the front face of the <i>dwelling</i> . Parking requirement: one parking space per unit

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
218	07-26	Gardenview Subdivision	RD5				Minimum <i>lot area</i> for lots 2 to 9: 280 m2 Minimum <i>front yard</i> and <i>exterior side yard</i> to an attached <i>garage</i> : 5.75 m. <i>Garage</i> projection: not more than 2 metres beyond the front face of the <i>dwelling</i> . Parking requirement: one parking space per unit
218	07-26		RM1				On Area B of Schedule 51 in Appendix A: Minimum <i>front yard</i> and <i>exterior side yard</i> to an attached <i>garage</i> : 5.75 m. Minimum <i>exterior side yard</i> : 3 m. Maximum height: 2 <i>storeys</i> Parking requirement: one parking space per unit On Area C of Schedule 51 in Appendix A: Minimum <i>lot frontage</i> : 4.5 m. Minimum <i>lot area</i> : 125 sq.m. Minimum <i>front yard</i> and <i>exterior side yard</i> to an attached <i>garage</i> : 5.75 m. Minimum <i>exterior side yard</i> : 3 m. Parking requirement: one parking space per unit
219	07-27	Mud Street West at Woolverton Road	HR				Minimum <i>lot area</i> : 0.35 Ha.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
220	07-35"A"	Bedford Park Condominium	RD2				Area A on Schedule 52 of Appendix A: Minimum <i>lot frontage</i> : 23 m. except, <ul style="list-style-type: none"> • Lots 1, 2, 3, 13, 14, and 15: 17 m. Minimum <i>front yard</i> : 4 m, <ul style="list-style-type: none"> • except 6 m. to attached <i>garage</i> Minimum <i>interior side yard</i> : 1.5 m. <ul style="list-style-type: none"> • except west side of lot 13: 3 m. Minimum <i>exterior side yard</i> : 3 m <ul style="list-style-type: none"> • except 6 m. to an attached <i>garage</i> Minimum <i>rear yard</i> : 7.5 m. Maximum height: 1 storey Minimum <i>lot area</i> : 415 sq.m. Minimum driveway width in the <i>front yard</i> : 5.5 m. Driveway setback from a residential zone: 3 m.
220	07-35"A"		RD3				Area B on Schedule 52 of Appendix A: Minimum <i>lot frontage</i> : 16 m. Minimum <i>lot area</i> : 360 sq.m. Minimum <i>front yard</i> : 4 m. Minimum <i>interior side yard</i> : 1.5 m. Minimum <i>exterior side yard</i> : 3 m. except 6 m. to an attached <i>garage</i> Maximum height: 1.5 storeys Minimum driveway width in the <i>front yard</i> : 5.5 m. Driveway setback from a residential zone: 3 m.
221	07-41	238 North Service Road	RD3				Minimum easterly <i>interior side yard</i> : 1.6 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
222	07-49	Early Dawn Estates	RD3				Maximum height: 1.5 <i>storeys</i> No second floor windows are permitted to face south on lots 4 to 10 and 12 as shown of Schedule 53 in Appendix A.
222	07-49		RM1				Maximum height: 2 <i>storeys</i>
225	07-77	Summer Place Subdivision	RD4				On Schedule 54 in Appendix A: Minimum <i>exterior side yard</i> : 3.0 m. Minimum <i>rear yard</i> for lots 25-28: 15 m. <i>Garage</i> projection: not more than 2 metres beyond the front face of the <i>dwelling</i> .
225	07-77	Summer Place Subdivision	RM1				Minimum <i>lot frontage</i> : 7 metres Minimum <i>exterior side yard</i> : 3 m. <i>Garage</i> projection: not more than 2 metres beyond the front face of the <i>dwelling</i> . Parking requirement: one parking space per unit Maximum height: 2 <i>storeys</i> .

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
227	08-20	Block 100 – Gardenview Subdivision	RM1				<p>Area A shown on Schedule 55 of Appendix A: Minimum <i>lot frontage</i>: 4.5 m. Minimum <i>lot area</i>: 125 sq.m. Minimum <i>exterior side yard</i>: 3 m. except 5.75 m. to face of a <i>garage</i>. Minimum <i>rear yard</i> : 14 m. for parts 1, 2 and 3 Parking requirement: 1 space per unit</p> <p>For Area B shown on Schedule 55 of Appendix A: Minimum <i>lot frontage</i>: 4.5 m. Minimum <i>lot area</i>: 100 sq.m. Minimum <i>front yard</i> to a <i>garage</i>: 5.75 m. Minimum <i>exterior side yard</i> to a face of a <i>garage</i>: 3 m. Minimum <i>side yard</i> abutting the westerly <i>lot line</i> of Part 11: 3 m. Minimum <i>rear yard</i>: - 6 m. abutting Livingston Ave - 11 metres for parts 5 and 8 Maximum height: 2 <i>storeys</i> for Part 5, 8 and 2 westerly units in Part 11 Parking requirement: 1 space per unit plus 0.5 visitor spaces per unit</p>
228	08-27	315 & 317 Main St E.	RM1			<i>Fourplex</i> and townhouse <i>dwelling</i> s on parts 9 and 10.	Minimum <i>lot frontage</i> : 16.7 m. Minimum easterly <i>side yard</i> : 2.0 m. Minimum <i>front yard</i> : 9 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
229	08-34 08-34	Gardenview Subdivision – <i>Garage</i> Extensions	RD4				A <i>garage</i> may extend more than 2 metres closer to the <i>front lot line</i> than the front face of the <i>dwelling existing</i> as of 2008.
229	08-34	Gardenview Subdivision – <i>Garage</i> Extensions	RD5				A <i>garage</i> may extend more than 2 metres closer to the <i>front lot line</i> than the front face of the <i>dwelling existing</i> as of 2008.
232	03-117		RM1				On Areas F, G and H of schedule 56 of Appendix A, Minimum <i>yard</i> abutting Livingston: 4.5 m. Minimum <i>yard</i> abutting the face of a <i>dwelling unit</i> or abutting a <i>street</i> : 7.5 m. Minimum <i>side yard</i> abutting all other <i>lot lines</i> : 3 m. Minimum separation distance between the sides of two townhouse <i>dwelling</i> s: 3 m.
233	02-98 03-78		RM1				Minimum <i>lot frontage</i> : 25 m. Maximum <i>lot coverage</i> : 30% Minimum <i>front yard</i> : 5.0 m. Minimum <i>rear yard</i> : 6.5 m. Minimum side to face distance between <i>buildings</i> : 7.5 m. Minimum side to side distance between <i>buildings</i> : 3 m. Minimum setback between driving lane and <i>lot line</i> : 1.5 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
234	03-72 07-29	Mariner Estates	RM1	Boat docking and boat storage	On parts 1,2 ,3, 4 and 5 of Schedule 58 on Appendix A: Townhouse dwellings, Semi-detached dwellings, Stacked townhouse dwellings		Minimum boat docking parking: 0.5 spaces per boat berth, except where the boat berth is associated with a <i>dwelling unit</i> Minimum <i>yard</i> abutting Lake St.: 7 m. Minimum <i>yard</i> abutting Maple Ave.: 7 m. - except 4.5m. to an unenclosed <i>porch</i> Minimum <i>yard</i> abutting a marina <i>lot line</i> : 6 m. to the face of a <i>unit</i> - 3 m. to the side of a unit. - except unenclosed <i>porch</i> or <i>balcony</i> may encroach: 2 m. provided no closer than 2.5 m. to a <i>lot line</i> . Minimum <i>yards</i> abutting a residential <i>lot line</i> : 1.7 m. Maximum height: 2 <i>storeys</i> Maximum number of attached <i>stacked townhouse dwelling units</i> : 4
235	02-47	56 Kerman Avenue	RM2				Maximum height: 3 <i>storeys</i>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
238	88-59 94-86	Maplewood Manor, lots 1-7 Red Haven Drive	TRM				<p>For townhouses on part 1 of block 13 on Schedule 57 of Appendix A: Maximum <i>lot coverage</i>: 45 % Maximum height: 2.5 <i>storeys</i> Maximum number of attached townhouse <i>dwelling units</i>: 6</p> <p>For part 3 or block 12 on Schedule 57 of Appendix A. Minimum <i>Lot frontage</i> 3: 17.5 m. Minimum <i>Lot area</i>: 0 .55 ha. Maximum number of <i>semi-detached units</i> on one block: 12 Minimum <i>yard</i> adjacent to a face of <i>semi-detached dwelling</i>: 7.5 m. Minimum distance between a side of a <i>semi-detached dwelling</i> and a side of another <i>semi-detached dwelling</i>: 2.6 m. Minimum distance between a face of a <i>semi-detached dwelling</i> and a face of another <i>semi-detached dwelling</i>: 15 m. Maximum height: 2 <i>storeys</i></p>
239	89-20 & 89-78 04-20	189 Lake St.	RD2		One <i>Semi-detached dwelling</i>		

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
240	91-34 96-45	43 Lake St./Lincoln Lakeshore Estates South Beach Village	RM1				<p>Minimum <i>lot frontage</i>: 7 m. Minimum <i>lot area</i>: 220 sq.m. Maximum <i>lot coverage</i>: 50 % Minimum <i>front yard</i>: 6 m. Minimum <i>interior side yard</i>: 2.5 m. except 1.5 m. for a one storey end unit. Maximum height: 2.5 <i>storeys</i> m. Maximum number of attached townhouse <i>dwelling units</i>: 6 Minimum <i>exterior side yard</i> for an <i>accessory building</i>: 4.5 m. Minimum <i>rear yard</i>: 8 m. Minimum <i>rear yard</i> for the northerly most unit on the lands shown as Block 13: 5 m.</p> <p>Minimum parking requirement: One space per <i>dwelling unit</i></p> <p>On block 10 as shown on Schedule 59 of Appendix A: Minimum <i>front yard</i> 6 m. Minimum <i>rear yard</i> for the southerly most <i>unit</i>: 6 m.</p>
242	01-104 02-86	Grimsby on the Green	RD3				<p>Minimum <i>front yard</i>: 6 m. Minimum <i>interior side yard</i>: - 1.3 m. with attached <i>garage</i> - 3.0 m. on one side where no attached <i>garage</i> or carport is provided <i>Garage</i> projection: not more than 2.0 m. beyond front face of the <i>dwelling</i>.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
243	92-50 92-113 94-87		RM1				Minimum <i>rear yard</i> : 30 m. Minimum parking aisle width: 6 m.
245	08-61	Chestnut	RD3				Minimum <i>front yard</i> and <i>exterior side yard</i> to a <i>garage</i> : 5.75m. Maximum projection of a <i>garage</i> beyond the front face of a <i>dwelling</i> : 2 m. Minimum <i>interior side yard</i> : 1.2 m. on one side and 0.6 m. on the other except no <i>dwelling</i> shall be closer than 1.8 m. to another <i>dwelling</i> . Minimum <i>exterior side yard</i> : 3 m. Minimum <i>rear yard</i> : 15 m. but 12 m. for a one or 1.5 storey <i>building</i> . Maximum projection of a one storey portion of a 2 or 2 ½ storey <i>dwelling</i> into the minimum <i>rear yard</i> : 3 m. Maximum height: 2.5 <i>storeys</i>
245	08-61	Main Street	RD3				Minimum <i>front yard</i> : 20 m.
245	08-61	Westbrook Subdivision	RD5				Minimum <i>lot area</i> : 275 sq.m. except 330 sq.m. for a <i>corner lot</i> Minimum <i>front yard</i> to a <i>garage</i> : 5.75m. Maximum projection of a <i>garage</i> beyond the front face of a <i>dwelling</i> : 2 m. Minimum <i>exterior side yard</i> : 3 m. and 5.75 metres to the face of a <i>garage</i> Maximum Height: 2 <i>storeys</i> .

245	08-61		RM1				<p>On part D of schedule 60 in Appendix A: Minimum <i>interior side yard</i>: 1.2 m. Minimum <i>exterior side yard</i>: 3 m. Minimum front or exterior <i>yard</i> to a <i>garage</i>: 5.75m. Maximum height: 2 <i>storeys</i></p> <p>On Part E of Schedule 60 in Appendix A: Minimum <i>lot area</i>: 160 sq.m. Minimum <i>interior side yard</i>: 1.2 m. Minimum <i>exterior side yard</i>: 3 m. Minimum front or exterior <i>yard</i> to a <i>garage</i>: 5.75m. Maximum height: 2 <i>storeys</i></p> <p>On part F or Schedule 60 in Appendix A: Minimum <i>lot area</i>: 110 sq. m. Minimum front or exterior <i>yard</i> to a <i>garage</i>: 5.75m. Minimum <i>interior side yard</i> for: 1.2 m. Minimum <i>exterior side yard</i>: 3 m. Maximum height of <i>dwelling unit</i> abutting <i>street E</i>: 2.5 <i>storeys</i></p> <p>On part G of schedule 60: in Appendix A: Minimum front or exterior <i>yard</i> to a <i>garage</i>: 5.75m. Minimum <i>exterior side yard</i>: 3 m. Maximum height of <i>dwelling unit</i> abutting <i>street E</i>: 2.5 <i>storeys</i></p> <p>On parts D,E,F and G: Parking: one space per unit</p> <p>On parts E,F and G: Parking: 0.5 visitor space per unit</p>
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
246	08-75	43 Kerman Avenue	RM1				Minimum <i>interior side yard</i> : 4 m. Minimum <i>rear yard</i> : 6.8 m. Minimum distance between a driving lane and an abutting townhouse: 2 m. Minimum distance between a driving lane and an abutting residential zone: 1 m. Minimum distance between a <i>parking lot</i> and a residential zone: 4 m.
247	08-74	105 and 107 Main Street East	RM2(H)				Maximum height: 3 <i>storeys</i> Maximum number of units: 100 Minimum proportion of parking to be provided underground: 80%
248	09-63	Cherrywood subdivision	RD3				Maximum encroachment of sills, belts courses, cornices, chimney breasts, bay windows, or pilasters into a required <i>yard</i> : 0.6 Maximum projections of <i>balconies</i> , canopies or unenclosed <i>porches</i> into a required <i>yard</i> : 2 m. On Area B of Schedule 61 in Appendix A: Minimum <i>lot area</i> : 464.5 sq.m. Minimum <i>exterior side yard</i> : 3 m. Maximum height: 2.5 <i>storeys</i>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
248	09-63		RD4				<p>On Area C of Schedule 61 on Appendix A:</p> <p>Minimum <i>lot area</i>: 360 sq.m. Maximum projection of the <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Maximum <i>exterior side yard</i>: 3 m.</p> <p>Maximum encroachment of sills, belts courses, cornices, chimney breasts, bay windows, or pilasters into a required <i>yard</i>: 0.6</p> <p>Maximum projections of <i>balconies</i>, canopies or unenclosed <i>porches</i> into a required <i>yard</i>: 2 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
248	09-63		MS				<p>On area A on schedule 61 of Appendix A:</p> <p>Minimum <i>lot area</i>: 511 sq.m. Minimum <i>front yard</i> (Abutting Main Street E.): 15 m. Minimum <i>interior side yard</i>: 1.2 m. Minimum <i>rear yard</i>: 7.5 m. Maximum height: 2.5 <i>storeys</i></p> <p>Maximum encroachment of sills, belts courses, cornices, chimney breasts, bay windows, or pilasters into a required <i>yard</i>: 0.6</p> <p>Maximum projections of <i>balconies</i>, canopies or unenclosed <i>porches</i> into a required <i>yard</i>: 2 m.</p>
249	09-77	3 Slessor Boulevard	TRM RM3				Maximum number of <i>dwelling units</i> : 62
250	84-28		RM1				<p>Maximum number of <i>dwelling units</i>: 45 Minimum <i>lot frontage</i>: 22.5 m. Minimum <i>front yard</i>: 10.5 m. Minimum <i>side yard</i>: 10.5 m. Minimum required parking: 1.8 per spaces / <i>dwelling unit</i>.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
252	10-25	Bedford Park Condominiums (Lots 28 and 29)	RD3				<p>Minimum <i>front yard</i>: 4 m. Minimum interior and <i>exterior side yard</i>: 3 m. Maximum height: 1 storey</p> <p>Block 28 on schedule 62 in Appendix A shall be deemed a public <i>street</i>. Minimum driveway width: 5.5 m.</p>
252	10-25	Bedford Park Condominiums (Lots 28 and 29)	MS				<p>Minimum <i>lot frontage</i>: 17.5 m. Minimum <i>front yard</i>: 15 m. Minimum <i>rear yard</i>: 7 m. Minimum <i>side yard</i> where no <i>garage</i>: 3 m.</p>
255	09-93		RD5				<p>Minimum <i>lot frontage</i>: 11 m. except 10 m. for lots 2 to 9 Minimum <i>lot area</i>: 300 sq.m. except 280 sq. m. for lots 2 to 9 Minimum front or <i>exterior side yard</i> to face of a <i>garage</i>: 5.75 m. Maximum projection of a <i>garage</i> beyond the front face of a <i>dwelling</i> : 2 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
256	10-42	376 Lake Street	RM1				<p>Minimum <i>lot area</i>: 150 sq.m. Minimum <i>front yard</i>: 3 m. Minimum <i>front yard</i> to a <i>garage</i>: 5.75 m. Minimum <i>exterior side yard</i>, except Lake Street: 3 m. Minimum <i>exterior side yard</i> to Lake Street: 4.5 m Minimum northern <i>interior side yard</i> on block 6: 2.2 m. Minimum <i>rear yard</i> for block 6 and 7: 10 m. Maximum height: 2 <i>storeys</i></p> <p>Block 13 shall be deemed a <i>street</i>. Minimum parking space per <i>dwelling unit</i>: 1 plus 0.5 spaces for visitor parking to be provided on Block 13. Maximum encroachment of an unenclosed <i>porch</i> into a required <i>side yard</i>: 2 m. A fence shall not be permitted within the minimum <i>side yard</i> that abuts Lake Street.</p>

257	10-64 12-72	On the Lake Estate Subdivision	RM1				<p>For 2 storey <i>street townhouses</i>: Minimum <i>lot area</i>: 150 sq. m. Minimum <i>front yard</i>: 3 m. Minimum <i>yard</i> to the face of a <i>garage</i>: 5.75 m. Minimum <i>exterior side yard</i>: 2.4 m. Maximum height: 2 storeys</p> <p>For 3 storey <i>street townhouses</i>: Minimum <i>lot frontage</i>: 4.5 m. Minimum <i>lot area</i>: 100 sq.m. Minimum <i>front yard</i>: 3 m. Minimum <i>yard</i> to the face of a <i>garage</i>: 5.75 m. Minimum <i>exterior side yard</i>: 2.4 m. Minimum <i>rear yard</i>: abutting an open space zone or EPA overlay: 3 m..</p> <p>For 3 storey <i>back to back townhouses</i>: Minimum <i>front yard</i>: 3 m. Minimum <i>yard</i> to the face of a <i>garage</i>: 5.75 m. Minimum <i>exterior side yard</i>: 2.4 m.</p> <p>Minimum parking requirement: One space per <i>dwelling unit</i> plus 0.5 spaces per <i>dwelling unit</i> for visitor parking Visitor parking to be provided on common Element land. Common Elements shall be deemed a <i>street</i>.</p> <p>On Area B Schedule 63 of Appendix A For the RM1 Zone: Minimum <i>exterior side yard</i> abutting the hypotenuse of a daylighting triangle: 1.5 m.</p>
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							<p>For 2 storey <i>street townhouses</i> with <i>garage</i> access from a lane:</p> <ul style="list-style-type: none"> - Minimum <i>lot frontage</i>: 5.4 m. - Minimum <i>lot area</i>: 120 sq.m. - Minimum <i>rear yard</i>: 3 m. <p>Minimum visitor parking requirement: 0.36 spaces / <i>dwelling unit</i> to be provided on Common Element lands.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
259	09-23		RD2				<p>On Schedule 71 in Appendix X:</p> <p>Lot 1 and 2: Minimum <i>side yard</i>: 3 m. Minimum distance to the face of a <i>garage</i>: 5.8 m. There shall be no west facing windows above the first floor.</p> <p>Lot 3 Minimum westerly <i>side yard</i>: 3 m. There shall be no west facing windows above the first floor.</p> <p>Lot 5: Minimum <i>lot frontage</i>: 6 m. The northerly <i>lot line</i> shall be the <i>rear lot line</i>. There shall be no west facing windows above the first floor.</p> <p>Lots 6, 7, 8, 9: Minimum <i>lot area</i>: 475 sq.m.</p> <p>Lot 10: There shall be no windows of habitable rooms facing south above the first floor.</p> <p>Minimum parking requirement: 5 visitor <i>parking spaces</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
261	11-20	Westbrook Subdivision Phase II – Block 29)	RM1				The lands identified on Schedule 65 in Appendix A shall be hereby deemed to be a <i>Street</i> .
262	11-13	239 Main Street East	RD4				Minimum <i>lot area</i> : 360 sq.m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i> : 2 m. Maximum height: 2.5 <i>storeys</i>
262	11-13	239 Main Street East	MS MS(H)				Minimum <i>front yard</i> : 15 m. Minimum <i>side yard</i> abutting the east side of the <i>existing dwelling</i> on Part 1: 2.5 m. Minimum <i>exterior side yard</i> : 4.5 m.
264	11-39	5 Doran Drive	TRM				Minimum <i>lot frontage</i> : 20 m. Minimum <i>front yard</i> : 6 m. Minimum eastern <i>side yard</i> : 2 m. Minimum setback to a residential zone: - 2 m for a <i>parking lot</i> - 0.6 m. for a driving lane to the westerly <i>lot line</i> - 1.5 m. for a driving lane to the northerly <i>lot line</i>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
265	11-26		RD3				<p>Minimum <i>front yard</i>: 4.5 m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Minimum <i>side yard</i>: 1.2 m. Minimum <i>exterior side yard</i>: 3 m. Minimum <i>side yard</i> where there is no attached <i>garage</i> or carport: 3 m. Minimum <i>rear yard</i>: 10.5 m. except 7.5 m. for a one storey <i>dwelling</i> or portion thereof</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
265	11-26	Niagara Gateway Estates	RD4				<p>On Area B of Schedule 72 in Appendix A:</p> <p>Minimum <i>lot area</i>: 360 sq.m. Minimum front <i>yard</i>: 4.5 m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Minimum <i>exterior side yard</i>: 3 m. Minimum <i>side yard</i> where there is no attached <i>garage</i> or carport: 3 m. Minimum <i>rear yard</i>: 6m. Maximum height: 2 <i>storeys</i></p> <p>On Area C of Schedule 72 in Appendix A:</p> <p>Minimum <i>lot area</i>: 360 sq.m. Minimum front <i>yard</i>: 4.5 m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Minimum <i>exterior side yard</i>: 3 m. Minimum <i>side yard</i> where there is no attached <i>garage</i> or carport: 3 m. Minimum <i>rear yard</i>: 10.5 m or 7.5 for a one storey <i>dwelling</i> or portion thereof. Maximum height: 2 <i>storeys</i></p> <p>On Area D of Schedule 72 in Appendix A:</p> <p>Minimum <i>lot area</i>: 360 sq.m. Minimum front <i>yard</i>: 4.5 m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Minimum <i>exterior side yard</i>: 3 m except 7.5 m abutting Main Street Minimum <i>side yard</i> where there is no attached <i>garage</i> or carport: 3 m. Maximum height: 2 <i>storeys</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
267	11-52	288 Main Street East	RD4 RD4(H)				<p>Minimum <i>lot frontage</i>: 13 m. Minimum <i>lot area</i>: 320 sq.m. Minimum <i>front yard</i>: 4 m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Minimum <i>interior side yard</i>: 0.8 m. on one side and 0.4 m. on the other except: Minimum <i>exterior side yard</i>: 2 m. For lot 1, minimum <i>side yard</i> abutting Main Street: 10 m. For lot 4, minimum easterly <i>side yard</i>: 1.3 m. For lot 7, minimum westerly <i>side yard</i>: 1.3 m. For lot 8 and 9: minimum <i>side yard</i>: 5.5 m. Minimum distance between <i>dwellings</i>: 1.2 m. Minimum <i>rear yard</i>: 7 m. except: For lot 1, minimum <i>rear yard</i>: 4.5 m. For lot 8, minimum <i>rear yard</i>: 0.4 m. For lot 9, minimum <i>rear yard</i>: 0.8 m. Maximum height: 2 <i>storeys</i> except: for lot 4: Maximum height: 1.5 <i>storeys</i>. Maximum projection for an unenclosed <i>porch</i>: 2 m.</p>
268	05-8 05-75	10 Carnegie Lane	TRM	<i>Fourplex</i>			<p>Minimum westerly <i>side yard</i>: 1.5 m. Minimum <i>rear yard</i>: 5.5 m. Maximum Height: 2 <i>storeys</i></p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
269	11-55	381 Murray Street	RD3				<p>Minimum <i>lot area</i>: 464.5 sq.m. Minimum <i>front yard</i>: 4.5 m. Minimum <i>front yard</i> to a <i>garage</i>: 5.75 m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Minimum <i>interior side yard</i>: 1.2 m. on one side and 0.6 m. on the other. Minimum distance between <i>dwellings</i>: 1.8 m. Minimum <i>side yard</i> where there is no attached <i>garage</i> or carport: 3 m. Minimum northerly <i>side yard</i> for lots 14, 15 and 24 is 1.3 m. for a one storey <i>dwelling</i> and 1.8 m. for a 1.5 or 2 storey <i>dwelling</i>. There shall be no windows facing the north on the second storey of a <i>dwelling</i> on lots 14, 15 and 24.</p>
269	11-55	381 Murray Street	RD5				<p>Minimum <i>lot frontage</i>: 11 m. except for a corner; 12 m. Minimum front or exterior <i>yard</i> to the face of a <i>garage</i>: 5.75 m. Maximum projection of a <i>garage</i> beyond the front face of the <i>dwelling</i>: 2 m. Minimum <i>side yard</i> where there is no attached <i>garage</i> or carport: 3 m. Minimum <i>exterior side yard</i>: 3 m. Minimum <i>rear yard</i> for lots 1 to 10: 14 m. and 6 m. to the toe of a berm. Maximum height: 2 <i>storeys</i> except for lots 11 and 12: 1.5 storey</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
271	12-17	Winston Oaks Subdivision	RM1				<p>Minimum <i>lot area</i>: 100 sq.m. Minimum <i>front yard</i>: 3 m. Minimum <i>front yard</i> to the face of a <i>garage</i>: 5.75 m. Minimum <i>exterior side yard</i> or <i>yard</i> to the hypotenuse of daylighting triangle: 1.4 m. Minimum <i>rear yard</i>: 7 m. except 2 m. abutting Winston Road Maximum height: 3 <i>storeys</i></p> <p>On Schedule 66 of Appendix A: Minimum number of lots: - 50 on Block 1 - 25 on Block 3 Minimum Parking Requirement: - 1 space / <i>dwelling unit</i> - 0.5 visitor spaces / <i>dwelling unit</i> to be provided on Common Element lands The Common element shall be considered a <i>street</i> Maximum encroachment into any <i>yard</i> for <i>balconies</i>, canopies, unenclosed <i>porches</i> and/or stairs: 2 m.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
272	12-18	Nelles Road North and Wentworth Drive	RM1 (H)				<p>Maximum encroachment of a porch into a front or <i>side yard</i>: 2 m. Minimum parking requirement: - 1 space / <i>dwelling unit</i> 0.5 visitor spaces / unit to be provided on Common Element lands. The Common Element shall be deemed to a <i>street</i> .</p> <p>A second floor window shall not be permitted to face north on lands shown as Area A and to face west on the lands shown as Area B.</p> <p>On area A of Schedule 67 on Appendix A: Minimum <i>front yard</i>: 4.0 m. Minimum <i>exterior side yard</i>: 6 m. Maximum height: 1 storey</p> <p>On area B of Schedule 67 on Appendix A: Minimum <i>lot area</i>: 160 sq.m. Minimum <i>front yard</i>: 4 m. Minimum <i>exterior side yard</i>: 3 m. Minimum <i>rear yard</i>: 6 m. Maximum height: 1 storey</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
274	13-35	Lot 176- Niagara Gateway Estates	RD4				Minimum <i>lot area</i> : 360 sq.m. Minimum <i>front yard</i> : 4.5 m. Minimum <i>exterior side yard</i> : 3 m. Minimum <i>side yard</i> where there is no attached <i>garage</i> or carport: 3 m. Maximum projection of <i>garage</i> beyond <i>front yard</i> : 2 m. Minimum <i>rear yard</i> : 6 m. Maximum height: 2 <i>storeys</i>
276		314 Main Street East	ND	Produce Warehouse			
277		9 Kerman Ave	ND	<i>Commercial greenhouse</i>			
278		270 Main Street West	ND	<i>Commercial greenhouse</i>			
286		206 Main St. W	MS	<i>Fourplex</i>			
287		15 Kerman Ave.	RD2				The maximum building depth shall not apply. Maximum <i>lot coverage</i> for a one storey dwelling: 35% Minimum <i>front yard</i> : 14 metres.
288	14-50	270 Main St. W.	MS				Block 20 shall be a street. Minimum front yard: 7.5 metres for dwelling and 13.5 for attached garage. Minimum easterly side yard for Lot 19; 2.0 metres Minimum rear yard: 7.5 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
289	14-50	270 Main St. W.	RD5				Block 20 shall be a street. An obstruction that impedes vision shall not be permitted within 2.0 metres of a street line. Minimum front yard: 3.0 metres to dwelling and 5.75 metres to attached garage. Minimum side yard abutting a street: 2.0 metres. Minimum rear yard: 6.4 metres except that the minimum rear yard for Lots 9 and 12 shall be 5.5 metres. Maximum lot coverage: no restriction.
290	14-50	270 Main St. W.	RM1				Block 20 shall be a street. Minimum front yard: 3.0 metres to dwelling and 5.75 metres to attached garage. Minimum rear yard; 6.4 metres Maximum lot coverage: no restriction.
294	15-10	107 Main Street East	RM1				Maximum Lot Coverage – 32% Minimum Rear Yard 5.9 metres Maximum Number of Units - 19

298	OMB DECISION ON CASE NO. PL150473 21-95	25 Bartlett Avenue	RM2				<p>Minimum front yard setback – 6.9 metres Minimum exterior side yard setback – 0.3 metres Minimum interior side yard setback - 19.4 metres Minimum rear yard setback - 9.6 metres Notwithstanding the requirements and definition of height in By-Law 14-45, as amended the maximum building height will be based on the following:</p> <p style="padding-left: 40px;">Based on the Canadian Geodetic Datum and derived from the Town of Grimsby bench mark 819748496, having a published elevation of 98.031 metres, the maximum elevation of the building shall be 104 metres above sea level as measured to the top of the parapet</p> <p>No balconies or windows that allow for outwardly views shall be permitted on the westerly elevation Maximum number of units - 17 except that 20 units are permitted with the provision of a minimum of 21 parking spaces located in the building Minimum surface parking requirement - 9 spaces Maximum lot coverage - 35%</p>
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							Minimum greenspace coverage - 45/o Maximum fence height – 2.44 metres
299	15-97	126 Main Street West	MS	Museum in the existing residential building			Parking – as existing
300	15-42	205 Central Avenue	RD3				Minimum lot size – 432 sq. metres
301	15-42	120 Livingston Avenue	RD3	Office within an existing building Dwelling unit on the second floor of a detached garage			
303	15-65* *(The site specific number has been corrected from 294 to 303)	Concord Place	RM3	Four townhouse dwelling units			Maximum Density – 175 u/ha Minimum front yard – 1m Maximum exterior side yard – 13m Minimum step back at 4 th floor – 0m Interior side yard balcony encroachment – 1m Minimum balcony depth – 0.3m Minimum driveway entrance width – 6m Minimum parking – 1.45 spaces/unit
304	OMB DECISION CASE NO.:PL14064 5	232/234 Main Street West	MS	Four unit multiple residential dwelling			
305	15-42	467 & 471 Maple Avenue	RD2				Minimum front yard – 2.45 metres at 471 Maple only

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
306	16-02	22 John Street	RM1(H)				Minimum front yard setback – 3.0 metres Minimum exterior side yard setback – 1.1 metres Minimum rear yard setback – 1.9 metres Maximum height – 14.81 metres Width of driveway entrance – 6.0 metres Minimum parking setback from interior side lot line – 0.2 metres Minimum parking setback from rear lot line – 0.2 metres Minimum accessible parking spaces – 1 A visibility triangle is not required

307	16-32	Lakehouse Subdivision – Winston Road	RM1	Home occupation use within the ground floor of a Street Townhouse Dwelling defined as follows: A commercial use that is an accessory use within a dwelling performed by one or more residents of the household on the same property.		<p>The following uses shall not be considered as home occupations:</p> <ul style="list-style-type: none"> • Veterinary Clinic except a veterinarian's office is permitted • Kennel • Auto service and repair • Billiard establishment • Undertaking establishment • Nursing or retirement home • Tavern, bar, pub • Adult entertainment parlour • Places of assembly • Contractors yard • Escort service • Heavy machinery • Bath house • Taxi establishment • Auto sales Warehouse 	<p>Minimum lot area: 125 sq.m. Minimum front yard: 2.4 m Minimum exterior side yard: 1.2m Minimum rear yard: 5m except that the minimum distance between the rear lot line and a garage door shall be 5.75m Maximum lot coverage: no restriction</p> <p>Projection of balconies, decks, porches and canopies within a required yard: 2.75m</p> <p>No maximum projection of unenclosed stairs within a required yard</p> <p>Minimum projection of a porch within a front yard: 1.5m</p> <p>The provisions of section 4.15 apply to a home occupation use except that the following clauses do not apply: a), c), e), f), i), and g).</p> <p>The maximum face area of a sign shall be 1.2 sq. m.</p>
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
308	16-32	Lakehouse Subdivision Winston Road	RM1				<p>Minimum front yard: 3.8m Minimum exterior side yard: 2.4m Minimum rear yard: 5m except that the minimum distance between the rear lot line and a garage door shall be 5.75m Maximum lot coverage: no restriction</p> <p>Projection of balconies, decks, porches and canopies within a required yard: 2.75 metres</p> <p>No maximum projection of unenclosed stairs within a required yard</p> <p>Minimum projection of a porch within a front yard: 1.5m</p>
309	16-32	Lakehouse Subdivision Winston Road	RM1				<p>Minimum lot area: 125 sq.m. Minimum lot frontage: 5m Minimum exterior side yard: 1.2m Minimum rear yard: 7m Maximum lot coverage: no restriction</p> <p>Projection of balconies, decks, and canopies within a required yard: 2.75m</p> <p>Minimum projection of a porch within a front yard: 1.5m</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
310	16-32	Lakehouse Subdivision Winston Road	RM1				<p>Minimum lot area: 110 sq.m. Minimum lot frontage: 5m Minimum exterior side yard: 1.2m Minimum internal side yard: 0m Minimum rear yard 2.5m Maximum lot coverage: no restriction</p> <p>Projection of balconies, decks, and canopies within a required yard: 2.75m</p> <p>Minimum projection of a porch within a front yard: 1.5m</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
311	16-32	Lakehouse Subdivision Winston Road	(H)RM3	<p>All uses permitted in a DMS Zone shall also be permitted, in addition to the following uses:</p> <ul style="list-style-type: none"> • Tourist support services • Institutional Uses <p>The Hold Provision applies to all permitted uses with the following exceptions:</p> <ul style="list-style-type: none"> • Apartment building • Bakery shop • Restaurant • Tavern/Bar/ Pub 			<p>Minimum front yard: 0 metres Minimum setback to the wall of an underground garage to any yard: 0 metres Minimum exterior side yard: 0 metres Minimum interior side yard: 0 metres Minimum rear yard: 0 metres</p> <p>Minimum ground floor height for a commercial unit shall be 4.5 metres (floor to floor).</p> <p>The provisions of Section 7.2.2.5 d) and 7.2.2.6 a) shall not apply.</p> <p>Minimum parking requirement for a dwelling unit in an apartment building: 1 space plus 0.2 spaces for visitors.</p> <p>Minimum parking requirement for a commercial use: 10 spaces</p> <p>An outdoor swimming pool may be permitted within any yard.</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
313	16-47	Niagara St.	RM3	Retirement Home			<ul style="list-style-type: none"> • The permitted uses are only permitted with a safety berm that is adjoining and parallel to the railway right-of-way with returns at the ends 2.5m above grade at the property line, with side slopes not steeper than 2.5 to 1. • Minimum rear yard: 30m • Minimum westerly interior side yard: 30m • Minimum width of a landscaped strip abutting westerly side lot line: 9.0m • A surface parking lot shall be permitted to be located 0.1m from an easterly interior side lot line. • A minimum pedestrian perception setback shall not be required • The maximum net residential density shall be 120 units per hectare. An increase in the net residential density shall be permitted up to a maximum of 144 units per hectare provided a minimum of 60% of the required parking spaces are provided underground <p>A retirement home shall be subject to the same yard and height requirements as an apartment building</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
314	16-47	Niagara St./Slessor Blvd.	RM2	Stacked Townhouse Dwelling			<ul style="list-style-type: none"> • Maximum lot coverage: 70 percent • Minimum lot frontage: 28m • Minimum exterior side yard: 1.0m • Minimum yard to the hypotenuse of a daylighting triangle: 0.0m • Minimum rear yard: 1.8m • An entrance or exit may be located within 9.0m of the point of intersection of the intersecting street lines of a corner lot • A covered parking lot shall be permitted to be located a minimum of 2.0m from any lot line • A parking lot is permitted a minimum 0.5m from the westerly interior side lot line • No pedestrian perception step-back shall be required • The maximum net residential density shall be 120 units per hectare. An increase in the net residential density shall be permitted up to a maximum of 144 units per hectare provided a minimum of 45% of the required parking spaces are provided within the building <p>A stacked townhouse dwelling shall be subject to the same regulations as in the RM1 zone</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
315	16-48	Azure West Village Subdivision (townhouse)	RM1				<ul style="list-style-type: none"> • Maximum lot coverage 60% • Minimum front yard: 1.7m except that the minimum front yard for Lots 17 to 44 shall be 5.5 metres • Minimum setback to the face of a garage 5.7m • Minimum exterior side yard: 1.2m except Lots 50, 51, 62 and 63 where no exterior side yard is required • Minimum rear yard: 5.5m except that the minimum rear yard for Lots 17 to 44 shall be 4.5 metres • Maximum encroachment into a required yard for balconies, canopies, unenclosed porches, and/or stairs: 3.0 m • Minimum encroachment into a required yard for balconies, canopies, unenclosed porches, and/or stairs: 3.0m • Minimum parking requirements: <ul style="list-style-type: none"> - 2 spaces per dwelling unit, one of which may be provided within an attached garage. - 0.5 spaces per dwelling unit to be provided on common element lands. • The common element road/lane shall be considered a street.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
316	16-48 17-42	Azure West Village Subdivision (detached dwelling)	RD5				<ul style="list-style-type: none"> • Minimum lot area: 260 sq. m. • Maximum lot coverage: no requirement • Minimum front yard: 4.5m • Minimum setback to the face of a garage: 5.7m • Minimum exterior side yard: 2.0m except Lot 1 where no exterior side yard is required • Minimum rear yard: 6.5m • Maximum height: 2.5 storeys or 11.0m • Minimum parking requirements: <ul style="list-style-type: none"> - 2 spaces per dwelling unit, one of which may be provided within an attached garage - 0.5 spaces per dwelling unit to be provided on common element lands • The common element road/lane shall be considered a street.
319	16-80	Mountain Road	HR				<ul style="list-style-type: none"> • Minimum Lot Frontage 28.0m • Minimum Lot Area 0.90ha

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
320	16-80	Mountain Road, Kemp Road	(H)HR	<p>Small scale commercial or industrial/commercial uses including farm implement dealers, convenience stores, gas stations, and retail shops which serve the needs of the Hamlet residents and the surrounding area and the travelling public.</p> <p>Public, quasi-public and private non-profit uses, including nursery schools and day-care centres</p> <p>Residential uses in association with the permitted commercial, industrial/commercial and public, quasi-public or private, non profit uses</p>			<ul style="list-style-type: none"> • Minimum Lot Frontage 20.0m <p>Additional regulations for non-residential uses only:</p> <ul style="list-style-type: none"> • Minimum Landscape Strip abutting a Street or Residential Zone: 3.0m • Outside storage is not permitted in a yard that abuts a street or a yard that abuts a Residential Zone

321	16-91 17-63 18-75	8, 12, 16 Concord Place	RM3				<ul style="list-style-type: none"> • Minimum number of accessible <i>parking spaces</i> for residential occupants: <ul style="list-style-type: none"> ○ 5 Type A and 5 Type B <i>parking spaces</i>, and ○ May be provided underground. • Minimum number of accessible <i>parking spaces</i> for residential visitors: <ul style="list-style-type: none"> ○ 3 Type A and 4 Type B <i>parking spaces</i>; ○ Shall be provided as surface parking; ○ 3 of the required residential visitor Type A surface accessible <i>parking spaces</i> shall be permitted to be located in Site Specific Area 322 and located as close as possible to Site Specific Area 295; ○ Type A accessible parking spaces shall have a minimum width of 3.4m and shall have access to a 1.5m painted access aisle; ○ Type B accessible parking spaces shall have a minimum width of 2.4m and shall have access to a 1.5m painted access aisle; and ○ Where two accessible parking spaces (Type A and/or B) are adjacent, a shared access aisle may be used.
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							<ul style="list-style-type: none"> For the purposes of applying the special provision exceptions of Site Specific Exception Number 321, the areas identified as Site Specific Exception Numbers 321 and 322 on Schedule 3B shall be treated as one development. Minimum <i>front yard</i>: 1.4m Maximum <i>front yard</i>: 12.6m Maximum <i>exterior side yard</i>: 39.3m Maximum <i>height</i>: 34.0m (10 storeys) Maximum building width: 75m 120 of the minimum visitor <i>parking space</i> requirement shall be shared with the <i>office</i> uses located in Site Specific Area 295 as identified on Schedule 3B <i>Balconies, decks, canopies, unenclosed porches or unenclosed stairs</i> may project into any required <i>front yard, exterior side yard, or rear yard</i> distance of not more than 1.5 metres. Maximum permitted number of dwelling units per hectare: 163
322	16-91 18-75	8, 12, 16 Concord Place	RM3	<i>Parking Spaces</i> for the <i>office</i> use located in Site Specific Area 295 on Schedule 3B are also permitted in addition to the permitted uses listed in Table 16.			<ul style="list-style-type: none"> On the lands shown collectively as Site Specific Exemptions 295, 321 and 322 on Schedule 3B the provisions of Clauses 5.17 a), b) and c) shall apply as if the lands are one lot.

323	17-35	10 Windward Drive	MHD	Clinic, Day Care Facility, Tourist Support Services, Commercial Fitness Centre, Veterinary Clinic, Institutional, Live Work Unit, Convenience store, Grocery Store and Specialty Foods Store, Pharmacy, Business Services, Dry Cleaning Depot, Semi-detached Dwelling, Commercial Schools		Drive through facilities, Offices on the ground floor, Uses permitted in the PE zone other than Commercial Schools	<ul style="list-style-type: none"> • The lot line abutting Winston Road shall be the front lot line • Minimum front yard: 0m • Minimum setback to wall of underground garage: 0m • Minimum westerly side yard: 2m • Maximum westerly side yard: 20m • Minimum easterly side yard: 0m • Maximum easterly side yard: 20m • Minimum rear yard: 0.25m • Maximum building height: 68m • Maximum building width 120m • Clause 4.9 i) does not apply • Clause 4.11 does not apply • Clause 5.8.a) iii) B) does not apply • Clause 7.2.2.6 a) does not apply • Minimum number of parking spaces: 301 • Minimum number of accessible parking spaces: 8 • Required parking spaces may be provided in a tandem configuration within an underground parking garage provided each pair of tandem spaces is dedicated to a single residential unit • A parking space within a garage shall have a minimum width of 2.75m and a minimum length of 5.75m • Minimum parking space setback from residential zone: 0m • Minimum entrance width at the property line: 7.2m <p>Maximum floor area ratio: 2.5 times the lot area</p>
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
325	17-92	211, 229, 265 Central Avenue	RM1				<ul style="list-style-type: none"> • Minimum parking requirement – 2.5 spaces/ unit • Minimum lot area – 190 sq. metres • Front Yard setback to accessory buildings – 10 metres • Maximum lot coverage – 61% • Minimum lot frontage – 7.5 metres • Minimum front yard – 6 metres • Minimum side yard flanking a condominium road – 3 metres • Minimum interior side yard – 1.2 metres • Minimum rear yard – 6 metres • Maximum height – 2 storeys and 12.5 metres • Habitable space – No habitable space within a dwelling unit shall be permitted within 30.0 metres from a lot line that is a boundary of a railway right of way • Acoustic noise wall – The maximum acoustical fence height may exceed 2.4 metres as required by an approved acoustical study
326	17-92	211, 229, 265 Central Avenue	RM1				<ul style="list-style-type: none"> • All lot, building and structure exceptions listed under site specific exception number 325 apply • Maximum height – 1 storey • Windows above the ground floor shall not be permitted facing west

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
327	17-92	211, 229, 265 Central Avenue	RM1				<ul style="list-style-type: none"> • All lot, building and structure exceptions listed under site specific exception number 325 apply • Maximum Height – 1 storey • Windows above the ground floor shall not be permitted facing south • Minimum southerly side yard – 1.0 metres
328	17-92	211, 229, 265 Central Avenue	RD4				<ul style="list-style-type: none"> • Front lot line – Central Avenue shall be deemed the front lot line • Maximum lot coverage – 35% • Minimum front yard – 7.5 metres • Minimum yard abutting a condominium road – 4.5 metres • Minimum interior side yard – 1.2 metres • Minimum rear yard – 6 metres
329	18-16	364-368 Park Road North	RD4				<ul style="list-style-type: none"> • Maximum lot coverage: 34% • Minimum rear yard setback: 6 metres • Maximum acoustic and privacy fence height: 3 metres • For the purpose of zoning interpretation only, any Private Street shall be deemed to be a Street

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
330	18-16	364-368 Park Road North	RM1				<ul style="list-style-type: none"> • Maximum lot coverage: 47% • Minimum lot area: 189 sq. metres • Minimum lot frontage: 7.4 metres • Minimum exterior side yard setback: 1 metre • Maximum acoustic and privacy fence height: 3 metres • For the purpose of zoning interpretation only, any Private Street shall be deemed to be a Street
334	18-69	27 John Street	(H)RM1				<ul style="list-style-type: none"> • Minimum front yard - 2.0 metres • Minimum exterior side yard - 1.25 metres • Minimum interior yard - 2.5 metres • Maximum Height - 13 metres • Maximum width of driveway entrance - 21.0 metres • Minimum parking setback from Residential Zone - 0.0 metres • Minimum parking setback from street - 1.9 metres • Minimum accessible parking spaces - 2 • Minimum visitor parking spaces - 0.1 per unit • A visibility triangle is not required • Off-site parking
335	19-72	89 Main Street East	MS	Personal Service Shop Personal Service Office			<ul style="list-style-type: none"> • Setback from lot line abutting a residential zone to a parking lot: 0.9 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
336	LPAT Decision (Case No. PL171464)	7 Park Road South	RD3				<ul style="list-style-type: none"> • Maximum Lot Coverage: 40% • Minimum Front Yard 7.5 m • Minimum Lot Area: 500 sq. m • Minimum Interior Side Yard: 1.2 m • Minimum Rear Yard: 7.5 m
337	LPAT Decision(Case No. PL171464)	7 Park Road South	RD1				<ul style="list-style-type: none"> • Minimum Lot Coverage: 25% • Minimum Front Yard: 11 m
338	19-93	27 John Street	RM1		Parking		
339	LPAT Decision (Case No. PL200019)	226-228 Main Street East (Lot 1)	MS				<ul style="list-style-type: none"> • Minimum lot Area: 640 sq. metres • Maximum Lot Coverage: 25% • Minimum Front Yard: 12.8 metres • Minimum Exterior Side Yard: 4.5 metres • Minimum Easterly Side Yard: 6.0 metres • Minimum Exterior Side Yard to Garage: 6.0 metres • Minimum Rear Yard: 1.5 metres • For the purpose of zoning interpretation only, any Private Street shall be deemed to be a street.

340	LPAT Decision (Case No. PL200019)	226-228 Main Street East (Lots 2, 3, 4, 5, 6)	RD4				<ul style="list-style-type: none"> • Minimum Lot Area: 345 sq. metres • Maximum Lot Coverage: 45% • Minimum Exterior Side Yard: 3.0 metres <ul style="list-style-type: none"> • Minimum Rear Yard: for Lots 2, 3, 4 and 6: 6.0 metres • Minimum Rear Yard for Lot 5: 5.0 metres • Maximum Building Depth for Lot 6: 21.0 metres • Maximum Building Height for Lot 6: 6.8 metres • For the purpose of zoning interpretation only, any Private Street shall be deemed to be a street. <p>In addition to the above, Lot 5 shall be subject to the following:</p> <ul style="list-style-type: none"> • A privacy fence shall be installed along the rear southerly lot line and the easterly side yard. • A landscape screen with trees having a minimum height of 1.8 metres shall be planted along the rear southerly lot line and the easterly side yard. <p>In addition to the above, Lot 6 shall be subject to the following provisions:</p> <ul style="list-style-type: none"> • The permitted single detached dwelling shall not have a second-floor projecting above the first floor along the south building elevation.
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							<ul style="list-style-type: none"> • No second-floor windows will be permitted along the south building elevation of the permitted single detached dwelling. • A privacy fence shall be installed along the rear southerly lot line. • A landscape screen with trees having a minimum height of 1.8 metres shall be planted along the rear southerly lot line.

341	LPAT Decision (Case No. PL200019)	226-228 Main Street East (Lots 7, 8)	RD4				<ul style="list-style-type: none"> • Minimum Lot Area: 345 sq. metres • Maximum Lot Coverage: 50% • Minimum Westerly Interior Side Yard for Lot 8: 3.0 metres • Minimum Rear Yard: 6.0 metres • Maximum Building Depth: 21.0 metres • Maximum Building Height: 6.8 metres • For the purpose of zoning interpretation only, any Private Street shall be deemed to be a street. <p>In addition to the above, Lot 7 shall be subject to the following provisions:</p> <ul style="list-style-type: none"> • The permitted single detached dwelling shall not have a second-floor projecting above the first floor along the south building elevation. • No second-floor windows will be permitted along the south building elevation of the permitted single detached dwelling. • A privacy fence shall be installed along the rear southerly lot line. • A landscape screen with trees having a minimum height of 1.8 metres shall be planted along the rear southerly lot line. <p>In addition to the above, Lot 8 shall be subject to the following provisions:</p> <ul style="list-style-type: none"> • The permitted single detached dwelling shall not have a second-
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							<p>floor projecting above the first floor along the south building elevation.</p> <ul style="list-style-type: none"> • No second-floor windows will be permitted along the south building elevation of the permitted single detached dwelling. • A privacy fence shall be installed along the rear southerly lot line and the westerly interior side yard. • A landscape screen with trees having a minimum height of 1.8 metres shall be planted along the rear southerly lot line and the westerly interior side yard.
342	19-109	8 Lake Street	RM1				<ul style="list-style-type: none"> • Maximum Lot Area: 190 sq. m • Maximum Lot Coverage: 71% • Minimum Lot Frontage: 7.3 metres • Minimum Front Yard: 1.6 metres • Minimum Exterior Side Yard: 0.0 metres • Minimum Rear Yard: 4.0 metres • Maximum Building Height: 10.0 metres
343	19-109	8 Lake Street	RM1				<ul style="list-style-type: none"> • Maximum Lot Coverage: 50% • Minimum Front Yard: 0.45 metres • Maximum Building Height: 10.0 metres
344	19-109	8 Lake Street	RM1				<ul style="list-style-type: none"> • Maximum Lot Coverage: 50% • Maximum Building Height: 10.0 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
345	20-01	Northeast Corner of Slessor Boulevard and Livingston Avenue	RM1				<ul style="list-style-type: none"> • Maximum Lot Coverage: 75% • Minimum Front Yard: 1.1 metres • Minimum Interior Side Yard: 1.2 metres • Minimum Exterior Side Yard: 2.9 metres • Minimum Yard to the hypotenuse of a visibility and/or daylighting triangle: 0 metres • Minimum Rear Yard: 1.6 metres • Regulation 5.5 b) of the Zoning By-Law does not apply • Sills, belt courses, cornices, chimney breasts, bay windows, or pilasters may project into any required yard a distance of not more than 0.65 metres • The width of an entrance or exit to a parking lot shall be not less than 6.5 metres nor more than 10.5 metres measured along the street line. • Accessible spaces may be provided underground
348	21-39	314 Main Street East	RD3				<ul style="list-style-type: none"> • Maximum Lot Coverage: 40% • Minimum Lot Area: 500 sq. m. • Minimum Exterior Side Yard: 4.2 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
349	21-39	314 Main Street East	RD4				<ul style="list-style-type: none"> • Maximum Lot Coverage: 45% • Minimum Lot Area: 395 sq. m. • Maximum Height: On the west wall, 1 storey, but may increase to 2 storeys where that portion of the dwelling face a public road or a side yard • Windows: No second floor windows are permitted to face west on Lots 2-16
350	21-39	314 Main Street East	RD3				<ul style="list-style-type: none"> • Maximum Lot Coverage: 40% • Minimum Exterior Side Yard: 4.5 metres. • Minimum Rear Yard: 7.5 metres. • Table 11: Regulations applying to Residential Zones - Min. Rear Yard Q3 – Shall not apply
351	21-39	314 Main Street East	RD5				<ul style="list-style-type: none"> • Maximum Lot Coverage: 40% . • Minimum Rear Yard: 7.5 metres. • Table 11: Regulations applying to Residential Zones - Min. Rear Yard Q3 - Shall not apply
352	21-39	314 Main Street East	RD5				<ul style="list-style-type: none"> • Maximum Lot Coverage: 45%. • For the purposes of this Area, Main Street East shall be the front lot line. • Minimum Front Yard: 5.5 metres. • Minimum Interior Side Yard: 0.6 metres • Minimum Rear Yard: 1.7 metres. • Maximum Building Depth: 19 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
353	21-39	314 Main Street East	RD5				<ul style="list-style-type: none"> • Maximum Lot Coverage: 45% • For the purposes of this Area, Main Street East shall be the front lot line • Minimum Front Yard: 4.5 metres • Minimum Interior Side Yard: 0.6 metres • Minimum Rear Yard: 1.7 metres • Maximum Building Depth: 19 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
354	21-39	314 Main Street East	RD5				<ul style="list-style-type: none"> • Maximum Lot Coverage: 50% • For the purposes of this Area, Main Street East shall be the front lot line • Minimum Front Yard: 3.5 metres • Minimum Rear Yard: 1.6 metres • Minimum Exterior Side Yard: 1 metre • Minimum Interior Side Yard: 0.6 metres • Maximum Building Depth: 26 metres • Section 4.30 Standards for Attached • Garages Accessed by a Driveway from a • Street: <ul style="list-style-type: none"> a) Setbacks from lot lines a) ii): no closer than 1.75 metres to the lot line abutting the street where the wall of the garage containing the opening for vehicular access faces the lot line abutting the street; and c) Driveway width c) ii): For lots having a lot frontage between 9.0 metres and less than 11.0 metres, be no more than 6.0 metres; • Section 5.5 Setbacks: <ul style="list-style-type: none"> c) Parking Spaces c) iii): in an interior side yard of a Residential Zone to a minimum of 0.4 metres to the nearest interior side lot line, except where the driveway is a mutual driveway in which case no setback is required to the interior side lot line.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
355	21-73	Part of 240 Main Street East (Lot 1)	MS.25				a) A minimum front yard of 15.1 metres shall be required.
356	21-73	Part of 240 Main Street East (Lot 2)	MS.25				a) A minimum front yard of 19.29 metres shall be required.
357	21-73	Part of 246 Main Street East	MS.25				a) A minimum setback of 8.1 metres shall be required from the rear lot line to the existing primary dwelling. b) A minimum setback of 3.15 metres shall be required from the rear lot line to the existing addition. c) A minimum setback of 0.06 metres shall be required from the rear lot line to the existing stairs and deck.
358	21-73	Part of 248 Main Street East	MS.25				a) A minimum setback of 8.25 metres shall be required from the rear lot line to the existing primary dwelling b) A minimum setback of 7.7 metres shall be required from the rear lot line to the existing porch.
359	21-73	Part of 240 Main Street East (Lots 3-5)	RD4.45				a) A minimum front yard of 6.6 metres shall be required.
360	21-73	Part of 244 Main Street East (Lot 14)	RD3.45				a) A minimum front yard of 7.7 metres shall be required.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
361	22-46* *(The site specific number has been corrected from 357 to 361)	174 Main Street East	MS.15	West Lincoln Memorial Hospital Foundation Office			<ul style="list-style-type: none"> • Notwithstanding Section 7.2, any building or structure existing prior to the effective date of this By-law is deemed to conform to the requirements of applicable Zoning By-law. • Notwithstanding Section 4.0, any building or structure existing prior to the effective date of this By-law is deemed to conform to the requirements of the applicable Zoning Bylaw. • Notwithstanding Section 5.0 any driveway or maneuvering aisle existing prior to the effective date of this By-law shall be deemed to conform to the applicable Zoning By-law. • Minimum number of parking spaces required for West Lincoln Memorial Hospital Foundation Office use: 5 parking spaces.
362	22-14* *(The site specific number has been corrected from 355 to 362)	262 Main Street West (Lot 6)	MS.15				<ul style="list-style-type: none"> • Minimum Rear Yard: 11.5 metres • Maximum Building Depth: 28.0 metres • Maximum Encroachment of an Unenclosed Porch into a Required Front Yard: 2.6 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
363	22-14* *(The site specific number has been corrected from 356 to 363)	262 Main Street West (Lot 1-5)	RD4				<ul style="list-style-type: none"> • Minimum Lot Area: 360 sq. metres • Minimum Building Depth: 28 metres • Maximum Front Yard: 6.0 metres • Minimum Rear Yard: 7.5 metres

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
364	22-19* *(The site specific number has been corrected from 357 to 364)	19 Lynnwood Avenue	RD2				<p>a) In addition to residential, a permitted use of a Parking Area with Driveway from Lynnwood Avenue solely in conjunction with a permitted hospice use located on Part 4, Plan 30R- 12012:</p> <p>b) Parking space shall have a minimum width of 2.75 metres and a minimum length of 5.6 metres;</p> <p>c) No parking space shall be located within 14.0 metres of the street line of Lynnwood Avenue,</p> <p>d) Privacy fence with a maximum height of 2.0 metres is required on lot lines abutting a residential use;</p> <p>e) A minimum landscape buffer within the front yard shall be 14.0 metres in depth and shall exclude the driveway;</p> <p>f) A minimum landscape buffer within the side yards abutting residential shall be 4.5 metres;</p> <p>g) No setback or landscape buffer is required between parking or a driveway between an institutional zone and 19 Lynnwood Avenue</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
365	23-34* *(The site specific number has been corrected from 360 to 365)	Vacant Bartlett Avenue Lot	RD4				<ul style="list-style-type: none"> • Maximum Lot Coverage: 45% • Minimum Front Yard Setback: 6.0 metres • Minimum Rear Yard Setback: 7.5 metres
366	21-89* *(The site specific number has been corrected from 361 to 366)	15 Lake Street	RM3				a) The Common Element shall be deemed to be a street. b) A minimum lot frontage of 9m shall be required. c) A minimum front yard of 5m shall be required. d) A maximum encroachment of 2m for balcony into required rear yard shall be permitted. e) A maximum of 25 dwelling units shall be permitted. f) A maximum height of 6 storeys shall be permitted.
367	21-89* *(The site specific number has been corrected from 362 to 367)	15 Lake Street	RM1				a) The Common Element shall be deemed to be a street. b) The easterly lot line shall be deemed to be the front lot line. c) A minimum rear yard of 4.5m shall be required. d) A minimum front yard of 3.5m shall be required, except that minimum distance between the front lot line and the garage door shall be 6m.

369	21-97* *(The site specific number has been corrected from 364 to 369)	362 and 398 North Service Road	(H) MHD	Entertainment facilities such as art galleries, outdoor theatre and musical facilities; Institutional uses, including government services, research and, training facilities; Daycare facilities provided that such uses are internally integrated as a component of an office, hotel, institutional or mixed use building; and Commercial fitness centre; Live-work units		Parking Lot, Retail, Personal Service Shop, Personal Service Office	<ul style="list-style-type: none"> • The <i>front lot line</i> for the mixed use buildings shall be deemed to be the <i>lot line</i> abutting North Service Road • The <i>front lot line</i> for Block Townhouse buildings K to N as shown on Schedule 75 and 76 shall be deemed to be the <i>lot line</i> abutting Winston Road • The <i>front lot line</i> for Block Townhouse buildings H to J as shown on Schedule 75 and 76 shall be deemed to be the private condominium road. • A <i>lot, unit, building or structure</i> may be erected on a lot that does not have frontage on a public <i>street</i> but has frontage on a <i>private street</i> as described in a registered Plan of Condominium or illustrated on an approved site plan; • Internal <i>lot lines</i> created by Part Lot Control or registration of a Plan of Condominium or Plan(s) of a Condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lots lines, prior to any Plan of Condominium registration are strictly observed.
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							<ul style="list-style-type: none"> • Maximum <i>Lot Coverage</i>: No Maximum • Minimum <i>Front Yard</i>: distance as shown on Schedule 75 and 76 • Minimum <i>Exterior Side Yard, Block Townhouse</i>: distance as shown on Schedule 75 and 76 • Minimum <i>Exterior Side Yard, Residential uses</i> in an <i>apartment</i> or <i>mixed use building</i>: distance as shown on Schedule 75 and 76 • Minimum <i>Exterior Side Yard, non-residential uses</i> in a <i>mixed use building</i>: distance as shown on Schedule 75 and 76 • Minimum <i>Interior Side Yard, residential uses</i> in an <i>apartment</i> or <i>mixed use building</i>: distance as shown on Schedule 75 and 76 • Minimum <i>Interior Side Yard, non-residential uses</i> in a <i>mixed use building</i>: distance as shown on Schedule 75 and 76 . • Minimum <i>rear yard</i>: distance as shown on Schedule 75 and 76 • Minimum <i>ground floor height</i> where <i>ground floor commercial uses</i> are provided: 4.5 metres (floor to floor, and not affected by a mezzanine space) . • Maximum <i>building width</i>: No maximum • Minimum <i>gross floor area</i> of employment generating <i>uses</i>: 7,000 square metres • Minimum <i>gross floor area</i> of employment generating <i>uses</i> within
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							<p>the Employment Overlay Area as shown on Schedule 76: 6,500 square metres</p> <ul style="list-style-type: none"> • Employment generating uses shall include: bank, banquet facility, <i>restaurant, hotel</i>, institutional uses (including government services, research and training facilities), <i>commercial fitness centre</i>, building supply, <i>commercial school, custom workshop, office, place of entertainment</i>, printing establishment, and <i>specialty home product warehouse</i>. • <i>Gross Floor Area</i> shall be calculated using the aggregate of Area 'A' and 'B', as shown on Schedule 75 and 76 • Minimum permitted <i>gross floor area</i>: 1 times the lot area. • Maximum permitted <i>gross floor area</i>: 3 times the lot area. • Required <i>parking spaces</i> may be provided in a tandem configuration within an underground parking garage provided that those tandem parking spaces shall be for the exclusive use of the owner of the same parking space in front of said tandem space • Minimum <i>parking space</i> setback from <i>residential zone</i>: 0 metres • Required <i>parking spaces</i> for <i>block town house dwellings</i> may be located within an underground parking garage • Parking shall be permitted in any <i>front yard or exterior side yard</i>,
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							<p>except for the storage of vehicles and no <i>vehicle</i> is to encroach onto any road allowance.</p> <ul style="list-style-type: none"> • Minimum <i>pedestrian perception</i> step-back distance: as shown on Schedule 75 and 76 • <i>Balconies</i> shall be permitted to encroach into the step-backs as shown on Schedule 75 and 76. • Maximum Building Height: as shown on Schedule 75 and 76
370	21-96* *(The site specific number has been corrected from 365 to 370)	4 Windward Drive	MHD				<ul style="list-style-type: none"> • Minimum front yard – 0m • Minimum exterior side yard – 0m • Minimum rear yard – 6m • Maximum gross floor area – 4.98 times the lot area • Maximum height – as illustrated in on Schedule 77 to Appendix A • Tandem parking shall be permitted for a hotel use with valet parking service • Once a hotel use is established the floor space used for the hotel use shall not be used for any other purpose other than a hotel use for a period of 7 years from the date of occupancy of the first unit within the building.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
373	23-63* *(The site specific number has been corrected from 361 to 373)	9Windward Drive	MHD	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, Pharmacy, Home Occupation as an accessory use limited to those uses that do not have customers and/or clients attending the site			a) Minimum permitted front yard shall be 1.0 metres; b) Maximum permitted building width shall be 72 metres; c) Parking ratio of 1 parking space per 28 m2 of employment and commercial gross floor area be permitted; d) Parking ratio of 1.5 parking spaces per residential unit, inclusive of visitor parking, be permitted; e) Total of 12 accessible parking spaces be permitted; f) Permit a Home Occupation use within a residential unit;g) Residential uses are only permitted subject to the provision of a minimum gross floor area of 1,900 square metres reserved for employment generating uses

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
375	OLT-23-001	37 Bartlett Avenue	RM1				<ul style="list-style-type: none"> a) No surface or underground parking shall be permitted within 1.0 metres of a property line abutting a residential zone. b) Interior lot line setbacks abutting a residential : <ul style="list-style-type: none"> i. Any 2 storey building with no rooftop patio shall be a minimum of 4 metres. ii. Any building over 2 storeys with a rooftop patio shall be a minimum of 14 metres. c) A maximum of 112 units is permitted. d) No fence that is higher than 0.9 metres in height is permitted within any yard that abuts a Regional Road.
379	23-105	260 Main Street East	MS.15				Minimum Accessory Building Setback to Rear Lot Line: 1.0 metres

380	24-07	165 Lake Street	RM1	<ul style="list-style-type: none"> - Single-detached dwelling - Club 			<ul style="list-style-type: none"> • <i>Private street</i> shall be deemed to a be <i>street</i> for the purposes of this by-law • Regulations for <i>Single-Detached</i> and <i>Semi-detached Dwellings</i>: <ul style="list-style-type: none"> • Minimum <i>Lot Area</i>: 200m² • <i>Minimum Frontage</i>: <ul style="list-style-type: none"> • Interior lots: 8 m • Corner lots: 9 m • Minimum <i>Front Yard</i>: 4.0 m • Maximum <i>lot coverage</i>: 60% • Permitted front yard encroachment for <i>porch</i>: 2.5 m • Minimum <i>Exterior Side Yard</i>: 2.0m when abutting Lake Street, else 1.5 m when abutting a <i>street</i> • Minimum <i>Interior Side Yard</i>: 0.9 m. or 0 m for abutting <i>semi-detached</i> dwelling unit when sharing a party wall • Minimum <i>Rear Yard</i>: 5.0 m • Maximum Building <i>Height</i>: 10 m • Attached garages accessed by a driveway may be 5.75 m from lot line abutting street • Visitor parking spaces may abut a lot line in a residential zone • Minimum visitor parking within common element: 10 spaces • No parking minimum for <i>Club</i> use • <i>Club</i> use is permitted as an amenity within a common element registered on the condominium
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							<p>plan for exclusive use of the condominium residents and guests</p> <ul style="list-style-type: none"> • <i>Club</i> use and associated building and structures shall be in substantial compliance with the relevant provisions of this zone • <i>Visibility triangle</i> is not required

8.0 DOWNTOWN ZONES

8.1 Permitted Uses

8.1.1 The uses permitted in the Downtown Main- Street (DMS), Downtown Intensification (DI) and Transitional Residential Multiple - *Commercial* (TRMC) Zones are identified in Table 13 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted *use* as described following Table 13.

Table 13: Permitted Uses in the Downtown Zones

Permitted Use	Downtown Main-street Zone (DMS)	Downtown Intensification Zone (DI)	Transitional Residential Multiple – Commercial (TRMC)
<i>Additional Residential Unit</i>			Q6
<i>Apartment building</i>	✓	✓	
<i>Bakery shop</i>	✓	✓	Q4
<i>Bank</i>	✓	✓	
<i>Banquet facility</i>	✓	✓	
<i>Bed and breakfast</i>			*
<i>Boarding house</i>			Q2
<i>Building supply</i>		✓	
<i>Clinic</i>	✓	✓	✓
<i>Club</i>	✓	✓	
<i>Commercial fitness centre</i>	✓	✓	Q4
<i>Community Recreational Centre</i>	✓	✓	Q4
<i>Commercial school</i>	Q3	✓	Q4
<i>Convenience store</i>	✓	✓	Q4
<i>Converted dwelling</i>			✓
<i>Day care facility</i>	Q1	Q1	✓
<i>Department store</i>	✓	✓	
<i>Duplex dwelling</i>			✓
<i>Dry cleaning distribution station</i>	✓	✓	
<i>Dwelling unit</i>	Q1	Q1	✓
<i>Farm market</i>	✓	✓	Q4
<i>Group home</i>			Q2
<i>Home occupation</i>			*
<i>Hotel</i>		✓	
<i>Laundromat</i>	✓	✓	Q4
<i>Liquor or beer store or microbrewery</i>	✓	✓	Q4
<i>Office</i>	Q3	Q3	Q4
<i>Personal service shop</i>	✓	✓	Q4

Permitted Use	Downtown Main-street Zone (DMS)	Downtown Intensification Zone (DI)	Transitional Residential Multiple – Commercial (TRMC)
<i>Place of entertainment</i>	✓	✓	Q4
Post office	✓	✓	
Printing establishment	✓	✓	
<i>Public parking lot</i>	Q5	✓	
Public transportation depot	✓	✓	
<i>Restaurant</i>	✓	✓	✓
<i>Retail store</i>	✓	✓	
<i>Service shop</i>	✓	✓	
<i>Single detached dwelling</i>			✓
<i>Semi-detached dwelling</i>			✓
<i>Specialty Retail Shop</i>			Q4
Studio	✓	✓	✓
<i>Supermarket</i>	✓	✓	
<i>Tavern/Bar/Pub</i>	✓	✓	Q4
Undertaking establishment	✓	✓	
<i>Veterinary clinic</i>		✓	Q4

- ✓ Permitted use
* Accessory use

- Q1 Permitted only at or above the second *storey*.
 Q2 Permitted only in *existing residential building*
 Q3 Permitted only at or above the second *storey* facing Main Street.
 Q4 Permitted to a maximum *gross floor area* of 500 sq.m. per *use*.
 Q5 Only permitted as a sole *use* on a *lot* provided it does not front onto Main Street or Winston Road.
 Q6 Permitted *accessory* to *single detached*, *semi-detached* or *street townhouse dwellings* and subject to Section 4.19.

8.2 Prohibited Uses

- a) Automobile oriented *uses*, such as *automobile sales establishments*, *automobile service garages* and *gas stations* are prohibited in the Main-Street Zone.
- c) *Single detached dwellings*, *semi-detached dwellings*, *duplex dwellings*, *back to back townhouse dwellings*, *street townhouse dwellings* and *block townhouse dwellings* are prohibited in the Main Street and Intensification Zones.

8.3 Lot, Building and Yard Requirements

- 8.3.1** The regulations applicable to *uses* permitted in the Downtown Main- Street (DMS), Downtown Intensification (DI) and Transitional Residential Multiple - *Commercial* (TRMC) Zones are set out in Table 14 and additional requirements applying to specific *uses* are outlined in Section 8.3.2.

Table 14: Regulations applying to Downtown Zones

Uses	Min. Lot Area	Max. Lot Coverage	Lot Frontage	Front Yard	Exterior Side yard	Interior Side yard	Min. Rear Yard	Height
DMS Zone	NR	NR	NR	Min: 0 m. Max: 3 m.	Min: 0 m. Max: 3 m.	Min: 0 m. Max: 2 m. (4)	7.5 m.	Min: 7.5 m. (2 storeys) Max: 15 m. (4 storeys)
DI Zone	NR	40%	NR	Min: 0 m. Max: 6 m. ⁽¹⁾	Min: 0 m. Max: 6 m. ⁽¹⁾	Min: 2 m. Max: 4 m. (4)	7.5 m.	Min: 7.5 m. (2 storeys) Max: 15 m. (4 storeys) ⁽³⁾
TRMC Zone ⁽²⁾	400 sq.m.	40 % ⁽⁵⁾	15 m.	Min. 4.5m.	Min: 4.5 m.	Min: 1.5 m.	9 m.	Min. 7.5 m. (2 storeys) Max: 12 m. (3 storeys) south of Main Street West/Livingston Avenue and 15 m. (4 Storeys) north of Main Street/Livingston Avenue

Note:

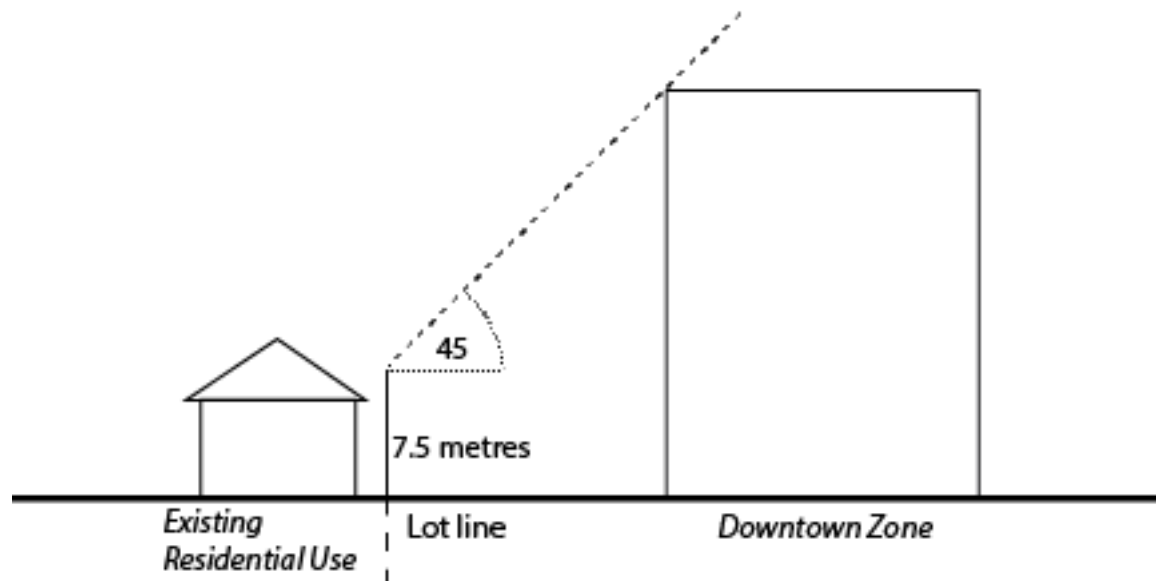
- (1) For all *buildings* located within 20 metres of a *street*.
- (2) Permitted *single detached dwellings* shall be subject to the provisions of the RD4 zone except the maximum *lot coverage* which shall be 40% and permitted *semi-detached dwellings* and *duplex dwellings* shall be subject to the provisions of the RM1 zone.
- (3) Except, within the Niagara Escarpment Plan Area shown on Schedule 19, any *building* above 12 m. or 3 *storeys* requires a Visual Impact Assessment to the satisfaction of the Town and Niagara Escarpment Commission.
- (4) Except, the maximum *side yard* may be increased to 3 m. for one way drive aisle and 6 m. for a two way drive aisle where a driveway access is required to rear yard parking.

- (5) *Lots with additional residential unit(s)* that comply with 4.19 may exceed the maximum *lot coverage* provision within the TRMC Zone, such that the total *lot coverage* does not exceed 45%.

NR = No requirement

8.3.2 Additional Provisions

- 8.3.2.1 The outside storage of goods and materials is prohibited in any *yard* which abuts a public roadway.
- 8.3.2.2 Above the second *storey*, the *front wall* of a *building* shall be set back 1 metre, towards the interior of the *building*, measured from the outer edge of the exterior wall of the *storey* directly below it.
- 8.3.2.3 Where any new development abuts an *existing residential use*, no portion of the *building* shall extend beyond the area of an *angular plane* measured at 45 degrees from 7.5 metres above the abutting *lot line*.
- a) Notwithstanding 8.3.2.3 any *building* with an *additional residential unit* that complies with Section 4.19 is exempt, but is still subject to the height and setback provisions of the applicable zone.



- 8.3.2.4 Additional *Commercial* Provisions:
- a) *Parking lots* abutting a *street* shall incorporate a 2.5 metre *landscaping strip* between the *parking lot* and the *street line*.
- b) A *primary entrance door* open to the public shall be incorporated into the *front wall* of all *buildings* facing the *front lot line*.
- c) For new *buildings* under 4,000 sq. metres within the DMS and DI zones, at least 60% of the surface area of each wall facing and located within 30 metres of an *front lot line* shall be comprised of *openings*. This provision only

- applies to that proportion of the wall that is within 3.0 metres of *finished grade*.
- d) For new *buildings* 4,000 sq. metres, and larger within the DMS and DI zones, at least 40% of the surface area of each wall facing and located within 30 metres of *front lot line* shall be comprised of *openings*. This provision only applies to that proportion of the wall that is within 3.0 metres of *finished grade*.
 - e) Within the DMS zone, the *front wall* of a *building* shall occupy a minimum of 80% of the distance of the *front lot line* and 50% of the distance of the exterior *lot line* and shall be set back no further than 3 metres from the *street line*. The minimum requirement shall be deemed to be met when it is shown on an approved site plan new *buildings*.
 - f) Within the DI zone, the *front wall* of a *building* shall occupy a minimum of 50% of the distance of the *front lot line* and 40% of the distance of the exterior *lot line* and shall be set back no further than 3 metres from the *street line*. The minimum requirement shall be deemed to be met when it is shown on an approved site plan for new *buildings*.
 - g) The width of an individual retail/*commercial* unit in the DMS zone shall be a minimum of 4 metres and a maximum of 8 metres.
 - h) The width of a new individual retail/*commercial* unit in the DI zone shall be a minimum of 8 metres and a maximum of 15 metres.
 - i) For all new *buildings* in the Downtown zones, no parking, driveways, *drive-through stacking lane*, or lanes shall be located between the *buildings* and the *street*. This requirement shall not apply to *commercial buildings* larger than 5,000 sq. m. within the DI zone.

8.4 Site Specific Exceptions

- 8.4.1 Notwithstanding the permitted *uses* in subsection 8.1.1, the following site specific exceptions shall apply to the specific property listed in Table 15 and illustrated on Schedules 1-B to 17-B in Section 15. These *uses* may be:
- a) in addition to the *uses* permitted in subsection 8.1.1
 - b) solely permitted to the exclusion of all other *uses* in section 8.1.1, or
 - c) not permitted, despite being listed in subsection 8.1.1.
- 8.4.2 The following site specific exceptions provisions listed in Table 15 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 14.

Table 15: Permitted Use, Lot, Building and Structure Exceptions

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
18	82-62	14 Elm St	TRMC				Minimum <i>yard</i> requirement for <i>accessory building</i> located in the <i>rear yard</i> : 0 m.
26	85-87	5 Patton St	DMS			Parking or storing of commercial <i>motor vehicles</i> in excess of 3,600 kg. gross vehicle weight.	
27	77-12	Elm Street	TRMC				The <i>existing</i> conditions on the <i>lot</i> shall be deemed to comply with the requirement of the TRM-C zone.
60	89-48	16 Mountain St	TRMC	<i>Specialty retail shop</i>			
65	89-91	65 Main St E	DMS				Minimum landscaped strip adjacent to the northerly property boundary: 1.5 m. Minimum parking setback: 0 m. from the Robinson Street N. streetline for the northerly 24 m. of the <i>lot</i> .
70	89-110	24 Ontario St	TRMC				Minimum <i>rear yard</i> : 7.9 m.
95	92-120	52 Ontario Street	TRMC	Antique store			

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
102	94-13	9 Livingston	TRMC	Tearoom Gift shop			Parking requirement: one space per 4.5 sq.m. for a tearoom Minimum one way parking aisle width: 3.4 m.
107	94-34	17 Livingston Avenue	TRMC	<i>Retail store</i> for the sale of antiques and home furnishings accessories			Tandem parking permitted on the <i>existing</i> driveway and in the <i>garage</i>
115	95-105	19 Elm Street	DI	<i>Custom workshops</i> Garden centres			Parking requirement: as set out in this by-law, minus two spaces where a road widening has been dedicated Minimum <i>loading space</i> for the billiard hall: 0

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
138	98-6	54 Ontario Street	TRMC	Liquor and beer store, Dry-cleaning distribution station Custom workshop, Tavern/bar/pub Club, Printing establishment, Place of entertainment, Public parking lot, Retail store, Service shop, Undertaking establishment, Veterinary clinic,			
143	98-79	35 Ontario Street	TRMC	Retail store			Minimum lot frontage: 13.8 m. Minimum side yard to an abutting residential zone: 3.5 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
201	93-110 & 94-3	28 Main Street East	DMS	<i>Veterinary clinic</i> <i>Custom workshop</i> Garden centres <i>Hotels</i> Taxi establishments Transportation depots			
223	07-62	Grimsby Square Plaza	DI				<p>Part B on Schedule 68 in Appendix A: Livingston Avenue deemed to be <i>front lot line</i>. Minimum <i>front yard</i>: 8 m. Minimum <i>interior side yard</i>: 8 m. Minimum setback for <i>parking lot</i> from St. Andrews Avenue North: 0 m. Minimum setback for <i>parking lot</i> from a residential zone: 1.5 m. Minimum <i>landscaping</i> strip: 1.5 m Minimum <i>Loading spaces</i>: 7 Minimum parking aisle with: 6 m.</p> <p>Part A on Schedule 68 in Appendix A: Minimum <i>interior side yard</i>: 6 m. Minimum loading facilities: 3</p>
226	08-19	25 Main St E. and Doran Ave.	DMS				<p>Area B of Schedule 69 in Appendix A: Minimum aisle width: 6 m. Minimum parking space width: 3.0 m. Area A of Schedule 69 in Appendix A: Minimum landscape strip: 1.5 m. in width</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
236	04-02 05-28 05-08	49 Ontario Street	TRMC				Maximum projection of balconies, or unenclosed porches into required rear yard: 4.5 m. and to the lot line in any other yard. Minimum lot area per dwelling unit: no requirement Require parking may be provided offsite Maximum lot coverage: 62%
282		44 Livingston Avenue	DI	<i>Gas station Automobile Service Garage</i>			Minimum height: 1 storey Minimum parking: as existing on site
293	14-103	42 Ontario Street	TRMC				Minimum Front Yard – 2.3 metres Minimum Exterior Side Yard – 1.7 metres Minimum Number Parking Spaces – 11 Minimum Exterior Side Yard Parking setback- 3 metres abutting residential area Minimum Rear Yard Parking setback – 0 metres abutting residential Minimum landscaping strip between the parking space and street – 0 metres abutting Ontario Street Minimum setback to parking spaces – 0.6 metres abutting Ontario Street
296	OMB Decisio n Case No: PL1406 45	46-48 Ontario Street	TRMC				Minimum front yard – as existing Minimum exterior side yard – as existing Minimum landscaping strip between the parking lot and lot lines abutting the street as existing A primary entrance door open to the public shall be incorporated into a wall of the building facing a street Minimum parking requirement – 9 spaces No parking spaces shall be permitted within 0 metres of a street line or within any visibility triangle.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
312	16-32	Lakehouse Subdivision Winston Road	DMS			Day care facility	<p>The front line shall be Winston Road.</p> <p>Minimum rear yard: 0 metres</p> <p>The provisions of Section 8.3.2.2 shall not apply.</p> <p>The provisions of Section 8.3.2.4g) shall not apply.</p> <p>Minimum parking space requirement for a commercial use in a DMS Zone: 1 space per 47 sq.m.</p> <p>No parking requirement for visitor parking spaces.</p> <p>The minimum ground floor height where ground floor commercial uses are provided: 3.5 metres (floor to floor)</p> <p>Projection of balconies, decks, and canopies within a required yard: 2.75 metres</p>
332	18-64	18 Elizabeth Street	TRMC	<i>School</i>			

347	21-21	Lots 312, 315, 316 & 317, Corporation Plan No.4 21 – 23 Main Street East, 6 Doran Avenue, Town Of Grimsby	DMS	Dwelling units on the first storey, to the rear of nonresidential units fronting onto Main Street East.			<ul style="list-style-type: none"> • Maximum number of dwelling units: 87 • Minimum Interior Side Yard Setback abutting 4 Doran Avenue: 1.3 metre abutting the first floor containing residential units, 3.8 metres abutting the second floor containing residential units • Maximum Interior Side Yard Setback: 5.1 metres • Minimum Rear Yard Setback: 4.7 metres • Maximum Building Height: <ul style="list-style-type: none"> • Area A on Schedule A to Bylaw No. 21-05: the lesser of 16 metres or 4 storeys as measured at the lot line abutting Doran Avenue • Area B on Schedule A to Bylaw No. 21-05: the lesser of 16 metres or 4 storeys as measured at the lot line abutting Main Street East • Maximum Width of Individual Retail / Commercial Unit: 14 metres except that the maximum width of a unit containing a restaurant shall be 23 metres • Minimum Retail/Commercial a Floor Area: 600 square metres abutting Main Street East • Minimum public gross floor area for a restaurant use: 93 square metres • Minimum parking for a restaurant: as per Section 5.0 or a minimum of 17 spaces, whichever is greater • Minimum parking for combined retail/commercial uses, other than restaurants: as per Section 5.0 or a minimum of 10 spaces, whichever is greater • Minimum Number of Accessible Parking Spaces: 1 space per 31 standard parking spaces • Minimum Accessible Parking Space Dimension: <ul style="list-style-type: none"> • Type A 2.4 metres width x 5.75 metres length, plus 1.5 metre painted access aisle, • Type B 3.4 metres width x 5.75 metres length, plus 1.5 metre painted access aisle • Minimum Number of Loading Spaces: 1 Space • Minimum Loading Space Size: 3 metres in width x 9 metres in length x 3 metre in height
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377	OLT-24-001	13 Mountain Street, 19 Elms Street and 21 Elm Street	DI	<p>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, recreation, social, charitable and educational activities.</p> <p>Dwelling units at or above the first storey.</p>			<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>Interior Side Yard</i>: 1.5 m. • Maximum <i>Exterior Side Yard</i>: 7.7 m. • Minimum building setback from Mountain Street between existing buildings: 15 m • Minimum <i>Rear Yard</i>: 1.5 m. • Minimum setback of 2nd floor from Mountain Street: 9 m • Minimum setback of 2nd floor from easterly side lot line: 3.5 m • Minimum setback of 5th floor from Mountain Street: 12 m • Minimum setback of 5th floor from Elm Street: 6 m • Minimum setback of 5th floor from easterly side lot line: 6.5 m • Minimum setback of 7th floor from Elm Street: 9 m • Maximum <i>Height</i> excluding mechanical penthouse: 26 m (7 storeys). • The provisions of Section 8.3.2.2 shall not apply. • The provisions of Section 8.3.2.3 shall not apply. • The provisions of Section 8.3.2.4 f) shall not apply. • Minimum resident parking space requirement: 1.0 spaces per dwelling unit. • Minimum visitor parking space requirement: 0.25 spaces per dwelling unit. • Minimum non-resident parking space requirement: 1.0 spaces per 28 square metres of non-residential GFA. • Visitor and non-residential <i>parking spaces</i> may be provided in a common area and available on a non-exclusive basis.
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
							<ul style="list-style-type: none"> 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.

9.0 COMMERCIAL ZONES

9.1 Permitted Uses

- 9.1.1** The uses permitted in the Convenience Commercial (CC), Service Commercial (CS), Marine Commercial (MC) and Neighbourhood Commercial (NC) Zones are identified in Table 16 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted use as described following Table 16.

Table 16: Permitted Uses in the Commercial Zones

Permitted Use	Convenience commercial Zone (CC)	Service Commercial Zone (CS)	Marine Commercial Zone (MC)	Neighbourhood Commercial Zone (NC)
<i>Automobile sales establishment</i>		✓		
<i>Automobile service garage</i>		✓		
Bakery shop	✓			✓
Bank	✓	✓		✓
Banquet facility		✓	✓	
Building supply		✓		
<i>Car wash</i>		✓		
<i>Commercial fitness centre</i>		✓		✓
<i>Commercial school</i>		✓		✓
<i>Community Recreational Centre</i>		✓		✓
<i>Convenience store</i>	✓	✓		✓
<i>Custom workshop</i>		✓		
<i>Clinic</i>	✓			✓
<i>Club</i>			✓	✓
<i>Day Care Facility</i>	✓			✓
<i>Dry cleaning distribution station</i>				✓
<i>Dwelling Unit</i>	Q1		Q1	Q1
Farm implement sales and service		✓		
<i>Farm market</i>		✓		✓
Furniture stores		✓		✓
Garden centre		✓		✓
<i>Gas station</i>	✓	✓		✓
<i>Hotel</i>		✓		

Permitted Use	Convenience commercial Zone (CC)	Service Commercial Zone (CS)	Marine Commercial Zone (MC)	Neighbourhood Commercial Zone (NC)
Laundromat	✓			✓
Liquor or beer store				✓
Marina			✓	
Office		✓		✓
Personal service shop	✓			✓
Place of entertainment		✓		✓
Post office				✓
Printing establishment		✓		
Public parking facilities		✓		✓
Restaurant		✓	✓	✓
Retail store				✓
Service shop		✓		✓
Specialty home product warehouse		✓		
Studios				✓
Supermarket				✓
Tavern/Bar/Pub			✓	
Takeout Restaurant	✓			
Taxi establishment		✓		
Undertaking establishment		✓		
Veterinary clinic		✓		✓

✓ Permitted use

* Permitted as accessory use

Q1 = Permitted only at or above the second storey.

9.2 Lot, Building and Yard Requirements

9.2.1 The regulations applicable to *uses* permitted in the Commercial Zones are set out in Table 17 and additional requirements applying to specific *uses* are outlined in Section 9.2.2.

Table 17: Regulations applying to Commercial Zones

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
CC Zone	700 sq.m.	30%	15 m.	3 m.	NR	3 m. except 0 metres where abutting another commercial use	7.5 m., except 10.5 m. to a Residential Zone	8.5 m.
CS Zone	2000 sq. m.	30%	30 m.	3 m.	6 m. ⁽²⁾	3 m. except 6 m. to a Residential Zone	7.5 m. ⁽²⁾ except 10.5 m. to a Residential Zone	8.5 m.
MC Zone	NR	30%	NR	3 m.	12 m.	4.5 m. except 6 m. abutting a Residential Zone ⁽¹⁾	7.5 m. except 10.5 m. abutting a Residential Zone and 12 m. abutting a <i>street</i> . ⁽¹⁾	15 m.
NC zone	2000 sq. m.	30%	30 m.	3 m.	3 m.	4.5 m. except 6 m. abutting a <i>residential</i> zone	7.5 m., except where parking is provided in <i>rear yard</i> , minimum shall be 12 m.	8.5 m.

Notes:

- (1) Where the *side yard* or *rear yard* abuts or is located within or partly within Lake Ontario, no *side yard* shall be required
- (2) 14 metres abutting the Queen Elizabeth Way or one of its service roads

NR = No Requirement

9.2.2 Additional Provisions

- 9.2.2.1 A *landscaping strip* having a minimum width of 3.0 metres shall be provided adjacent to a *street line* or Residential Zone with the exception of the provision for ingress and egress.
- 9.2.2.2 The outside storage of goods and materials is prohibited in any *yard* which abuts a public *street*, including the QEW, or abuts a Residential Zone.
- 9.2.2.3 The maximum *gross floor area* on a *lot* within a Convenience Commercial zone shall be 500 square metres.
- 9.2.2.4 The minimum area of a *specialty home product warehouses* shall be 450 sq.m.

9.3 Site Specific Exceptions

- 9.3.1 Notwithstanding the permitted *uses* in subsection 9.1.1, the following site specific exceptions shall apply to the specific property listed in Table 18 and illustrated on Schedules 1-B to 17-B in Section 18. These *uses* may be:
- a) in addition to the *uses* permitted in subsection 9.1.1,
 - b) solely permitted to the exclusion of all other *uses* in section 9.1.1, or
 - c) not permitted, despite being listed in subsection 9.1.1.
- 9.3.2 The following site specific exceptions listed in Table 18 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 17.

Table 18: Permitted Use, Lot, Building and Structure Exceptions

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
7	79-5	Lot 254, Corporation Plan 4	CC		Office		
8	79-12	Lot 163, Corporation Plan 4	CC		Office		
10	79-46	Lots 61 & 62, Plan 64)	CC		Single detached dwelling, Office, Service shop for the repair of dolls but not the retail sales of dolls		
19	83-47	149 Main St E	NC	Small engine repair shop		Open air operations	A 1.8 m. closed board fence may replace the required landscaping strip as required by section 9.2.2.1 along the northerly lot line.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
59	89-37	155 Main St E	NC	Undertaking establishment Bed and breakfast use within an existing dwelling Residential as an accessory use			Minimum lot frontage: 21 m. Minimum lot area: 700 sq.m. Maximum gross floor area: 60% of lot area Parking space setback: 0.5 m. except 4.5 m. adjacent to Main St. and any residential zone Minimum landscape strip: 4.5 m. adjacent to Main St. except for provisions for ingress and egress Maximum gross floor area for a retail store: 1,000 sq.m. The lot line abutting Main St E shall be the front lot line.
78	90-56	165 Main St E	NC		Pharmacy, Accessory residential use		Minimum side yard abutting a residential zone: 3.0 m.
81	91-14	88 Livingston Avenue	CC				Maximum height: 2 storeys
83	91-89	Lot 1, Plan 30M-186, Main St E	CS				Minimum parking spaces for a restaurant, gas bar, and car wash: 27 Minimum width of landscaping strip: 5 m. in width across the entire frontage except for provisions for ingress and egress. Ingress and egress driveways shall not exceed 33 1/3% of the entire frontage and 3 m. in depth along all other lot lines.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
92	92-103	24 Olive St	CC	Specialty food store to a maximum gross floor area of 300 m2			
102	94-13	9 Livingston	CC	Tearoom Gift shop			Parking requirement: one space per 4.5 sq.m. for a tearoom Minimum one way parking aisle width: 3.4 m.
107	94-34	17 Livingston Avenue	CC	Retail store for the sale of antiques and home furnishings accessories			Tandem parking permitted on the existing driveway and in the garage
113	95-48	161-165 Main Street East	NC	Printing establishment, Undertaking establishment, Bed and breakfast in an existing dwelling, Accessory residential use, A parking lot for uses permitted on lands adjoining to the west			Minimum lot frontage: 21 m. Minimum lot area: 700 sq.m. Maximum Gross floor area: the lesser of 1,000 m2 or 60% of the lot area Maximum unit size: 450 m2 for buildings constructed after June 5, 1995 Minimum setback of parking space to a Residential Zone: 2 m. Minimum landscaping strip: 4.5 metres abutting Main Street except for ingress and egress

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
122	96-25	24 Olive Street	CC	Restaurant Specialty food shop Hardware store Florist Pet shop Commercial fitness centre Photo studio			Minimum loading space length: 8 m. Minimum loading spaces: 2
126	96-56 14-104	Secondary Commercial Policy Area	NC	Hotel, Printing establishment, Undertaking establishment Accessory residential use at 133 & 137 Main St. E. in other than the ground floor			Minimum lot frontage: 21 m. Minimum lot area: 700 m ² Maximum gross floor area: 60% of the lot Maximum commercial unit size: 450m ² Minimum landscaping strip: 4.5 metres abutting a street line Location of access/egress for a gas station: no closer than 3.0 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
128	76-77 96-64	300 Mountain Road	CC	Retail and servicing of farm implements and garden supplies, Warehouse, Existing single detached dwelling.			Maximum floor area of warehouse use: 325 sq.m.
136	97-92	Niagara Gateway Welcome	CS	Travel/tourism information centre; Retail gift shop; Food and beverage demonstration/ sales outlet, Wine sales outlet, Artisan display and sale, Entertainment/ performance facility, Picnic/rest area			
137	97-96	60 Kerman Avenue	CC	Retail flower shop, Picture framing outlet, Dance studio			

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
151	99-22	162 Main Street East	NC				Minimum parking space: 1 space per employee plus 4 visitor parking spaces
154	99-74	297 to 299 Lake Street	CC	Dance Studio			
156	99-108	Grimsby Prestige Industrial Park/Iroquois Trail	CS	R			Maximum lot coverage: 50% Minimum front yard: 15 m. Minimum interior side yard abutting a residential zone: 9m. Minimum rear yard abutting a residential zone: 15 m. Visitor parking location: maximum 3 parking spaces in front yard for the 1st 15 m. of front wall of the principle building plus one additional parking space for each additional 7.5 m of front wall. Parking location or storage of a motor vehicle: not within 15 metres of a street line or lot line abutting a residential zone.
167	01-57	141 Main Street	NC				For the accessory building existing as of 2001: Maximum height: 1.5 storeys Minimum westerly side yard: 1.12 m. Minimum distance to another building: 0.75 m.
181	02-69		NC				Minimum Front yard for existing buildings: 2.5 m. Minimum side yard: 3.0 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
203	04-36 20-28	361 South Service Road	CS	Supermarket Non-food services within a supermarket including a pharmacy, a florist shop, a photo lab, a wine shop, dry –cleaning distribution station, bank, seasonal garden centre, commercial fitness centre, community rooms, clinic or office, Retail store; Clinic			<p>Supermarket minimum gross floor area: 5,000 sq.m. Supermarket maximum gross floor area: 9,847 sq.m.</p> <p>Maximum gross floor area of a clinic or office within a supermarket: 186 square metres . No retail sales permitted within the mezzanine of a supermarket A seasonal garden centre is permitted in a yard abutting a street. Minimum numbers of loading spaces for a supermarket: 2. Minimum number of parking spaces per 12,500 square metres of gross floor area with a seasonal garden centre in operation: 442. Minimum number of parking spaces per 12,500 square metres of gross floor area without a seasonal garden centre in operation: 516.</p>
205	05-47	321 Main Street	CS	Retail hardware store and farm supply outlet use, Personal service shop, Clinic, Accessory outdoor sales area and covered outdoor storage		Commercial establishments with drive-in or curb service	<p>Minimum Loading spaces: one fully enclosed space for a retail hardware store and farm supply outlet use</p> <p>Minimum landscape strip: 5 m. adjacent to Residential Zones</p> <p>Outdoor storage and display of goods: , maximum 40 sq.m. landscaped and lighted display area within the front yard</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
213	06-09	Windward Drive	CS	Sales and décor centre use for a Modular Home Company			
215	06-47	Main Street East	NC			Restaurant with a drive through	
224	07-63	Foran's Marine – 15 Lake Street	MC	Office on the second floor			
231	98-24 05-27	270 Main Street East	NC				Minimum lot frontage: 21 m. Minimum lot area: 700 sq.m.
243	92-50 92-113 94-87		CC		Clinic and office		
244	94-41 99-39 00-74 04-49	750 North Service Road	CS		Boat sales and service and marine supply use		Minimum side yard adjacent to residential zones: 8 m. Minimum rear yard adjacent to residential zone: the greater of 8 metres per storey or part thereof or 13.5 m. Minimum height of privacy fence required along boundary of Residential zone: 1.8 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
254	10-32	68, 70 and 72 Livingston Avenue	CC	Office Restaurant		Drive-throughs	Minimum width of planting strip along northern lot line: 1 m. Minimum interior side yard: 1.5 m. Minimum setback of a parking space to street line: 0.5 m. Minimum setback of a parking space to a residential zone: 3.0 m. except 1 m. to the northerly lot line
258	10-64 15-45	On the Lake Estate Subdivision	CS	Apartment building; Clinic use; Electronics retail use; Furniture appliance and electronic service use; Day care use; Tourism related studio use; Tourism related retail use; Tourist support service use			Minimum lot area: as existing Maximum lot coverage: 40% Maximum building height: 6 storeys Maximum gross floor area: 1.5 times lot area Minimum width of landscape strip abutting a residential zone: 1.5 m. No minimum floor area is required for a specialty homes product warehouse use. On Area C of Schedule 63 in Appendix A. For the CS Zone: Minimum floor area for an office: 100 sq. m. Minimum number of loading space: 2 Minimum front yard: 5 m. Minimum rear yard: 2 m. Minimum landscape strip abutting a Residential Zone: 0 m. Dwelling units within an apartment building may have direct access from the street level.

271	12-17 14-80 15-44 17-07	Winston Oaks Subdivision	CS	Day care facility Industrial use; Retail sales of goods manufactured on site; Tourist support services; Tourism related retail; Retail warehouses; Department stores; Warehouse membership clubs; Supermarket; Apartment building, Institutional; including government services, research and training, Clinic use; Drug store accessory to a clinic use; Laboratory services use; Electronics retail use; Furniture, appliance and electronic service uses; Spa use		All automotive uses	Maximum lot coverage: 50% Minimum front yard along Oakes Road Access: 3 m. Minimum rear yard: 3.5m Maximum Building Height: 15 Storeys Minimum landscape strip abutting; i) a residential zone: 1.5 m. ii) the North Service Road: 1.0m Minimum gross floor area for retail warehouse, department store, supermarket and warehouse membership club: 5,000 sq. m. No dwelling units on the ground floor of an apartment building. No minimum floor area is required for a specialty home product warehouse use. Minimum number of parking spaces: 447
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
				accessory to a fitness centre use, research and training facilities			
275		Casablanca	CS	GO Transit Station			
279		15 Lake Street	MC				Office on the second floor of the existing building
281		166 and 162 Main Street West	CC	Offices			Section 9.2.2.3 does not apply.
291	14-52	209 South Service Road	CC	Professional and Administrative Office, Personal Service Office, Clinic, Specialty Home Product Warehouse; Accessory uses			

295	15-65 16-91 18-75	13 Windward Dr.	CS	Post-Secondary School Research and Laboratory Facility Data Processing Clinic		<ul style="list-style-type: none"> • Minimum Lot frontage – 22m • Minimum accessible parking – 1 space per 21 required spaces • Required parking shall be permitted to be located on the abutting northerly residential lot • Minimum loading spaces for office use – none • Minimum parking setback from residential zone – 0m • Minimum landscape strip abutting residential zone – 0m • Minimum driveway entrance width – 6m • Minimum accessible parking space for office use <ul style="list-style-type: none"> ○ 3 Type A and 4 Type B parking spaces; ○ Type A accessible parking spaces shall have a minimum width of 3.4m and shall have access to a 1.5m painted access aisle; ○ Type B accessible parking spaces shall have a minimum width of 2.4m and shall have access to a 1.5m painted access aisle; ○ Where two accessible parking spaces (Type A and/or B) are adjacent, a shared access aisle may be used; and ○ 3 of the minimum required type A parking spaces shall be permitted to be located in Site Specific Exception Area 322 on Schedule 3B and located as close as possible to Site Specific Exception Area 295 Schedule 3B. • Minimum parking space for office use: 1 space per 32 square metres of gross floor area <ul style="list-style-type: none"> ○ 120 of the minimum parking space requirement may be shared with the residential uses located in Site Specific Exception Area 321 on Schedule 3B ○ The shared parking spaces may be located on the adjacent property to the east in Site Specific Exception Areas 321 and 322 on Schedule 3B.
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Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structure Exceptions
							<ul style="list-style-type: none"> • Maximum height: 22.0m • Minimum height: 5 storeys • Minimum office gross floor area: 5,500 sq. m. • Minimum parking for a Post-Secondary School shall be provided at a rate of 5 spaces per classroom • On the lands shown collectively as Site Specific Exceptions 295, 321 and 322 on Schedule 3B the provisions of Clauses 5.17 a), b) and c) shall apply as if the lands are one lot
368	21-89* *(The site specific number has been corrected from 363 to 368)	15 Lake Street	MC	<p>a) Accessory residential dwelling units on or above the second storey of the existing building.</p> <p>b) For a marina use, minimum parking requirement shall be 0.6 spaces per boat slip.</p>			

374	OLT-24-002	133-137 Main Street East	NC	Apartment Building conjunction with commercial uses			<ul style="list-style-type: none"> • Minimum Lot Coverage: 50% • Maximum Gross Floor Area: 180% of Lot Area • Minimum Yard Setbacks and Maximum Buildings Heights as shown on Schedule 78 • Minimum Landscaping Strip Width Abutting a Residential Zone: 0.8 metres • Minimum Landscaping Strip Width Abutting a Residential Zone: 0.8 metres • No parking lot shall be permitted within 3m of a property line abutting a Residential Zone • Projection of Balconies, Canopies, or Enclosed Portions into any required Interior Side Yard: 1.0 metres • Projection of Balconies, Canopies, or Enclosed Portions into any required Rear Yard: 2.0 metres • Minimum setback from the Centre Line of a Regional Road: 12.0 metres • Minimum Net Non-Residential Floor Area: 496 square metres • Minimum Number of Parking Spaces: 189 spaces • Minimum Width of Entrance/Exit to Lot measured along the Street Line: 7.0 metres • Minimum Loading Space Size: 3 metres in width x 9 metres in length X 4.5 metres in height. • Minimum Number of Accessible Parking Spaces 7 spaces • Minimum Accessible Parking Space Dimension: <ul style="list-style-type: none"> • Type A 2.4 metres width x 5.75 metres length, plus 1.5 metre painted access aisle, • Type B 3.4 metres width x 5.75 metres length, plus 1.5 metres painted access aisle.
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10.0 EMPLOYMENT ZONES

10.1 Permitted Uses

10.1.1 The uses permitted in the General Employment (GE), Prestige Employment (PE) and Utility (U) Zones are identified in Table 19 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted use as described following Table 19.

Table 19: Uses in the Employment Zones

Use	General Employment Zone (GE)	Prestige Employment Zone (PE)	Utility Zone (U)
<i>Agricultural use</i>	✓	✓	
Airport			✓
Ancillary retail sale	*	*	
<i>Automobile service garage</i>	✓		
<i>Automobile Body Shop</i>	✓		
<i>Commercial school</i>		✓	
<i>Custom workshop</i>	✓	✓	
Data processing		✓	
<i>Dry cleaning facility</i>	✓		
<i>Industrial use</i>	✓	Q1	
Licenced Cannabis Cultivation Facilities	✓	✓	
Medical Cannabis Growth	✓	✓	
Radio and television transmission establishment but not a tower		✓	
Research and laboratory	✓	✓	
<i>Restaurant</i>		Q2	
<i>Professional and Administrative Office</i>		✓	
<i>Parking lot</i>		✓	
Photocopy and print shop		✓	
<i>Self-storage warehousing</i>	✓		
<i>Service shop</i>	✓	✓	
Transport terminal	✓		
<i>Utility corridor</i>			✓
Warehousing	✓	✓	
Water and sewage treatment, pumping and storage facility			✓
Wholesaling	✓	✓	
<i>Works yard</i>			✓

- ✓ Permitted *use*
- * Accessory *use*

Q1 *Industrial use* which are carried out in a wholly enclosed *building* and does not include a junk or salvage *yard*, an automobile wrecking *yard* or other prohibited *uses*.

Q2 Permitted only as an *accessory use* to an *Office use*

10.2 Lot, Building and Yard Requirements

10.2.1 The regulations applicable to *uses* permitted in the Employment Zones are set out in Table 20 and additional requirements applying to specific *uses* are outlined in Section 10.2.2.

Table 20: Regulations applying to Employment Zones

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
General Employment Zone	1850 sq.m.	50%	30 m.	15 m.	9 m.	4.5 m. but 9 m. adjacent to a <i>residential</i> zone	7.5 m. except 15 m. abutting a <i>street</i>	NR
Utility Zone	1400 sq.m.	30%	30 m.	15 m.	15 m.	7.5 m (1)	7.5 m. or 15 m. abutting a <i>street</i> , (1)	NR
Prestige Employment Zone	4200 sq.m.	50% when serviced, 20% when not serviced	30 m.	15 m.	9 m.	4.5 m. except 9 m. abutting a <i>residential</i> zone	7.5 m., except 15 m. abutting a Residential Zone, or a <i>street</i>	NR

Notes:

(1) Except, for all *uses* other than a *utility corridor*, the *yard* shall be 30 metres when it abuts a Residential Zone.

NR = No Requirement

10.2.2 Additional Provisions

10.2.2.1 A *landscaping strip* having a minimum width of 3.0 metres shall be provided adjacent to a *street line* or Residential, Open Space or Institutional zone with the exception of the provision for ingress and egress.

10.2.2.2 Ancillary retail sales:

- a) are permitted up to a maximum of 15% of the total *gross floor area* of the *use*, or a maximum of 25% of the *gross floor area* if the *use* is less than 1,000 square metres;
- b) must involve goods manufactured or processed on-site; and
- c) must be separated from the principal *industrial use* by solid partition walls.

10.2.2.3 Outdoor storage shall:

- a) be prohibited in any *front yard* or in any *side yard*;
- b) be permitted only in *rear yards* but not within any *yard* abutting a *residential* zone or a Provincial Highway;
- b) have a maximum *height* of 4.5 metres;
- c) be screened by a 2.75 metre high screening and such screening may be any one or combination of fences, walls, berms or landscaping and plantings such that the outdoor storage not visible from any *street*; and
- d) be subject to setback requirements of the specific zone, except where the *rear yard* abuts the *rear yard* of an Employment Zone.

10.2.2.4 Hazardous Materials

- a) new *industrial uses* whose principal *use* is the manufacture or storage of hazardous liquid or readily leachable soluble chemicals are not permitted in the Employment Zones that overlap with areas of *High Aquifer Vulnerability* or the Grimsby Water Treatment Plant (WTP) Intake Protection area shown in Schedule 18; and
- b) new *industrial uses* that *use* hazardous liquid or leachable readily soluble chemicals in their *industrial* processes are only permitted in the Employment Zones that overlap with areas of *High Aquifer Vulnerability* or Water Treatment Plan (WTO) Intake Protection areas shown in Schedule 18 if site specific hydrogeological and stormwater studies have demonstrated to the

satisfaction of the Town of Grimsby and Conservation Authority that there will be no impact.

- c) new *industrial uses* which manufacture, produce, store or handle, hazardous substances which are explosive, toxic or corrosive or any other material which poses a threat to public safety if it were to escape it's normal containment shall only be permitted through a risk assessment which demonstrates that there will be negligible health and safety risk to the public.

10.3 Site Specific Exceptions

10.3.1 Notwithstanding the permitted *uses* in subsection 10.1.1, the following site specific exceptions shall apply to the specific property listed in Table 21 and illustrated on Schedules 1-B to 17-B in Section 15. These *uses* may be:

- a) in addition to the *uses* permitted in subsection 10.1.1
- b) solely permitted to the exclusion of all other *uses* in section 10.1.1, or
- c) not permitted, despite being listed in subsection 10.1.1.

10.3.2 The following site specific exceptions listed in Table 21 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 20.

Table 21: Permitted Use, Lot, Building and Structure Exceptions

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
2	NA	Part 2, Concession 1	GE		Light manufacturing		
11	80-26	Lot 14, Concession 1, Part 2, Plan 30R-916	GE				Minimum <i>lot frontage</i> : 25 m. Minimum <i>lot area</i> : 1,120 sq.m.
21	84-57	181 South Service Rd	GE	Automobile sale establishment			The <i>front yard</i> may be <i>used</i> for the storage and display of goods and materials. Minimum <i>landscaping strip</i> adjacent to the <i>street line</i> : 5.8 m.
35	86-95		GE	Greenhouse and accessory <i>residential</i>			
38	86-140	240 – 262 Mud St	U			Parts 3 and 4 as shown on Schedule 67 of Appendix A: <i>Dwelling</i>	

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
68	89-102	265 Kerman Ave	GE	Part 1 as shown on Schedule 64 of Appendix A: <i>Automobile sales establishment</i> Part 2 as shown on Schedule 64 of Appendix A: <i>Curling club</i>			Part 2 as shown on Schedule 64 of Appendix A, for a curling club use: Maximum <i>lot coverage</i> : 20% Minimum <i>lot area</i> : 6,500 sq.. Minimum <i>rear yard</i> : 3.8 m.
75	90-50	268 Kerman Ave	GE	<i>Car wash</i>			
76	90-51	Lot 13, Plan 30M-186	PE	<i>Car wash</i> <i>Restaurant</i> <i>Gas Station</i>			Minimum <i>landscaped strip</i> : 5 m. along Main St E, and 3 m. along all other <i>lot lines</i> . Maximum <i>gross floor area</i> for restaurant use: 200 sq.m.
82	91-58	260 Kerman Ave	GE	retail warehouse for the sale of home and office furnishings, fixtures and/or appliances; <i>office</i> ; a caretaker <i>dwelling unit</i> .		<i>Offices used</i> as medical, financial, real estate, insurance and legal <i>offices</i>	Minimum floor area for a retail warehouse or <i>office use</i> : 275 sq. m. Three required <i>parking spaces</i> may be provided in the <i>front yard</i> .
84	91-90		GE				Part 2 as shown on Schedule 73 of Appendix A: Minimum <i>parking spaces</i> : 23 for an antique furniture warehouse and wholesale use.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
84	91-90		PE				Part 1 as shown on Schedule 73 of Appendix A: Minimum <i>lot area</i> : 0.7 ha Minimum <i>rear yard</i> : 19 m.
89	92-42	300 North Service Rd	U	Water treatment plant intake structure within the Hazard Overlay zone			

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
91	91-33 & 92-66		PE	motion picture, audio and video production services; specialty retail warehouse use, selling goods such as appliances, furniture, floor coverings, lighting, home improvement centre, automotive parts and accessories; <i>commercial recreational uses</i> ; equipment rental within an enclosed building; auction centre.			Minimum <i>lot area</i> : 1,393 sq.m. Minimum <i>front yard</i> : 9 m. Minimum <i>side yard</i> abutting a residential zone: 11.5 m. Minimum <i>rear yard</i> abutting a residential zone: 17.5 m. Minimum <i>gross floor area</i> for a specialty retail warehouse, an <i>office</i> , or an equipment rental: 275 sq.m. <i>Landscaping strip</i> : 3 m. strip abutting all <i>lot lines</i> , except 5 m. abutting a residential zone.
119	95-130	256 Murray Street	PE				Minimum <i>front yard</i> : 8 m. Minimum <i>interior side yard</i> : 4.5 m. Minimum Setback between <i>parking lot</i> and <i>street line</i> : 0 m. Minimum width of <i>landscaping strip</i> abutting a <i>street line</i> : 0 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
135	97-78	317 South Service Road	GE	Sales, rental and service of recreation vehicles and accessory products			
144	89-105 92-78	257 Robinson Road	GE	Ambulance Depot Retail warehouse with a minimum floor area of 100 sq.m. <i>Office use</i> with a minimum floor area of 100 sq.m. Accessory residence for owner, manager or caretaker		Open air operations	<i>Lot line</i> abutting Robinson Street deemed to be a <i>side lot line</i> . Maximum number of visitor <i>parking spaces</i> in the <i>front yard</i> : 10 Maximum <i>building</i> height: 1.5 storeys Minimum <i>lot frontage</i> : 18 m. Minimum <i>lot area</i> : 640 m. Minimum rear or <i>side yard</i> where <i>lot line</i> divides <i>building</i> : 0 m.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
174	02-1	Kelson Avenue	GE(H)	Office			All <i>buildings</i> shall be oriented to face the South Service Road. Open air operations and outdoor storage are prohibited in any <i>yard</i> that abuts the South Service Road or a <i>lot line</i> of a <i>residential use</i> , excluding lands used for <i>commercial greenhouse</i> . Minimum <i>Yard</i> abutting a <i>lot line</i> of a <i>residential use</i> excluding lands used for <i>commercial greenhouses</i> : 70 metres except <i>office</i> , accessory showrooms, accessory retail outlets and accessory hospitality rooms: 20 metres
179	02-36	10 Iroquois Trail	PE	Ambulance Facility			Minimum <i>side yard</i> (southeast): 5 metres
180	02-57	270 Kerman Avenue	GE				Parking requirement for Motor Vehicle License Office: 8 spaces
251	10-18 10-31	325 Main Street East	PE	Community recreation centre			Minimum setback of a parking space from a <i>residential zone</i> : 15 m.
260	11-12	241 South Service Road	GE	Membership buying service use Professional and Administrative Office			Maximum number of visitor <i>parking space</i> in the <i>front yard</i> : 20 Minimum width of <i>landscaping strip</i> abutting <i>front lot line</i> : 0 m.
280	92-66	2-14 Iroquois Trail	PE			Outdoor Storage	

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
283		2 Iroquois Trail	PE	<i>Automobile Sales Establishment Car Wash</i>			
285		623 South Service Road	GE			<i>Commercial fitness centre</i>	
297	OMB Decision Case No.: PL140645	4 Iroquois Trail	PE	self-storage warehousing kitchen cabinets retail – if manufactured or processed on site flooring plumbing retail if manufactured or processed on site dry cleaning outlet			
302	15-42	Tops Drive	GE				The subject lands are exempt from the definition of “lot” solely for the purposes of permitting the merging of parcels.
315	16-52	260 Kerman Avenue	GE	Self-storage facility			Parking in the front yard – 19 visitor spaces
316	16-52		PE(H)	Self-storage facility			Parking in the front yard – 5 visitor spaces
324	17-90	260-270 Hunter Road	GE	Commercial School; Administrative and Professional Offices			

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
371	21-48	16 Kemp Road West* *(The site specific number has been corrected from 355 to 371)	GE		Self Storage Warehousing Outdoor Storage of Vehicles and Trailers Agricultural Uses	<i>Automobile Service Garage</i> <i>Automobile Body Shop</i> <i>Custom Workshop</i> <i>Dry Cleaning Facility</i> <i>Industrial Use</i> <i>Research and Laboratory</i> <i>Service shop</i> <i>Transport Terminal</i> <i>Warehousing</i> <i>Wholesaling</i>	A 15 metre landscaped buffer shall be provided abutting the north and east property lines adjacent to 256, 262, 264, 272, 276 and 282 Mountain Road.
378	23-105	260 Main Street East* *(The designated table for this site specific exception has been corrected from 19 to 21)	NC				Minimum landscaping strip adjacent to Residential Zone, with exception of the provision for ingress and egress: 1.5 metres Minimum setback of parking lot from property line abutting a Residential Zone: 1.5 metres Minimum setback of parking space from streetline: 2.6 metres

11.0 INSTITUTIONAL ZONES

11.1 Permitted Uses

11.1.1 The uses permitted in the Institutional (i) Zone are identified in Table 22 through symbols under the column related to the Institutional Zone. .

Table 22: Permitted Uses in the Institutional Zone

Uses	Institutional Zone (I)
Art Gallery	✓
Club	✓
Community Recreational Centre	✓
Day care	✓
Fire hall	✓
Hospital	✓
Library	✓
Municipal office	✓
Museum	✓
Nursing home or Long Term Care	✓
Place of worship	✓
Police station	✓
Post office	✓
Retirement home	✓
School	✓
Weigh-scales and fruit and vegetable inspection stations	✓
Retail store	Q1
Restaurant	Q1
Special event use	*

✓ Permitted use

* Accessory use

Q1 Retail stores and/or restaurants are permitted as accessory uses within a community recreational centre, hospital, museum or art gallery up to a cumulative maximum size of 10% the size of the community recreational centre, hospital, museum or art gallery.

11.2 Lot, Building and Yard Requirements

11.2.1 The regulations applicable to uses permitted in the Institutional Zone are set out in Table 23 and additional requirements applying to specific uses are outlined in Section 11.2.2.

Table 23: Regulations applying to the Institutional Zone

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
All institutional <i>uses</i> , not otherwise listed below	NR	50%	15 m.	4.5 m.	9 m.	4.5 m., plus an additional 1 m. for every metre in <i>height</i> above 12 m..	7.5 m.	12.5 m.
<i>Schools</i>	NR	NR	NR	4.5 m.	7.5 m.	7.5 m.	7.5 m.	NR

NR = No requirement

11.2.2 Additional Provisions

- 11.2.2.1 A *landscaping strip* having a minimum width of 3.0 metres shall be provided adjacent to a *street line* or Residential, or Open Space zone with the exception of the provision for ingress and egress.

11.3 Site Specific Exceptions

- 11.3.1 Notwithstanding the permitted *uses* in subsection 11.1.1, the following site specific exceptions shall apply to the specific property listed in Table 24 and illustrated on Schedules 1-B to 17-B in Section 15. These *uses* may be:
- a) in addition to the *uses* permitted in subsection 11.1.1
 - b) solely permitted to the exclusion of all other *uses* in section 11.1.1, or
 - c) not permitted, despite being listed in subsection 11.1.1.
- 11.3.2 The following site specific exception listed in Table 24 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 23.

Table 24: Permitted Use, Lot, Building and Structure Exceptions

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
20	84-69		I I				<p>Minimum <i>side yard</i> (south side): 0 m.</p> <p>No landscape strip required along the westerly <i>lot line</i> from the southerly extremity of Pinewood Ave. southerly for a distance of 40 m.</p> <p>Maximum height: 9.0 m.</p>
56	88-98		I				<p>The <i>lot line</i> abutting Main St E shall be deemed to be the <i>front lot line</i>.</p> <p>Minimum <i>front yard</i>: 22 m. from the centerline of Main St.</p> <p>Minimum <i>interior side yard</i>: 4.5 m. or a distance equal to one-quarter the height of the <i>building</i> whichever is greater.</p> <p>Minimum <i>exterior side yard</i>: 8 m.</p> <p>Maximum height: 3 <i>storeys</i></p> <p>Minimum <i>loading spaces</i>: 1</p> <p><i>Landscaping strip</i> width: minimum 4.5 m. abutting a residential zone</p> <p><i>Parking space</i> setback: 0.5 m. of any <i>lot line</i> except 4.5 m. of any <i>lot line</i> abutting a residential zone</p> <p>Maximum number of beds for a <i>retirement home</i>: 120</p> <p>Maximum number of beds for a <i>nursing home</i>: 50</p>
69	89-104	31 Kerman Ave	I		Place of worship Secondary School		<p>Minimum <i>parking spaces</i>:</p> <p><i>Place of worship</i>: 165 spaces</p> <p><i>Secondary School</i>: 296 spaces</p>

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
71	90-5		I		<i>Place of worship</i> <i>Secondary School</i>		Minimum <i>parking spaces</i> : <i>Place of worship</i> : 165 spaces <i>Secondary School</i> : 296 spaces
88	92-36	132 Lake St	I		<i>Place of worship</i>		No <i>building</i> except for an <i>accessory building</i> within 100 metres of the <i>lot line</i> abutting the sewage treatment plant Parking requirement: 1 space per 6 fixed seats or 1 space per 10 m ² of <i>gross floor area</i>
182	02-81	Victoria Avenue & Adelaide Street	I	Gift shop, Coffee shop			Minimum <i>side yard</i> setback: 1.8 m.
207	05-78	16 Patton Street	I				Minimum <i>lot frontage</i> : 9 m.
209	05-92	160 Livingston Avenue	I	<i>Works yard</i>			Minimum <i>yard</i> abutting a residential zone: 30.5 m. for a <i>works yard</i>
292	14-70	308 Lake Street	I				Maximum gross floor area – 600 square metres
372	22-18	Lot 39 - Central Avenue, Plan 30M-115* *(The site specific number has been corrected from 356 to 372)	I				a) Permitted use of a Parking Area solely in conjunction with a permitted hospice use located on Part 2, Plan 30R-1 2012; b) For a parking lot, a privacy fence with a maximum height of 2.0 metres is required on lot lines abutting a residential use; c) Minimum of 4.5 metres to parking area abutting residential.

12.0 OPEN SPACE ZONES

12.1 Permitted Uses

- 12.1.1 The uses permitted in the Private Open Space (O1), Public Open Space (O2) and Cemetery Zone (C) Zones are identified in Table 25 through symbols under the column related to each zone.

Table 25: Permitted Uses in the Open Space Zones

Uses	Private Open Space Zone (O1)	Public Open Space Zone (O2)	Cemetery Zone (C)
Accessory <i>residential</i> and <i>commercial</i> uses		✓	
Arena	✓	✓	
Athletic fields	✓	✓	
Boat launching ramp	✓	✓	
<i>Campground</i>	✓	✓	
<i>Cemetery</i> and crematoriums			✓
<i>Club</i>	✓		
<i>Community Recreational Centre</i>	✓	✓	
Golf courses, mini golf and driving range	✓		
Lawn bowling green	✓	✓	
Outdoor natural rink	✓	✓	
Outdoor swimming pool	✓	✓	
Park	✓	✓	
Picnic area	✓	✓	
Playground	✓	✓	
<i>Restaurant</i>	Q1	Q1	
<i>Retail store</i>	Q1	Q1	
Shelters and docking facility	✓	✓	
<i>Special event use</i>	*	*	
Tennis court	✓	✓	
<i>Trails and Pedestrian Rest Area</i>	✓	✓	

✓ Permitted use

* Accessory Use

Q1 *Retail stores and/or restaurants* are permitted as *accessory uses* within a *community recreational centre* up to a cumulative maximum size of 10% of the size of the *community recreational centre*.

12.2 Lot, Building and Yard Requirements

- 12.2.1 The regulations applicable to *uses* permitted in the Open Space Zones are set out in Table 26 and additional requirements applying to specific *uses* are outlined in Section 12.2.

Table 26: Regulations applying to Open Space Zones

Uses	Min. Lot Area		Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard
All Open Space Zone <i>uses</i> , not otherwise listed below	NR		NR	15 m.	15 m.	7.5 m. or 15 m. to a Residential Zone	7.5 m. or 15 m. to a Residential Zone
<i>Cemeteries, and crematoriums</i>	1 ha.		NR	15 m.	15 m.	15 m.	15 m.

NR= No Requirement

12.2.2 Additional Provisions

12.3 Site Specific Exceptions

- 12.3.1 Notwithstanding the permitted *uses* in subsection 12.1.1, the following site specific exceptions shall apply to the specific property listed in Table 27 and illustrated on Schedules 1-B to 17-B in Section 15. These *uses* may be:
- a) in addition to the *uses* permitted in subsection 12.1.1
 - b) solely permitted to the exclusion of all other *uses* in section 12.1.1, or
 - c) not permitted, despite being listed in subsection 12.1.1.
- 12.3.2 The following site specific exceptions listed in Table 27 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 26.

Table 27: Permitted Use, Lot, Building and Structure Exceptions

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
13	81-34		O1 O1		Accessory <i>residential use</i> Existing Indoor and Outdoor Recreation Facility Trail		
49	88-29	Kerman Avenue Townhouses	O1				Minimum height of noise attenuating berm and fence abutting CNR: 4.5 m with minimum berm height of 2 m. Required parking: 1.8 spaces per <i>dwelling unit</i>
49	88-29	Kerman Avenue Townhouses	O2				Minimum height of noise attenuating berm and fence abutting CNR: 4.5 m with minimum berm height of 2 m. Required parking: 1.8 spaces per <i>dwelling unit</i>
57	88-129	Fifty Point Conservation Area	O2				Campsite setback: 15 m. of a <i>lot line</i> or 73 m. of the boundary of a <i>Residential</i> zone. Landscaping area to be provided adjacent to every portion of any <i>lot line</i> . A fence shall be installed along any <i>lot line</i> which is adjacent to a Residential zone.

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
225	07-77		O2				Minimum <i>lot frontage</i> : 7.4 m. Minimum lot are: 0.5 ha.

13.0 OVERLAY ZONES

13.1 Permitted Uses

13.1.1 The *uses* permitted in the Overlay Zones are identified in Table 28 through symbols under the column related to each zone.

Table 28: Permitted Uses in the Overlay Zones

Use	Hazard (HA)	Environmental Protection (EP)	Environmental Conservation (EC)
<i>Agricultural use, excluding buildings</i>	✓	Q1	Q1
Athletic field	✓		
Boat launching ramp	✓		
Conservation use	✓	✓	✓
Docking facility	✓		
Flood and erosion protection work	✓	✓	✓
Forestry use	✓	✓	✓
<i>Golf courses excluding buildings</i>	✓		
Park	✓		
Picnic area	✓		
Playground	✓		
Trail and pedestrian rest area	✓	✓	✓

✓ Permitted use

Q1 Existing *agricultural use* only, excluding *buildings* and *structures*.

13.1.2 All lands falling within a Hazard Overlay Zone, Environmental Conservation Overlay Zone and Environmental Protection Overlay Zone are identified on the schedules in Section 15 with a hatched overlay.

Note

Environmental Protection Overlay Includes

- *Provincially significant wetlands;*
- Provincially significant Life Science Areas of Natural and Scientific Interest (ANSIs);
- Fish habitat, and
- Significant habitat of threatened and endangered species;
- Key Natural Heritage Features
- Key Hydrologic Features

Environmental Conservation Overlay Includes

- *Significant woodlands;*
- *Significant wildlife habitat;*
- *Significant habitat of species of concern;*
- *Regionally significant Life Science ANSIs;*
- *Other evaluated wetlands;*
- *Significant valley lands;*
- *Savannahs and tall grass prairies;*
- *Alvars; and,*
- *Publicly owned conservation lands.*

- 13.1.3 Notwithstanding the permitted *uses* in the applicable underlying zones shown on the schedules in Section 15, where a *lot* is also subject to an Environmental Protection Overlay Zone, no *uses* and no *building* or *structure* or an expansion to an *existing building* or *structure* shall be permitted until an environmental impact study (EIS), in accordance with the EIS Guidelines, and other studies that may be required by the Town, based on approved guidelines or terms of reference, are approved.. The requirement for an EIS may be scoped or waived in accordance with the EIS guidelines. The *uses* permitted in Tale 39 may be permitted subject to a scoped EIS in accordance with the EIS guidelines.
- 13.1.4 The environmental impact study required by Section 13.1.3 shall confirm the boundaries of any *Natural heritage feature or area* within the Environmental Protection Zone and any required buffer to the *Natural heritage feature or area*. Where the environmental impact study, determines that the boundary is smaller than the Environmental Protection Zone shown on the schedules in Section 15, the lands no longer falling within the boundary of the Environmental Protection Overlay Zone shall be subject to the requirements of the underlying zone.
- 13.1.5 Within the Greenbelt Plan Area, the Environmental Protection overlay shall include an additional 30 metres from the edge of the feature.
- 13.1.6 Notwithstanding the permitted *uses* in the applicable underlying zones shown on the schedules in Section 15, where a *lot* is also subject to an Environmental Conservation Overlay Zone, no *uses* and no *building* or *structure* or an expansion to an *existing building* or *structure* shall be permitted until an environmental impact study (EIS), in accordance with the EIS Guidelines, and other studies that may be required by the Town, based on approved guidelines or terms of reference, are approved.
- The requirement for an EIS may be scoped or waived in accordance with the EIS guidelines. The *uses* permitted in Tale 39 may be permitted subject to a scoped EIS in accordance with the EIS guidelines.
- 13.1.7 The environmental impact study required by Section 13.1.5 shall confirm the boundaries of any *Natural heritage feature or area* within the Environmental Conservation Overlay Zone and shall demonstrate that, over the long term, there will be no significant negative impact on the *natural heritage feature or area* or its ecological functions from the *uses* permitted in the underlying zone.
- 13.1.8 Where a Hazard Overlay Zone is shown on the schedules in Section 15, it includes hazards associated with *watercourses* (riverine erosion, *flooding hazard*) and the Lake Ontario shoreline. Along a *watercourse*, the Hazard Overlay Zone includes the greater of: the stable top of bank for *erosion hazards* , or the *flooding hazard* of a *watercourse*. Along Lake Ontario, the Hazard Overlay Zone includes the greater of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* associated with Lake Ontario.

- 13.1.9 Notwithstanding the permitted *uses* in the applicable underlying zones shown on the schedules in Section 15, where a *lot* is also subject to a Hazard Overlay Zone, no *uses* and no *building or structure* or an expansion to an *existing building or structure* shall be permitted unless a permit for development or site alteration is issued by the Niagara Peninsula Conservation Authority. Those *uses* permitted in Table 28 may require a permit. Where a permit is issued by the Niagara Peninsula Conservation Authority, the requirements of the underlying zone shall apply to the extent permitted by the permit issued by the Niagara Peninsula Conservation Authority.

14.0 HOLDING ZONE

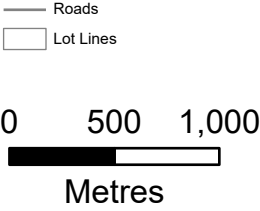
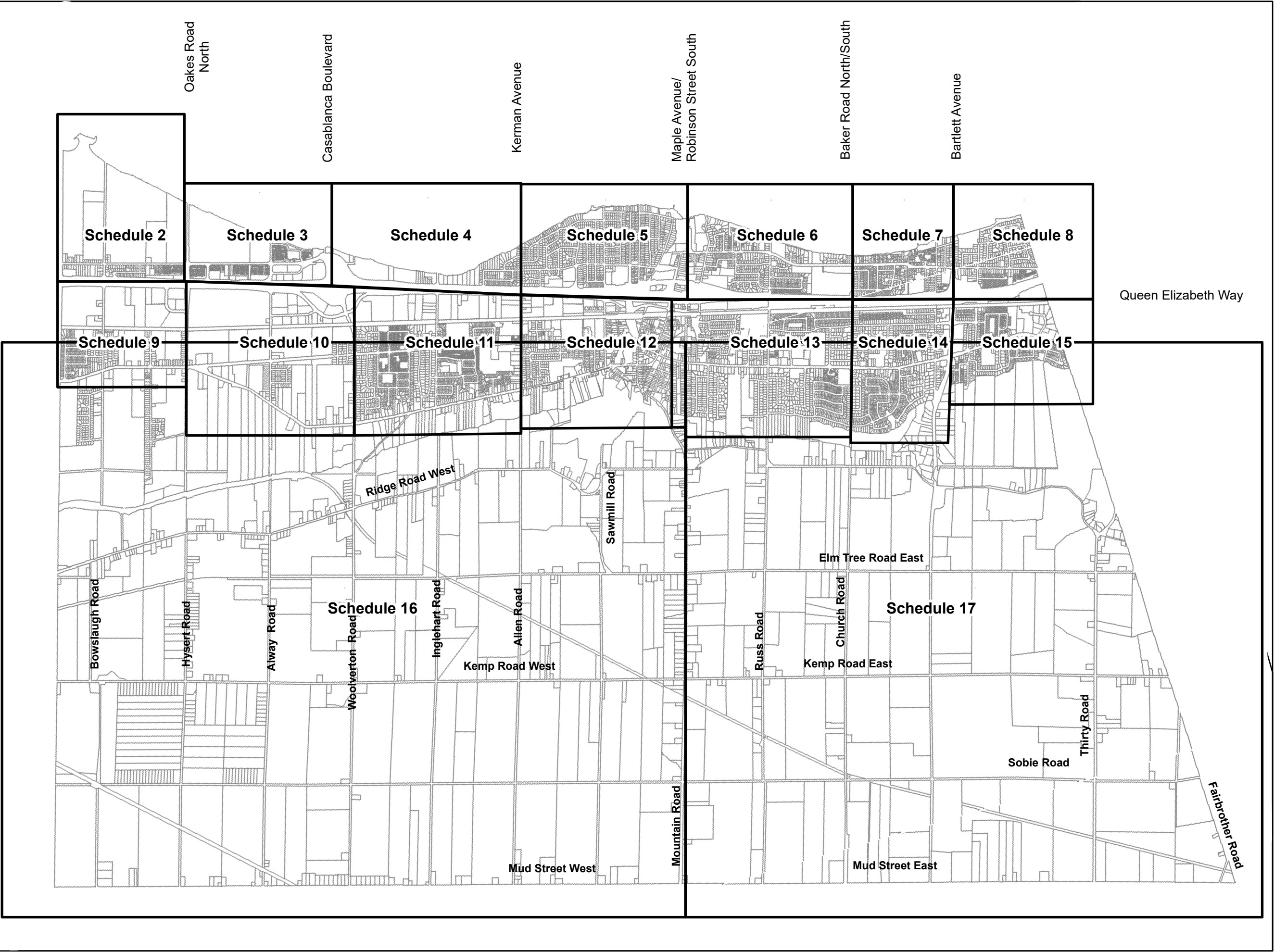
- 14.1 Notwithstanding any other provisions of this By-law, where a zone symbol is preceded by an open bracket and the letter “H” and a closed bracket, the lands subject to that zone shall be *used* only for the *uses*, *buildings* and *structures* that existed at the date of the passing of this by-law, until the “H” is removed.
- 14.2 Council may pass a by-law to remove the Holding (H) Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met.
- 14.3 The following Holding provisions in Table 29 apply to the properties specified:

Table 29: Holding Zone Provisions

Zone	By-Law #	Address	Requirement to lift the hold provision:
A/SC		421 Park Road South (former Landfill) plus adjacent 500 m. buffer	The requirements of Section 4.6 of the Official Plan policies pertaining to waste disposal assessment areas have been met to the satisfaction of the Town.
GE	02-1	Southwest corner of Kelson Avenue Road and South Service Road	Owner entering into a site plan agreement with Town in accordance with the provisions of the Grimsby Official Plan.
GE		Southwest corner of Oakes Road North and Tops Drive	
R2	01-65	East of Cemetery Access Road	
RM2	08-74	105 and 107 Main Street East	Approval of site plan.
RD4	11-13	239 Main Street East	Approval of a noise impact study, an archeological assessment and an Environmental Assessment.
RD4	11-52	288 Main Street	Approval of site plan.
RM1	12-18	Lot to south and east of 10 Nelles Road North	Approval of an Environmental Assessment to the satisfaction of the Region of Niagara.
PE	16-52	Area B on Schedule "A" to By-law 16-52	Construction of the office building on Area A
HR	16-80	North Side of Kemp Road 61 metres east of Mountain Road	<p>The holding provision does not apply to one detached dwelling and buildings accessory to a detached dwelling.</p> <p>For all other buildings lifting of the holding provision requires the registration of a development agreement subject to the requirements of Section 10.10 of the Official Plan.</p>

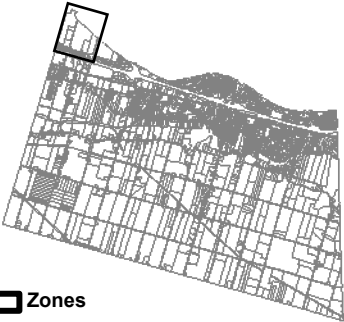
RM3	16-32	Lakehouse Subdivision, Winston Road	The Hold Provision may be lifted 2 years after the date of occupancy for the first unit within the building that the commercial unit is in.
MHD O2	21-97	362 and 398 North Service Road	<ul style="list-style-type: none"> • The owner/applicant provides a Copy of the Ministry of the Environments acknowledgement of the filing of a Record of Site Condition or its equivalent to the Town of Grimsby and the Niagara Region Planning and Development Services Department; and • The owner/applicant submits a detailed noise study to the satisfaction of the Niagara Region Planning and Development Services Department.

15.0 SCHEDULES



Town of
Grimsby

Zoning Schedules
November 2025



- Zones
- RD1 - Residential Detached 1

RD2 - Residential Detached 2

RD3 - Residential Detached 3

RD4 - Residential Detached 4

RD5 - Residential Detached 5

GB - Grimsby Beach

MS - Main Street

RM1 - Residential Multiple 1

RM2 - Residential Multiple 2

RM3 - Residential Multiple 3

TRM - Transitional Residential Multiple

HR - Hamlet Residential

ND - Neighbourhood Development

DMS - Downtown Main-Street

DI - Downtown Intensification

CC - Convenience Commercial

NC - Neighbourhood Commercial

CS - Service Commercial

MC - Marine Commercial

MHD - Mixed Use High Density

TRMC - Transitional Residential Multiple - Commercial

GE - General Employment

PE - Prestige Employment

I - Institutional

C - Cemetery

O1 - Private Open Space

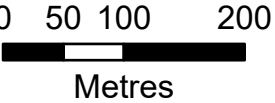
O2 - Public Open Space

U - Utility

A - Agricultural

RU - Rural

SC - Specialty Crop
- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines



Schedule 2-A

N

Notes:
1. Site specific zoning shown on separate schedules.





Site Specific Exception
Roads
Lot Lines

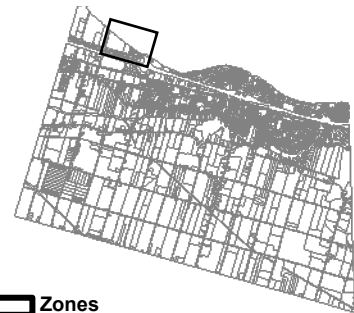
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Schedule 2-B



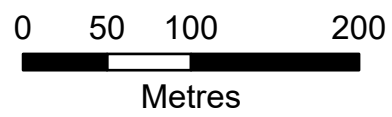
Town of Grimsby

Zoning Schedules
November 2025



- Zones**
- RD1 - Residential Detached 1
 - RD2 - Residential Detached 2
 - RD3 - Residential Detached 3
 - RD4 - Residential Detached 4
 - RD5 - Residential Detached 5
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 - MS - Main Street
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 - RM3 - Residential Multiple 3
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 - A - Agricultural
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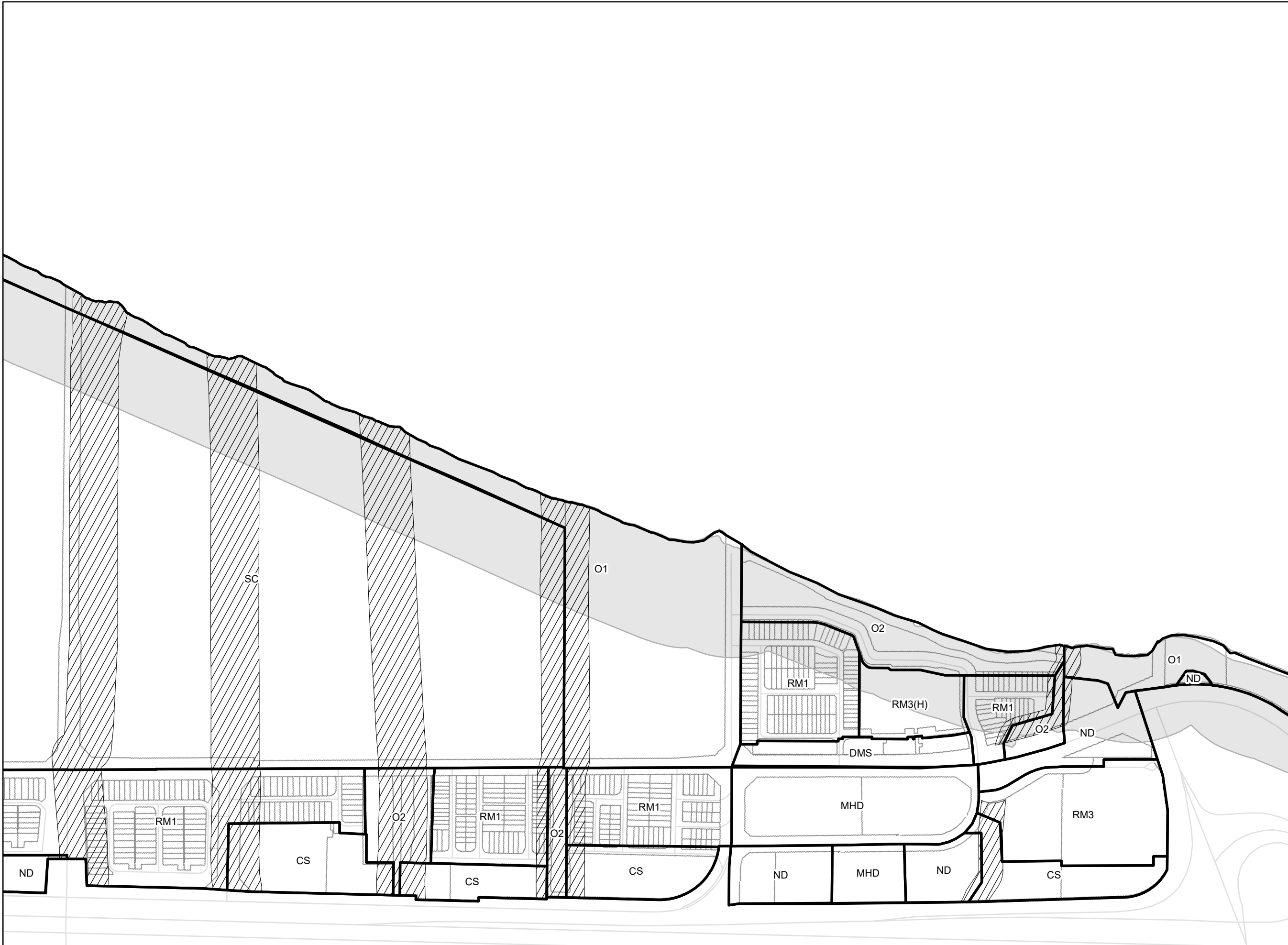
- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines

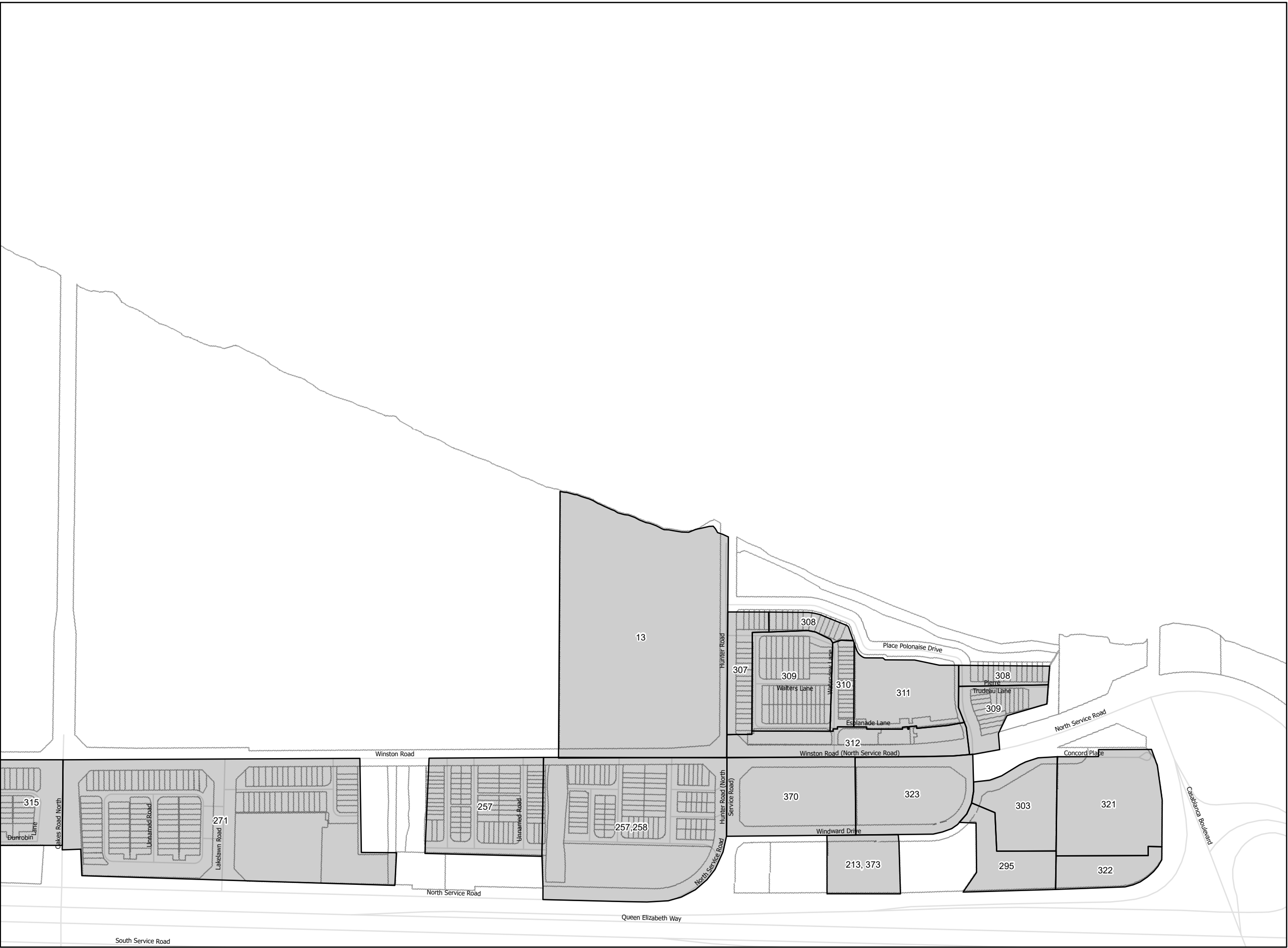
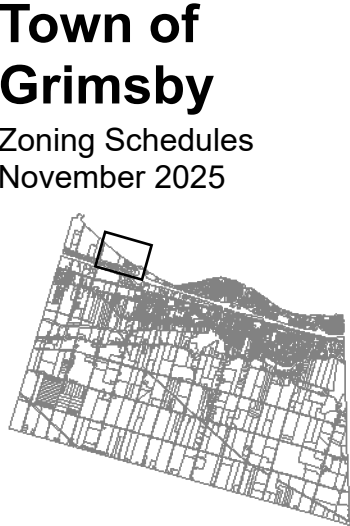


Schedule 3-A

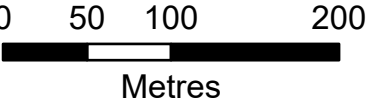
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Notes:
1. Site specific zoning shown on separate schedules.





- Site Specific Exception
- Roads
- Lot Lines



Schedule 3-B

N

Town of Grimsby

Zoning Schedules

November 2025



- Zones
- RD1 - Residential Detached 1

RD2 - Residential Detached 2

RD3 - Residential Detached 3

RD4 - Residential Detached 4

RD5 - Residential Detached 5

GB - Grimsby Beach

MS - Main Street

RM1 - Residential Multiple 1

RM2 - Residential Multiple 2

RM3 - Residential Multiple 3

TRM - Transitional Residential Multiple

HR - Hamlet Residential

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CS - Service Commercial

MC - Marine Commercial

MHD - Mixed Use High Density

TRMC - Transitional Residential Multiple - Commercial

GE - General Employment

PE - Prestige Employment

I - Institutional

C - Cemetery

O1 - Private Open Space

O2 - Public Open Space

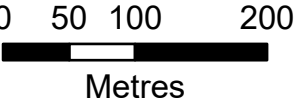
U - Utility

A - Agricultural

RU - Rural

SC - Specialty Crop

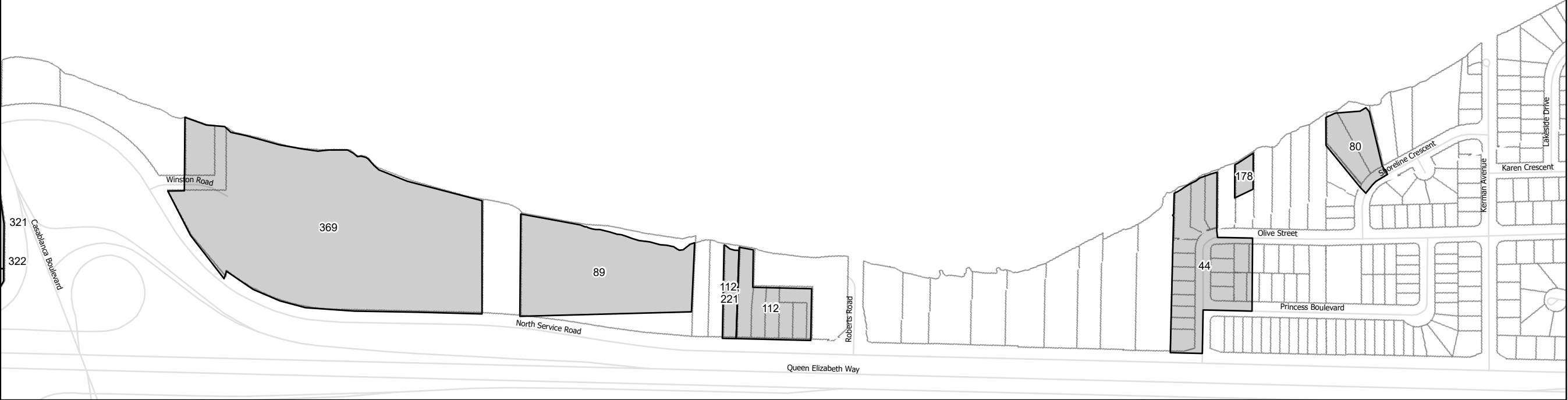
- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines



Schedule 4-A

N

Notes:
1. Site specific zoning shown on separate schedules.



Site Specific Exception
Roads
Lot Lines

0 50 100 200
Metres

Schedule 4-B

Zoning Schedules

November 2025



- EP Overlay

- EC Overlay

- 

- Hazard Ov

- Roads

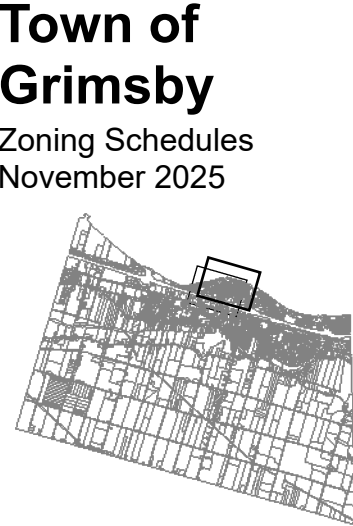
- ☐
- Lot Lines

- _____

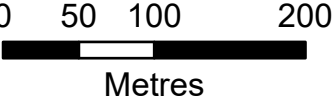
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Metres

Notes:
1. Site specific zoning shown on separate schedules



- Site Specific Exception
- Roads
- Lot Lines



Schedule 5-B



Zoning Schedules

November 2025



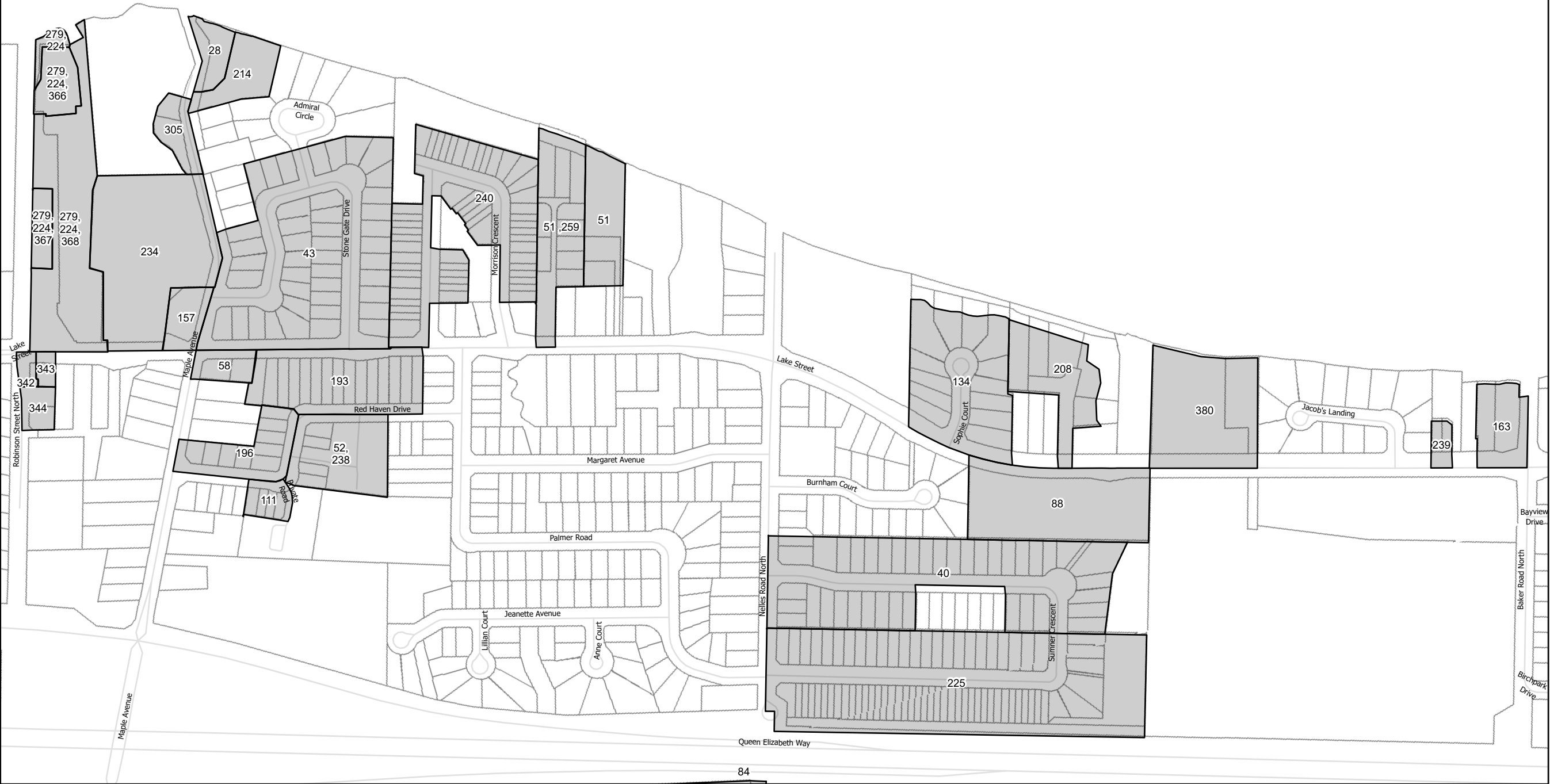
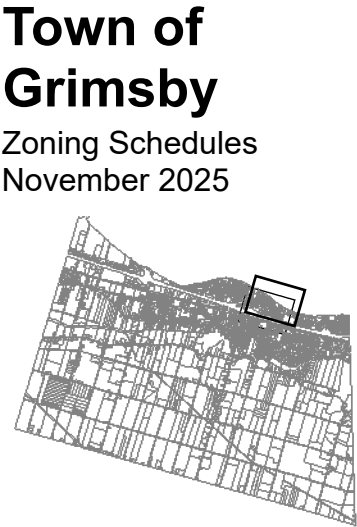
- RD1 - Residential Detached 1
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- PE - Prestige Employment
- I - Institutional
- C - Cemetery
- O1 - Private Open Space
- O2 - Public Open Space
- U - Utility
- A - Agricultural
- RU - Rural
- SC - Specialty Crop

Metres

Schedule 6-A



Notes:
1. Site specific zoning shown on separate schedules.



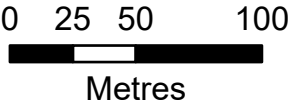
Town of Grimsby

Zoning Schedules

November 2025



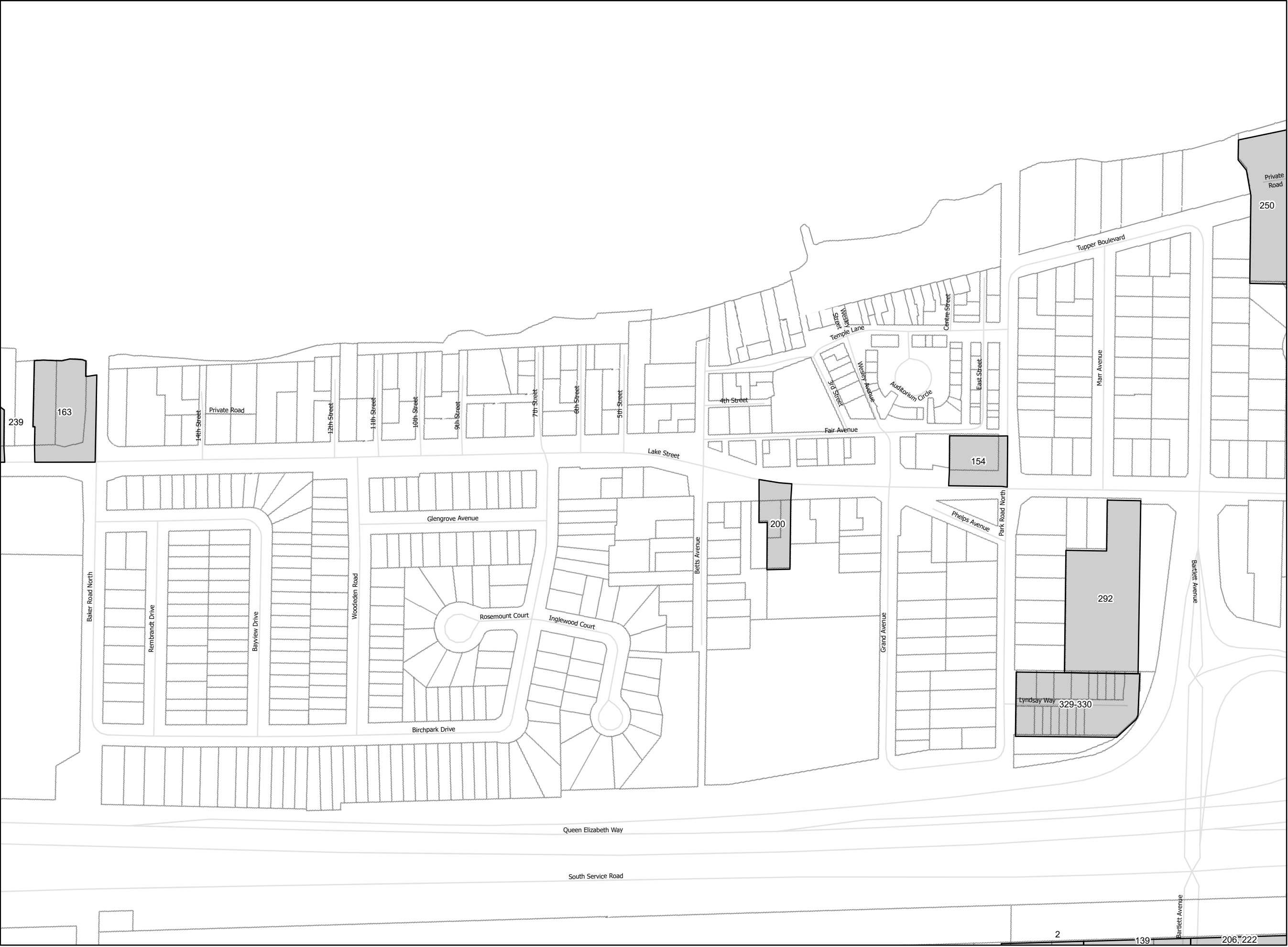
- Zones**
- RD1 - Residential Detached 1
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 - GE - General Employment
 - PE - Prestige Employment
 - I - Institutional
 - C - Cemetery
 - O1 - Private Open Space
 - O2 - Public Open Space
 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop
- Overlays**
- EP Overlay
 - EC Overlay
 - N.E.D.C. Area
 - Hazard Overlay
 - Roads
 - Lot Lines



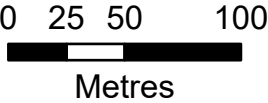
Schedule 7-A

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Notes:
1. Site specific zoning shown on separate schedules.



- Site Specific Exception
- Roads
- Lot Lines



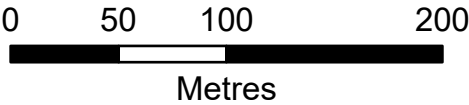
Town of Grimsby

Zoning Schedules
November 2025



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 - RM2 - Residential Multiple 2
 - RM3 - Residential Multiple 3
 - TRM - Transitional Residential Multiple
 - HR - Hamlet Residential
 - ND - Neighbourhood Development
 - DMS - Downtown Main-Street
 - DI - Downtown Intensification
 - CC - Convenience Commercial
 - NC - Neighbourhood Commercial
 - CS - Service Commercial
 - MC - Marine Commercial
 - MHD - Mixed Use High Density
 - TRMC - Transitional Residential Multiple - Commercial
 - GE - General Employment
 - PE - Prestige Employment
 - I - Institutional
 - C - Cemetery
 - O1 - Private Open Space
 - O2 - Public Open Space
 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop

- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines

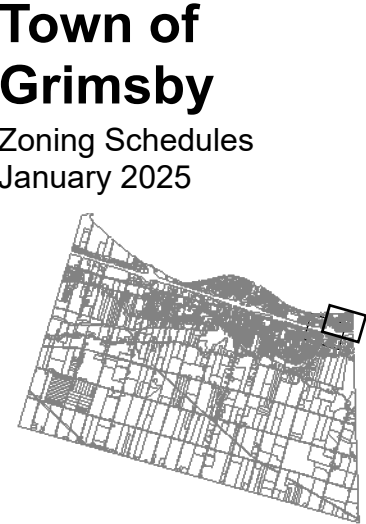


Schedule 8-A



Notes:
1. Site specific zoning shown on separate schedules.





Site Specific Exception

Roads

Lot Lines

050100200

Metres

Schedule 8-B

N

Town of Grimsby

Zoning Schedules

November 2025



- Zones**
- RD1 - Residential Detached 1
 - RD2 - Residential Detached 2
 - RD3 - Residential Detached 3
 - RD4 - Residential Detached 4
 - RD5 - Residential Detached 5
 - GB - Grimsby Beach
 - MS - Main Street
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - RM3 - Residential Multiple 3
 - TRM - Transitional Residential Multiple
 - HR - Hamlet Residential
 - ND - Neighbourhood Development
 - DMS - Downtown Main-Street
 - DI - Downtown Intensification
 - CC - Convenience Commercial
 - NC - Neighbourhood Commercial
 - CS - Service Commercial
 - MC - Marine Commercial
 - MHD - Mixed Use High Density
 - TRMC - Transitional Residential Multiple - Commercial
 - GE - General Employment
 - PE - Prestige Employment
 - I - Institutional
 - C - Cemetery
 - O1 - Private Open Space
 - O2 - Public Open Space
 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop

- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines

0 50 100 200

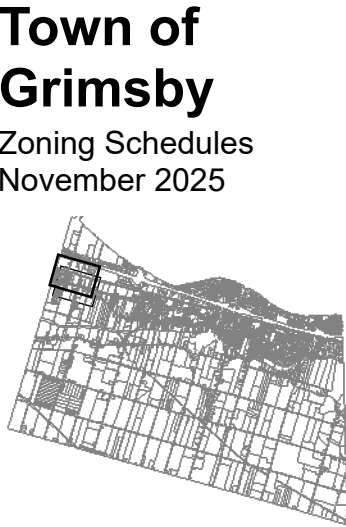
Metres

Schedule 9-A

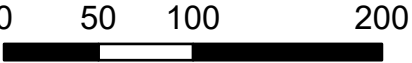


Notes:
1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only.
Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



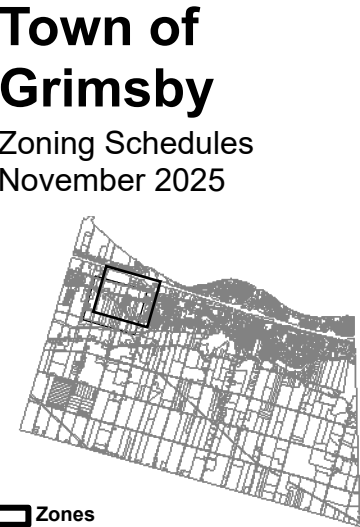


- Site Specific Exception
- Roads
- Lot Lines



Schedule 9-B

Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



Zones

RD1 - Residential Detached 1

RD2 - Residential Detached 2

RD3 - Residential Detached 3

RD4 - Residential Detached 4

RD5 - Residential Detached 5

GB - Grimsby Beach

MS - Main Street

RM1 - Residential Multiple 1

RM2 - Residential Multiple 2

RM3 - Residential Multiple 3

TRM - Transitional Residential Multiple

HR - Hamlet Residential

ND - Neighbourhood Development

DMS - Downtown Main-Street

DI - Downtown Intensification

CC - Convenience Commercial

NC - Neighbourhood Commercial

CS - Service Commercial

MC - Marine Commercial

MHD - Mixed Use High Density

TRMC - Transitional Residential Multiple - Commercial

GE - General Employment

PE - Prestige Employment

I - Institutional

C - Cemetery

O1 - Private Open Space

O2 - Public Open Space

U - Utility

A - Agricultural

RU - Rural

SC - Specialty Crop

EP Overlay

EC Overlay

N.E.D.C. Area

Hazard Overlay

Roads

Lot Lines

0

50

100

200

Metres

Schedule 10-A

Notes:

1. Site specific zoning shown on separate schedules.

2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only.

Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.

N

Town of Grimsby

Zoning Schedules
November 2025



- Site Specific Exception
- Roads
- Lot Lines

0 50 100 200
Metres

Schedule 10-B

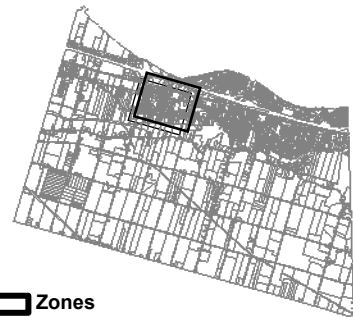


Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.

Town of Grimsby

Zoning Schedules

November 2025



- Zones**
- RD1 - Residential Detached 1
 - RD2 - Residential Detached 2
 - RD3 - Residential Detached 3
 - RD4 - Residential Detached 4
 - RD5 - Residential Detached 5
 - GB - Grimsby Beach
 - MS - Main Street
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - RM3 - Residential Multiple 3
 - TRM - Transitional Residential Multiple
 - HR - Hamlet Residential
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 - DMS - Downtown Main-Street
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 - NC - Neighbourhood Commercial
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 - MC - Marine Commercial
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 - TRMC - Transitional Residential Multiple - Commercial
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 - PE - Prestige Employment
 - I - Institutional
 - C - Cemetery
 - O1 - Private Open Space
 - O2 - Public Open Space
 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop

- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines

0 50 100 200
Metres

Schedule 11-A

Notes:
1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only.
Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



Town of Grimsby

Zoning Schedules

November 2025



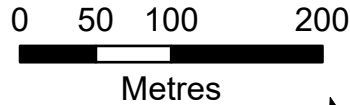
Town of Grimsby

Zoning Schedules
November 2025



- Zones**
- RD1 - Residential Detached 1
 - RD2 - Residential Detached 2
 - RD3 - Residential Detached 3
 - RD4 - Residential Detached 4
 - RD5 - Residential Detached 5
 - GB - Grimsby Beach
 - MS - Main Street
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - RM3 - Residential Multiple 3
 - TRM - Transitional Residential Multiple
 - HR - Hamlet Residential
 - ND - Neighbourhood Development
 - DMS - Downtown Main-Street
 - DI - Downtown Intensification
 - CC - Convenience Commercial
 - NC - Neighbourhood Commercial
 - CS - Service Commercial
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 - TRMC - Transitional Residential Multiple - Commercial
 - GE - General Employment
 - PE - Prestige Employment
 - I - Institutional
 - C - Cemetery
 - O1 - Private Open Space
 - O2 - Public Open Space
 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop

- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines



Schedule 12-A

Notes:

- Site specific zoning shown on separate schedules.
- The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



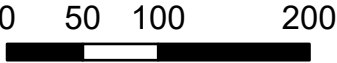


Town of Grimsby

Zoning Schedules
November 2025



- Site Specific Exception
- Roads
- Lot Lines



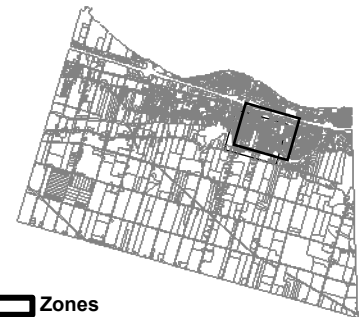
Schedule 12-B

Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.

Town of Grimsby

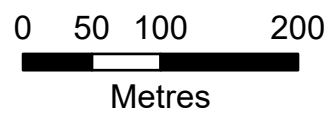
Zoning Schedules

November 2025



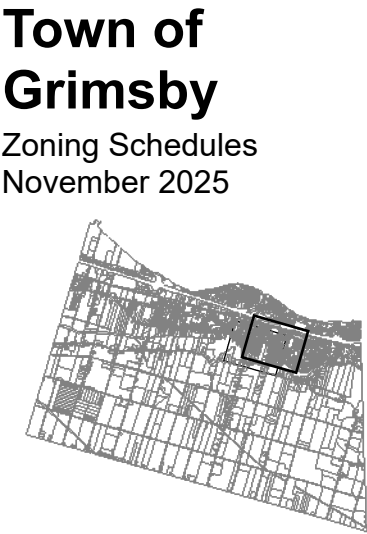
- Zones**
- RD1 - Residential Detached 1
 - RD2 - Residential Detached 2
 - RD3 - Residential Detached 3
 - RD4 - Residential Detached 4
 - RD5 - Residential Detached 5
 - GB - Grimsby Beach
 - MS - Main Street
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - RM3 - Residential Multiple 3
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 - C - Cemetery
 - O1 - Private Open Space
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 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop

- EP Overlay
- EC Overlay
- N.E.D.C. Area
- Hazard Overlay
- Roads
- Lot Lines

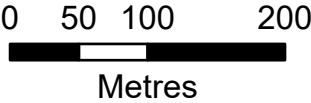


Schedule 13-A

Notes:
1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only.
Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



- Site Specific Exception
- Roads
- Lot Lines

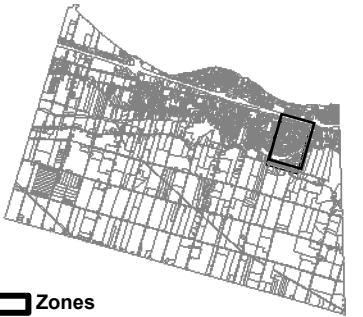


Schedule 13-B

Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.

Zoning Schedules

November 2025



- RD1 - Residential Detached 1
- RD2 - Residential Detached 2
- RD3 - Residential Detached 3
- RD4 - Residential Detached 4
- RD5 - Residential Detached 5
- GB - Grimsby Beach
- MS - Main Street
- RM1 - Residential Multiple 1
- RM2 - Residential Multiple 2
- RM3 - Residential Multiple 3
- TRM - Transitional Residential Multiple
- HR - Hamlet Residential
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- DMS - Downtown Main-Street
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- I - Institutional
- C - Cemetery
- O1 - Private Open Space
- O2 - Public Open Space
- U - Utility
- A - Agricultural
- RU - Rural
- SC - Specialty Crop

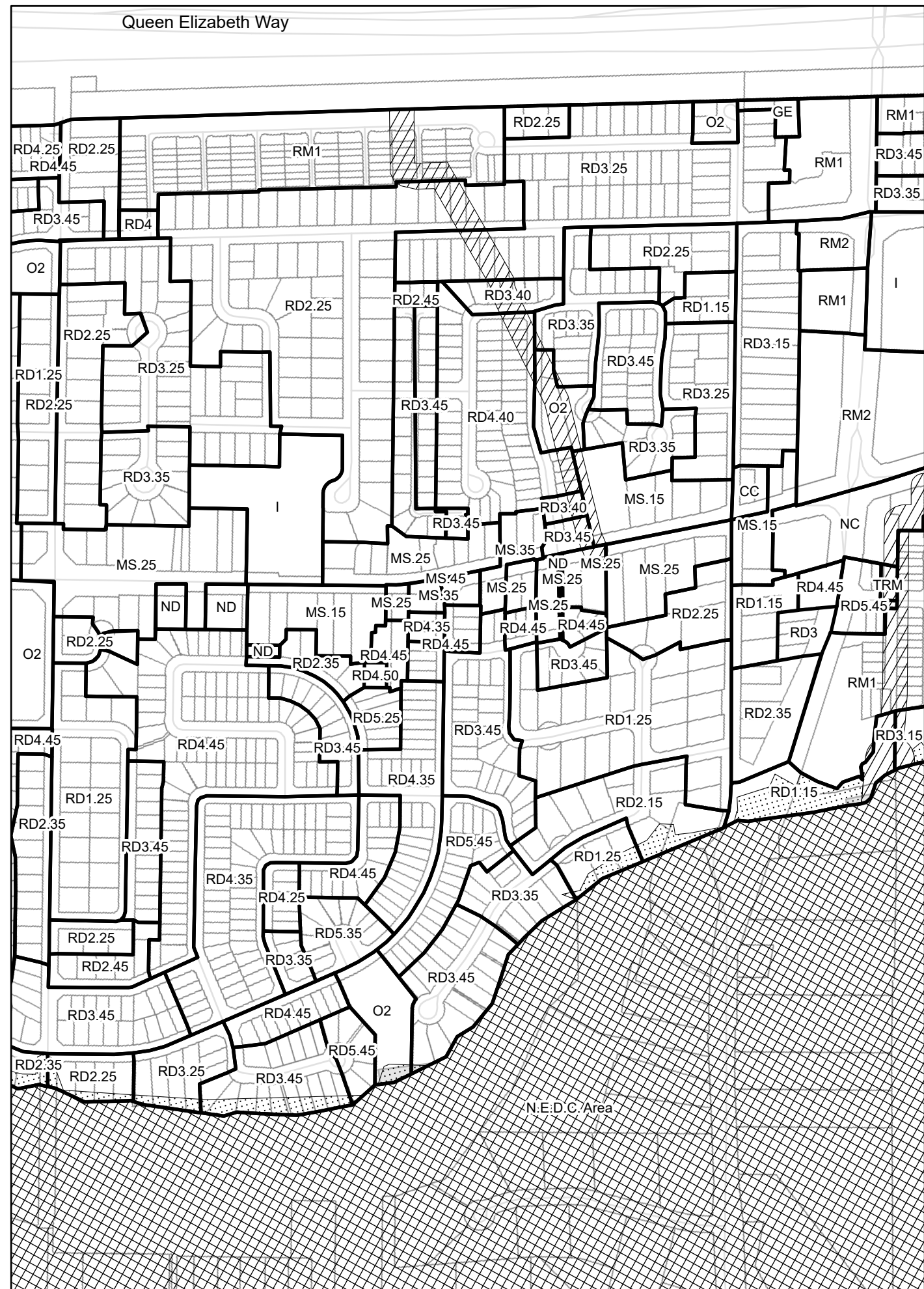
☐ Lot Lines

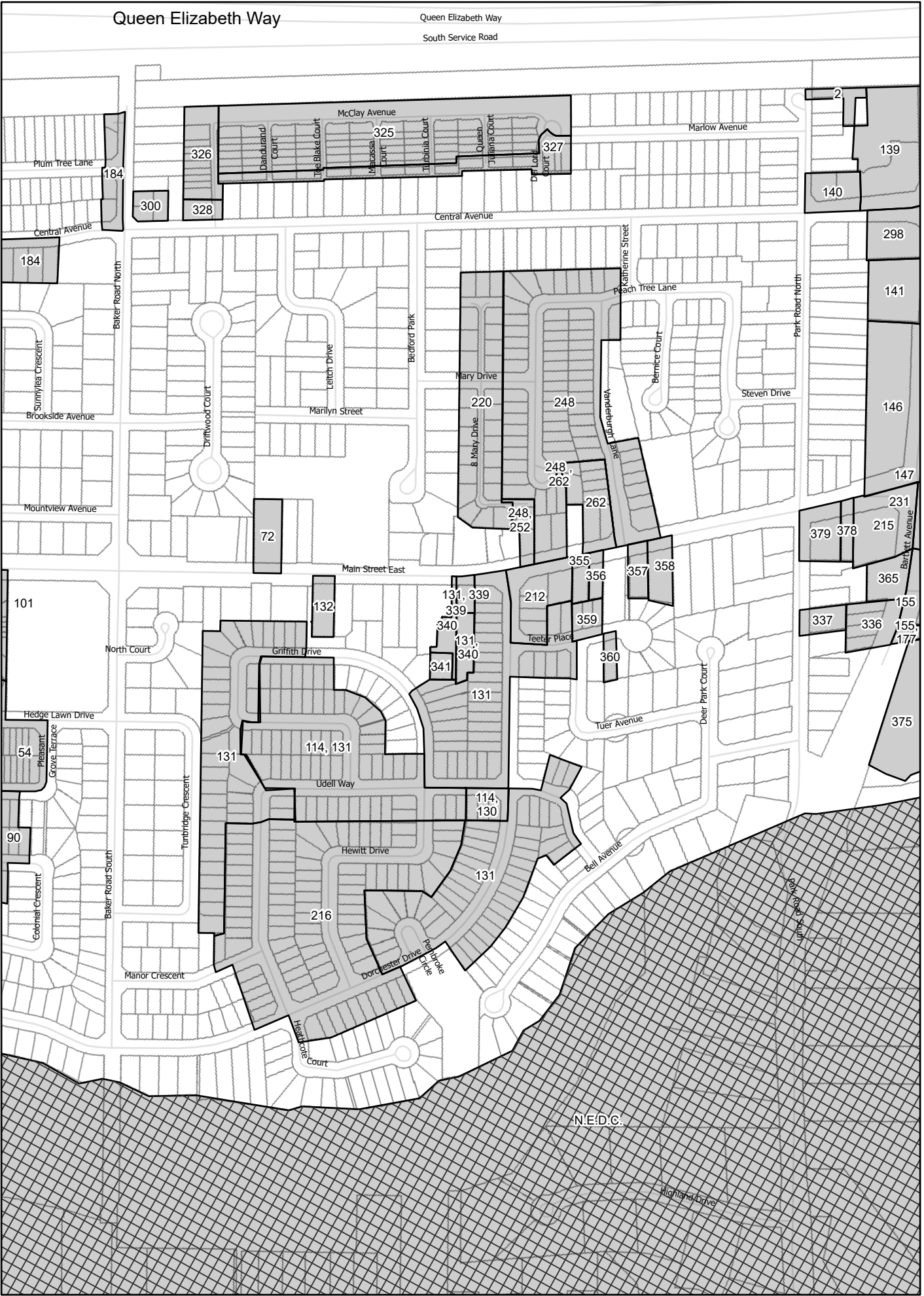
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N

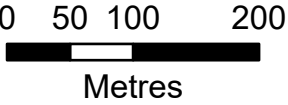
Notes:

1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.





- Site Specific Exception
- Roads
- Lot Lines



Schedule 14-B

Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.

Town of Grimsby

Zoning Schedules
January 2025



- Zones**
- RD1 - Residential Detached 1
 - RD2 - Residential Detached 2
 - RD3 - Residential Detached 3
 - RD4 - Residential Detached 4
 - RD5 - Residential Detached 5
 - GB - Grimsby Beach
 - MS - Main Street
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - RM3 - Residential Multiple 3
 - TRM - Transitional Residential Multiple
 - HR - Hamlet Residential
 - ND - Neighbourhood Development
 - DMS - Downtown Main-Street
 - DI - Downtown Intensification
 - CC - Convenience Commercial
 - NC - Neighbourhood Commercial
 - CS - Service Commercial
 - MC - Marine Commercial
 - MHD - Mixed Use High Density
 - TRMC - Transitional Residential Multiple - Commercial
 - GE - General Employment
 - PE - Prestige Employment
 - I - Institutional
 - C - Cemetery
 - O1 - Private Open Space
 - O2 - Public Open Space
 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop

EP Overlay

EC Overlay

N.E.D.C. Area

Hazard Overlay

Roads

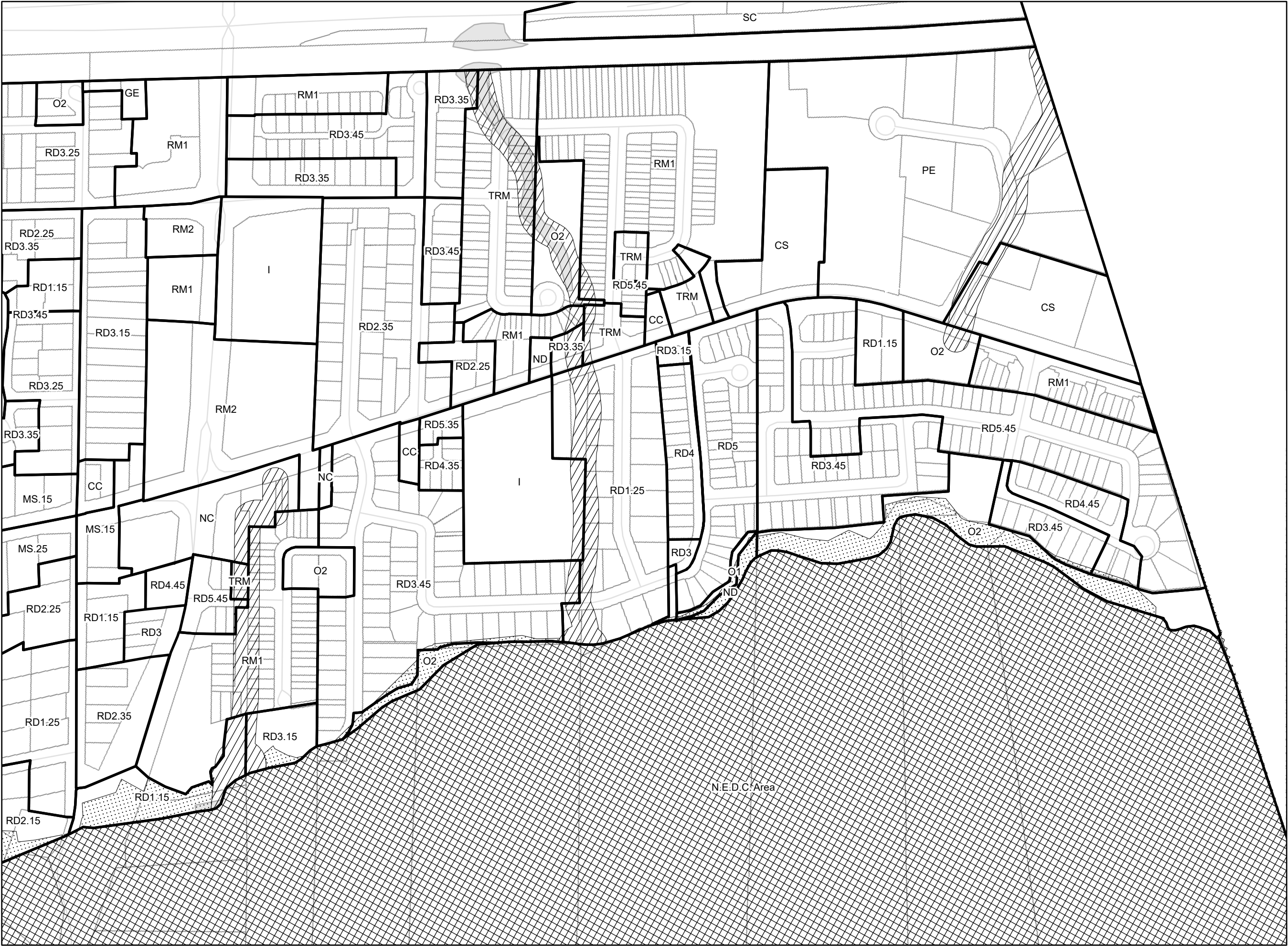
Lot Lines

0 50 100 200

Metres

Schedule 15-A

Notes:
1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only.
Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



Town of Grimsby

Zoning Schedules
November 2025



Site Specific Exception

Roads

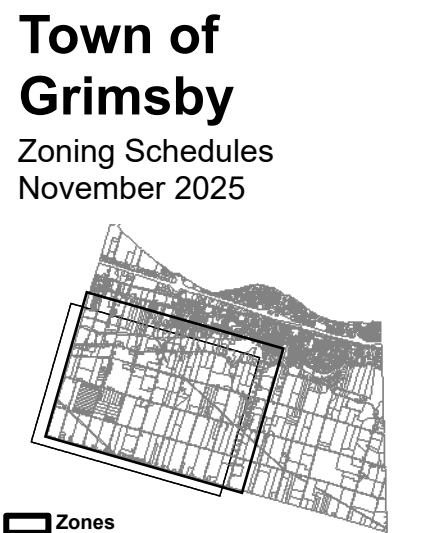
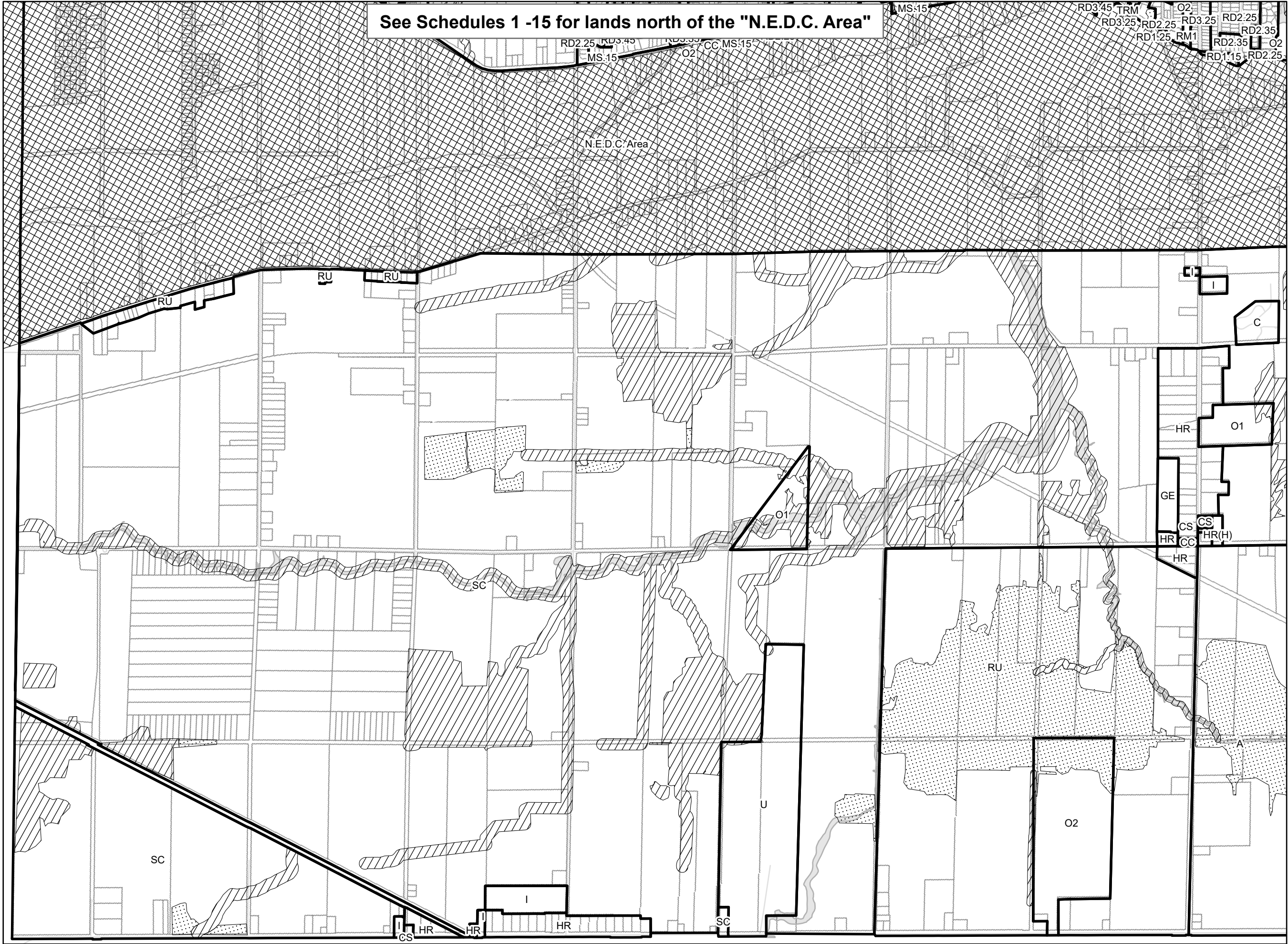
Lot Lines

050100200

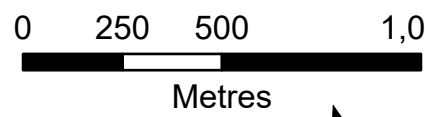
Metres

Schedule 15-B

Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



- Zones**
- RD1 - Residential Detached 1
 - RD2 - Residential Detached 2
 - RD3 - Residential Detached 3
 - RD4 - Residential Detached 4
 - RD5 - Residential Detached 5
 - GB - Grimsby Beach
 - MS - Main Street
 - RM1 - Residential Multiple 1
 - RM2 - Residential Multiple 2
 - RM3 - Residential Multiple 3
 - TRM - Transitional Residential Multiple
 - HR - Hamlet Residential
 - ND - Neighbourhood Development
 - DMS - Downtown Main-Street
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 - CC - Convenience Commercial
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 - I - Institutional
 - C - Cemetery
 - O1 - Private Open Space
 - O2 - Public Open Space
 - U - Utility
 - A - Agricultural
 - RU - Rural
 - SC - Specialty Crop
- Overlays**
- EP Overlay
 - EC Overlay
 - N.E.D.C. Area
 - Hazard Overlay
 - Roads
 - Lot Lines



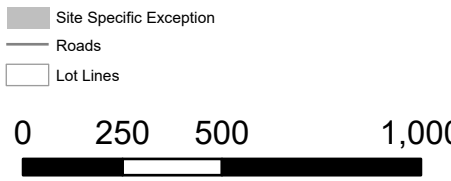
Schedule 16-A

Notes:

1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.

Zoning Schedules

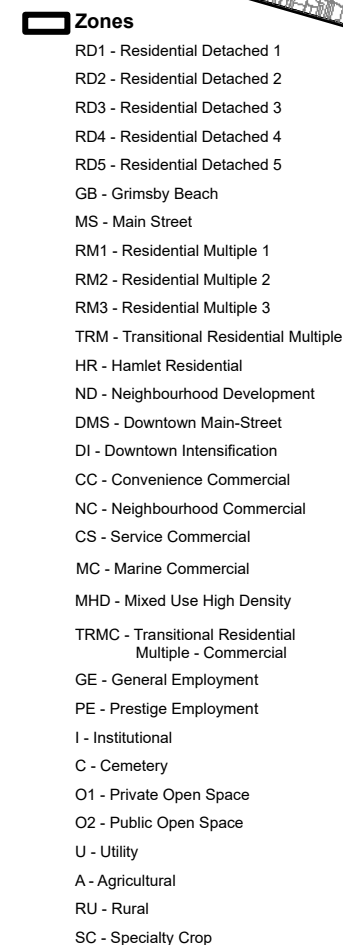
November 2025



Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only.
Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.

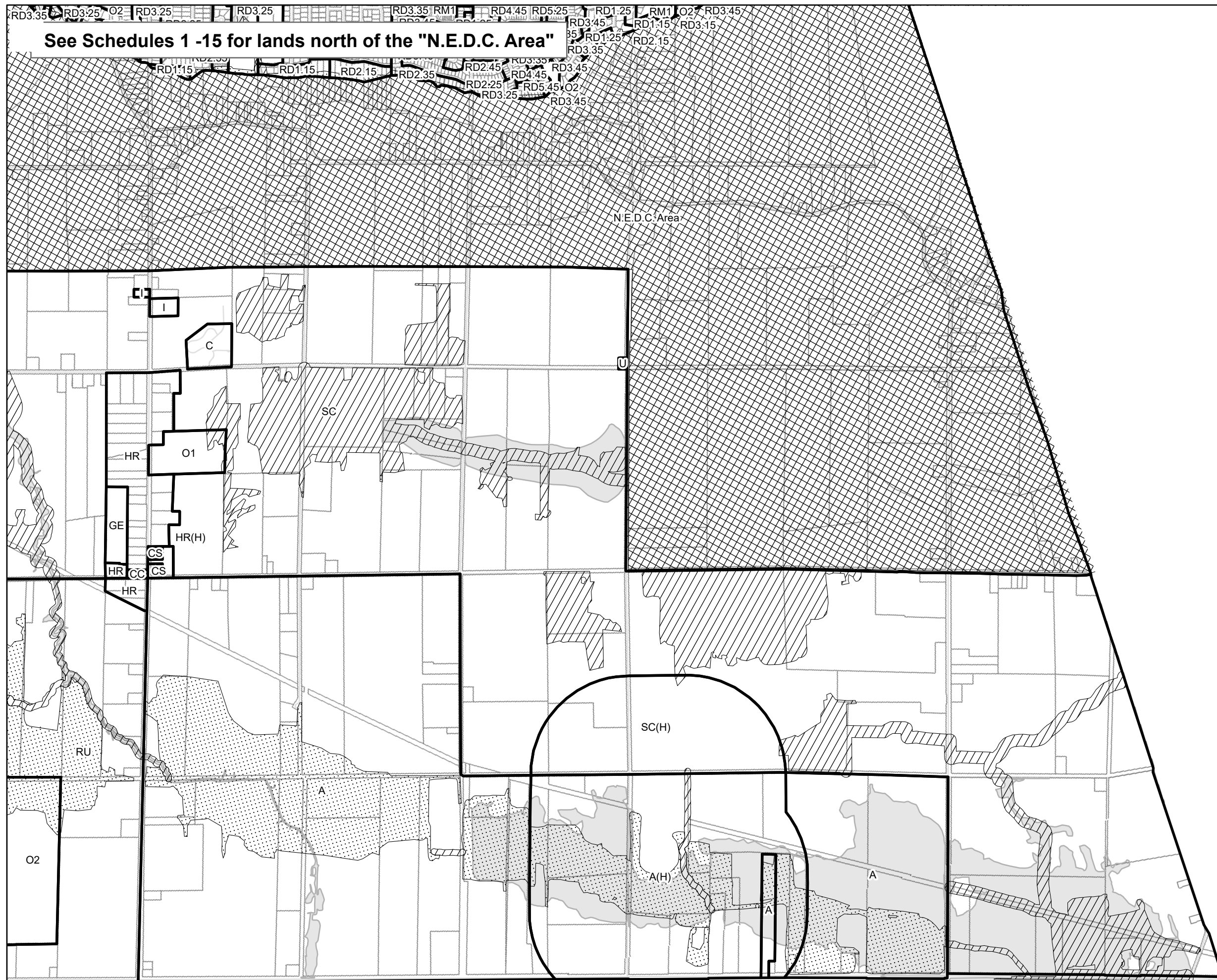


Zoning Schedules November 2025



Notes:

1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



See Schedules 1 -15 for lands north of the "N.E.D.C. Area"

Map showing land parcels, roads, and a large hatched area labeled "N.E.D.C.".

Key features include:

- Roads: Ridge Road West, Ridge Road East, Elm Tree Road West, Elm Tree Road East, Kemp Road West, Kemp Road East, Soby Road, Mud Street West, Mud Street East, Church Road, Cemetery Access Road, Mountain Road, Rusk Road, Park Road South, Thirty Road, Fairbourn Road.
- Parcels: 36, 382, 317, 319, 29, 371, 14, 320, 128, 133, 120, 158, 61, 199, 53, 105, 100, 284, 77, 333, 34, 9.
- Other: Cemetery Path, N.E.D.C. (hatched area).

Zoning Schedules

November 2025



— Roads

☐ Lot Lines

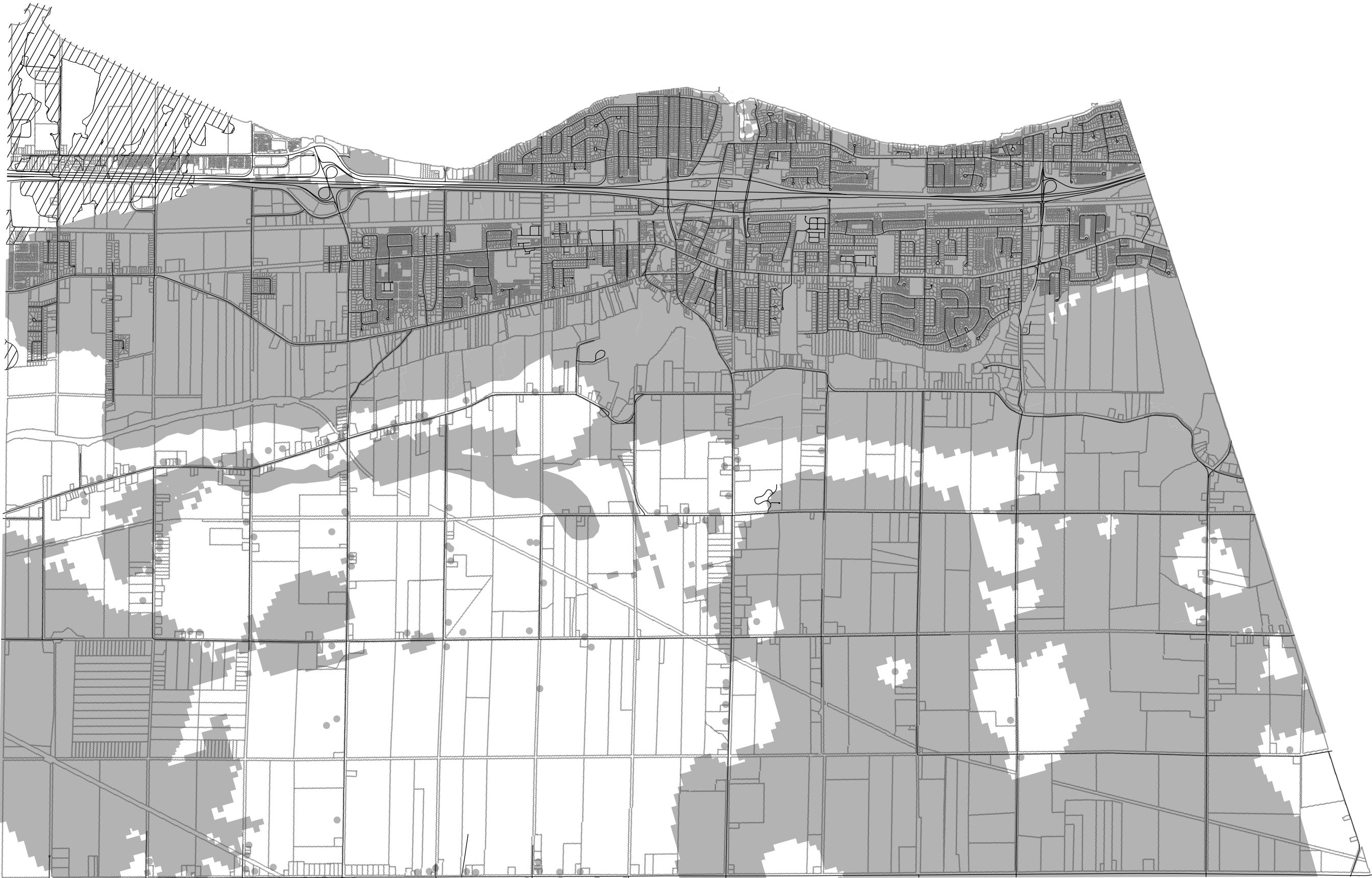
Downloaded from ascelibrary.org by University of California, San Diego on 06/01/15. Copyright ASCE, For All Rights Reserved, No part of this document may be reproduced without written permission from ASCE.

Metres



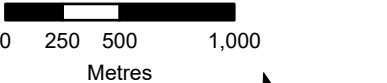
Schedule 17-B

Notes:
1. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act – R.R.O. 1990, Ontario Regulation 826 for an accurate description.



**Grimsby WTP Intake
Protection Area and
High Aquifer Vulnerability
Areas**

- Grimsby WTP Intake Protection Area
- Roads
- Lot Lines
- Area of High Aquifer Vulnerability



Schedule 18

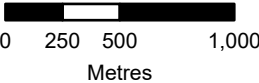
Town of
Grimsby

Zoning Schedules
November 2025



Niagara Escarpment
Plan Area - Urban Area

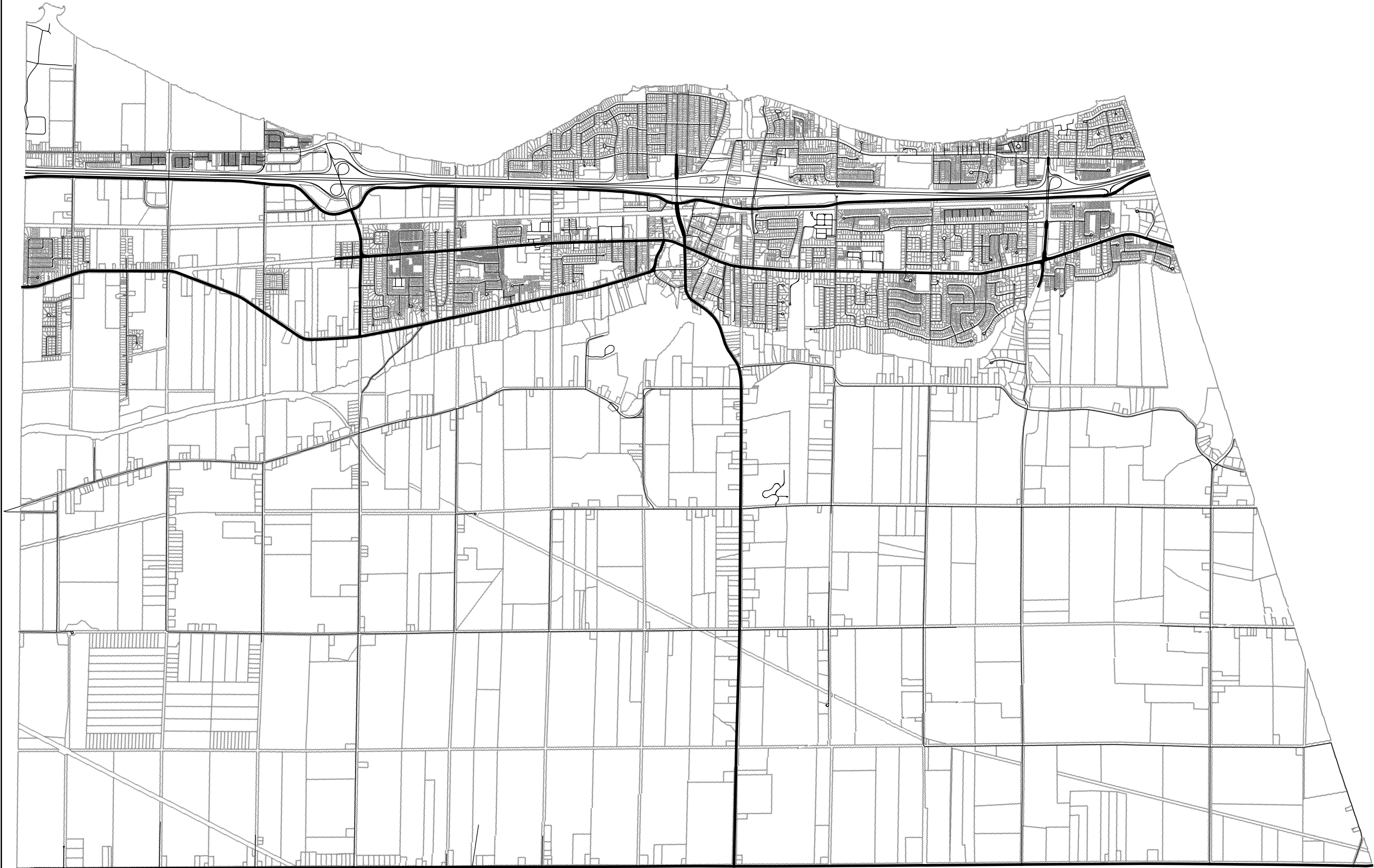
- Roads
- Lot Lines
- Niagara Escarpment Plan Area



Schedule 19

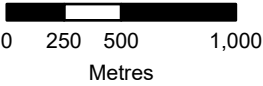


**Town of
Grimsby**
Zoning Schedules
November 2025



Road Classification

- Regional Arterial Roads
- Other Roads
- Lot Lines



Schedule 20

Read a first time this 20th day of May, 2014.

Read a third time and finally passed this 20th day of May, 2014.

R. N. Bentley, Mayor

H. Soady-Easton, Clerk

APPENDICES

SCHEDULE 1

■ SUBJECT BUILDING

■ SUBJECT AREA

UNOPENED ROAD ALLOWANCE BETWEEN CONC'S 5 + 6

1322.4'

3266.31'

UNOPENED ROAD ALLOWANCE BETWEEN LOTS 10 + 11

1200.24'

122.2'

MUD STREET

TOWNSHIP OF WEST LINCOLN

THIS IS SCHEDULE "B" TO BY-LAW NO. 87-123
PASSED THE 19th DAY OF October A.D. 1987.

R. E. Hall

MAYOR

Kathryn J. Vout
TOWN ADMINISTRATOR
DEPUTY CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-87-30

PAGE 3 OF 3

B U S H
 400' 0"

PART I
 AREA = 1.2 ± Ac.

B U S H
 CONCESSION I

186' 0"

163' 0"

401' 0"

258' 0"

100' 0"

100' 0"

253' 0"

87' 0"

119' 2"

216' 2"

N 17° 18' E

(ROAD WIDTH = 66')

HUNTER ROAD

ROAD ALLOWANCE BETWEEN LOTS 18 AND 19

LOT 18
 REMAINDER
 AREA = 0.6 ± Ac.

FRAME SHOP
 STONE AND ALUMINUM SIDING
 SPLIT LEVEL DRIVEWAY
 FRAME SHED
 FRAME SHED
 FRAME SHED
 FRAME SHED

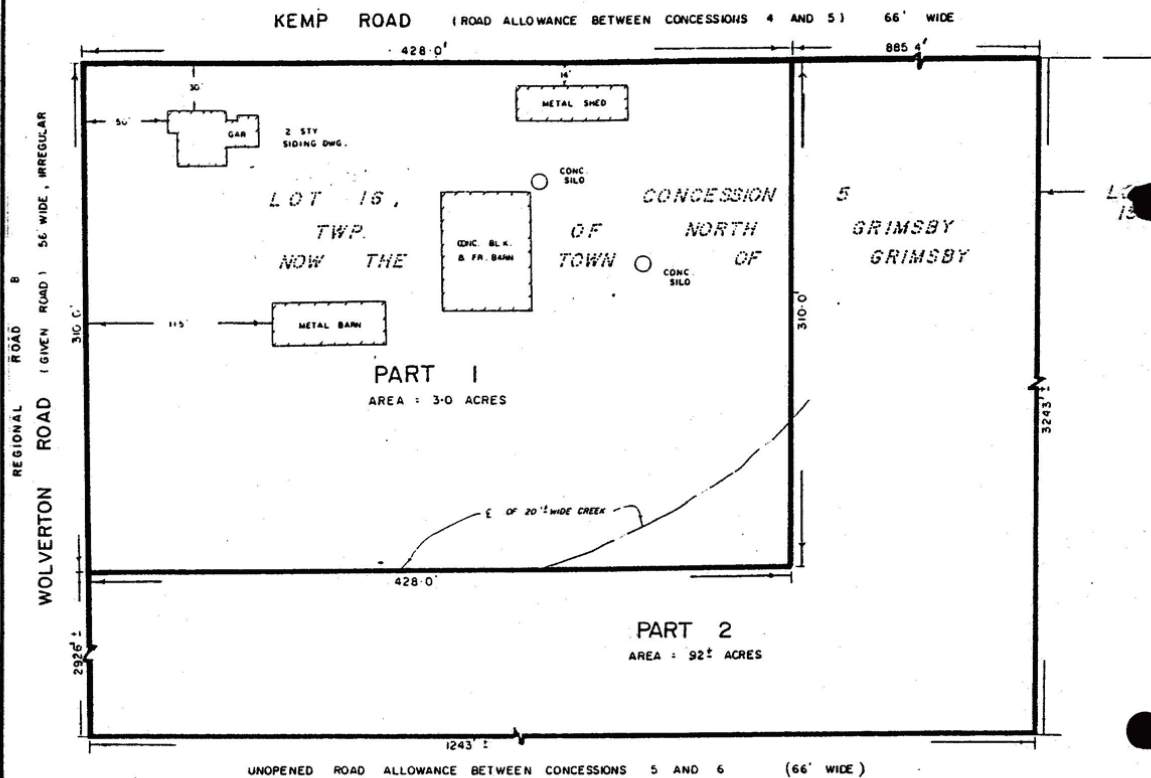
PART I, PLAN 30R-37G
 PROPOSED LIVINGSTON AVENUE EXTENSION (NOT OPENED)
 (100' ROAD WIDTH)

GEDDES STREET


TOWN ADMINISTRATOR

PAGE 3 OF 3

PART 1 — CHANGE FROM RU TO RR
 PART 2 — MODIFY EXISTING RU ZONE



THIS IS SCHEDULE "B" TO BY-LAW NO. 92-129
 PASSED THE 21st DAY OF December A.D. 1992.

M. B. Conshryph
 MAYOR

M. B. Conshryph
 TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NO SCALE

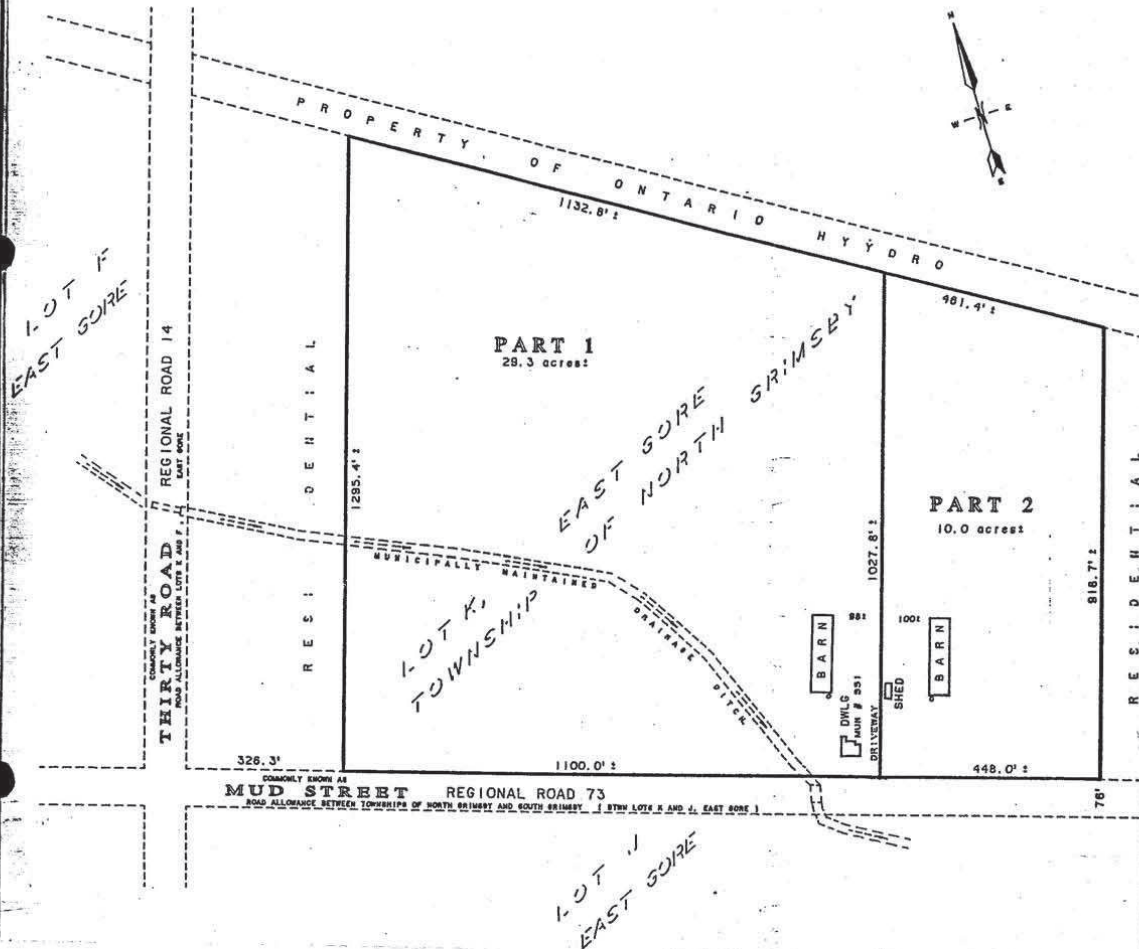
FILE NO.
 Z-92-17

PAGE 3 OF 3

SCHEDULE 5

PART 1 - CHANGE FROM RU TO RU(mod.)

PART 2 - CHANGE FROM RU TO RU(mod.)



THIS IS SCHEDULE "A" TO BY-LAW NO. 93-96
PASSED THE 20th DAY OF September A.D. 1993.

M. B. Cuskey
MAYOR

[Signature]
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

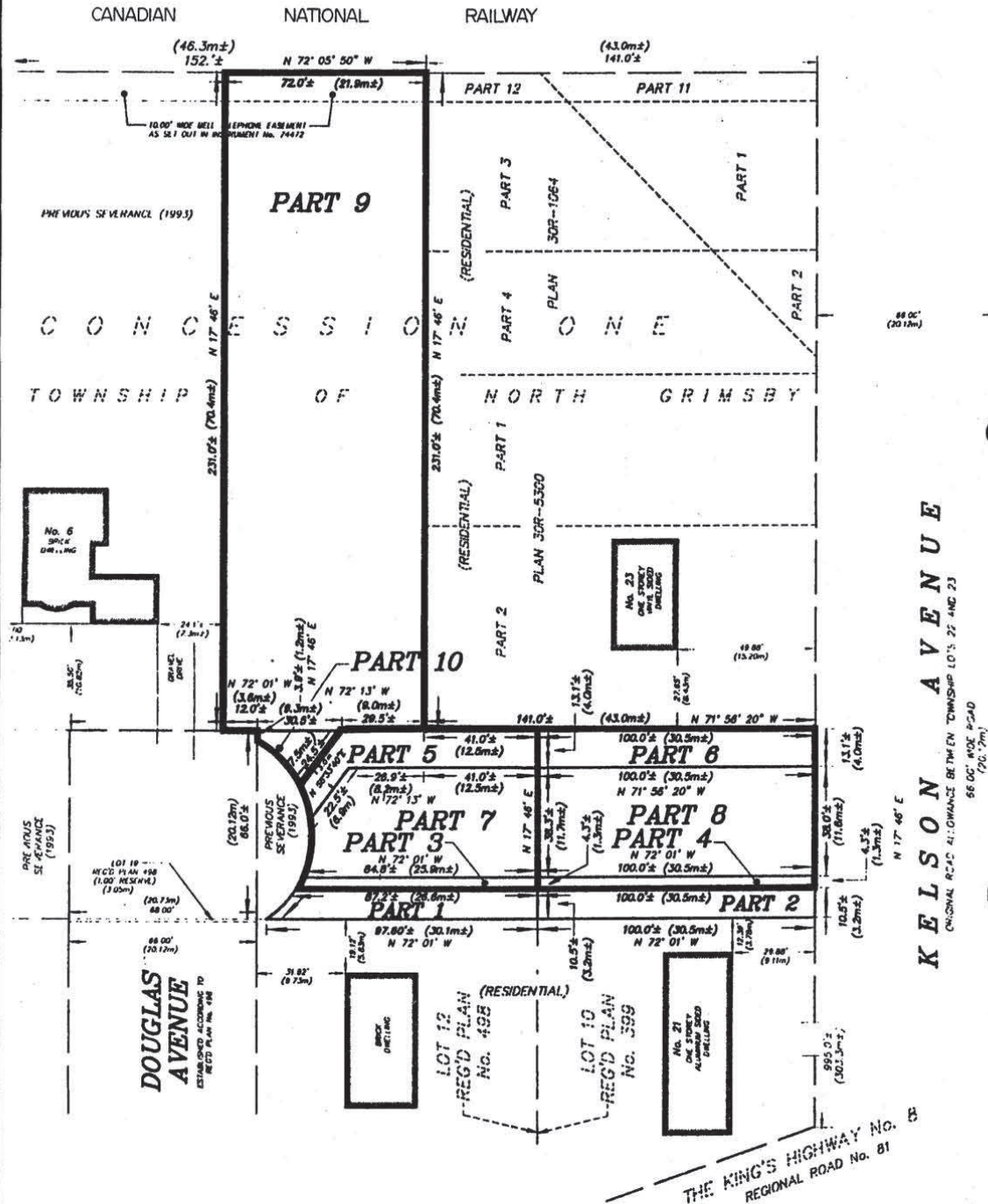
SCALE
NO SCALE

FILE NO.
Z-93-13

PAGE 2 OF 2

SCHEDULE 6

PARTS 9+10 - CHANGE FROM ND TO R2(mod)
 PARTS 3,5+7 - CHANGE FROM ND TO R3(mod)
 PARTS 4,6+8 - CHANGE FROM ND TO R3



THIS IS SCHEDULE "B" TO BY-LAW NO. 94-79
 PASSED THE 18th DAY OF July A.D. 1994

M. B. Ambrose
 MAYOR

Kathleen A. Vout
 TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

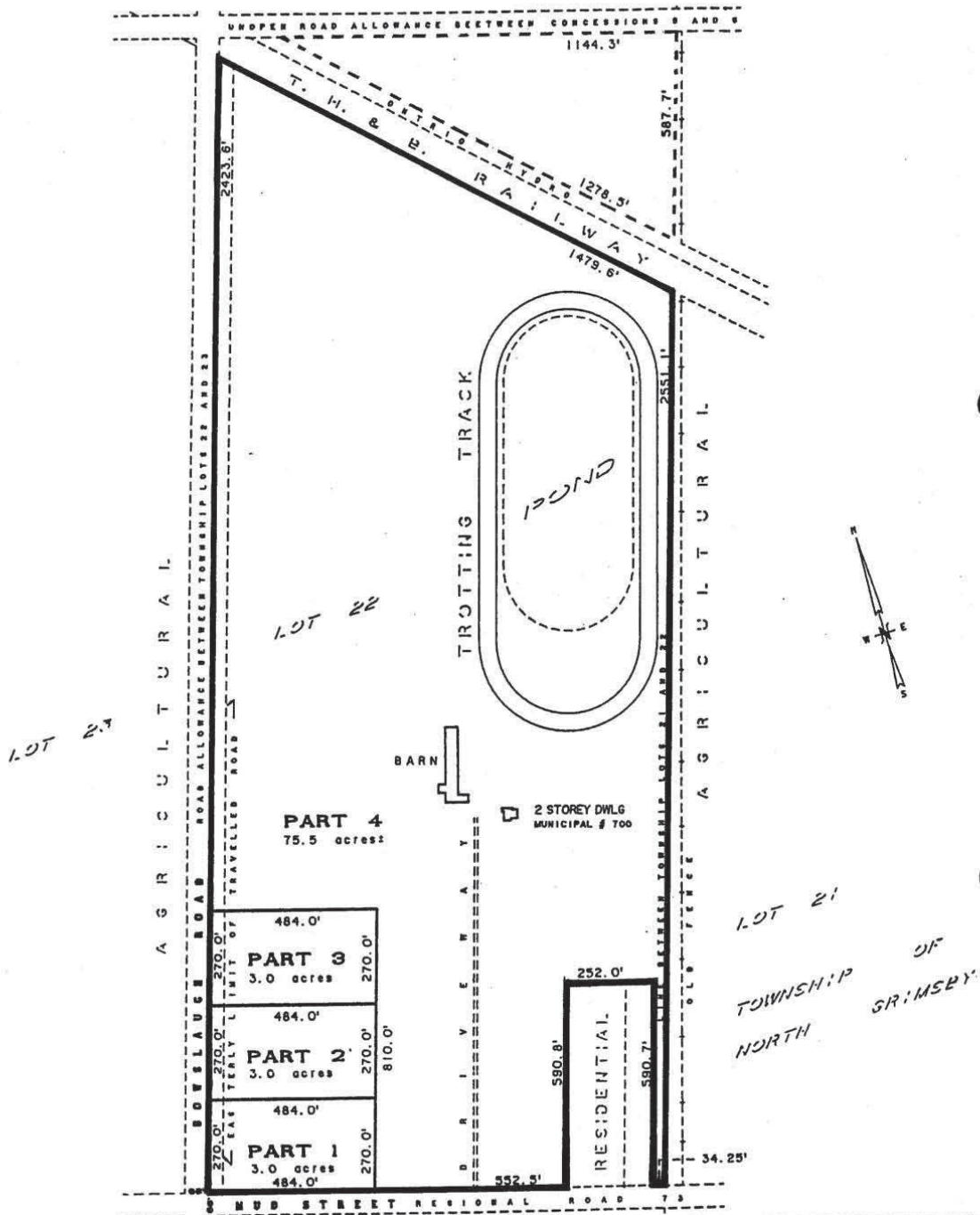
SCALE
 NO SCALE

FILE NO.
 Z-94-14

PAGE 3 OF 3

SCHEDULE 7

☐ SUBJECT LANDS - MODIFY EXISTING RU ZONE



THIS IS SCHEDULE "A" TO BY-LAW NO. 95-120
PASSED THE 4th DAY OF December A.D. 1995.

W. B. Anderson
MAYOR

Kathryn A. Vout
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

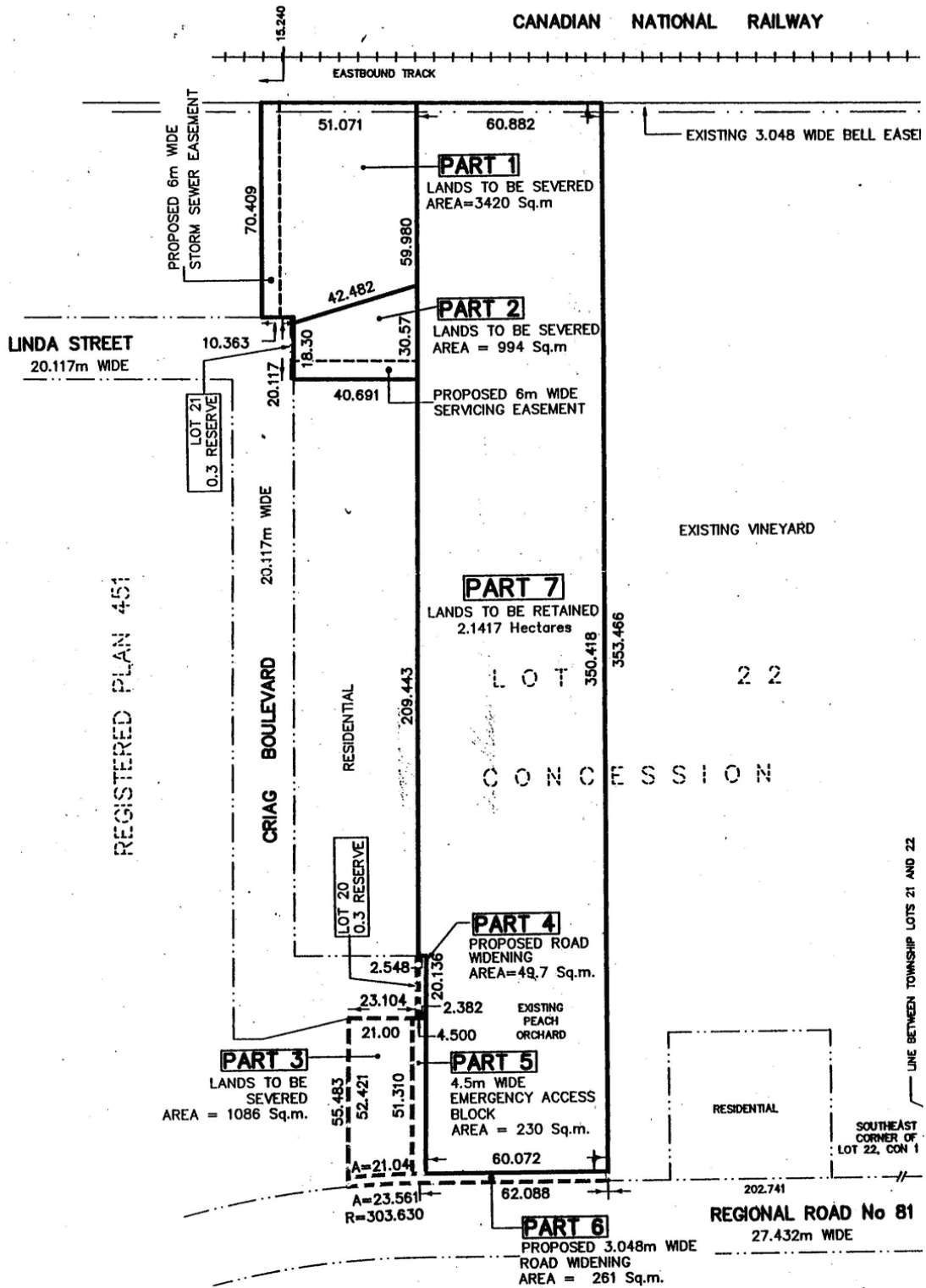
SCALE
NO SCALE

FILE NO.
Z-92-14

PAGE 2 OF 2

SCHEDULE 9

CANADIAN NATIONAL RAILWAY



THIS IS SCHEDULE "A" TO BY-LAW NO. 01-66
PASSED THE 20th DAY OF AUGUST A.D. 2001.

MAYOR

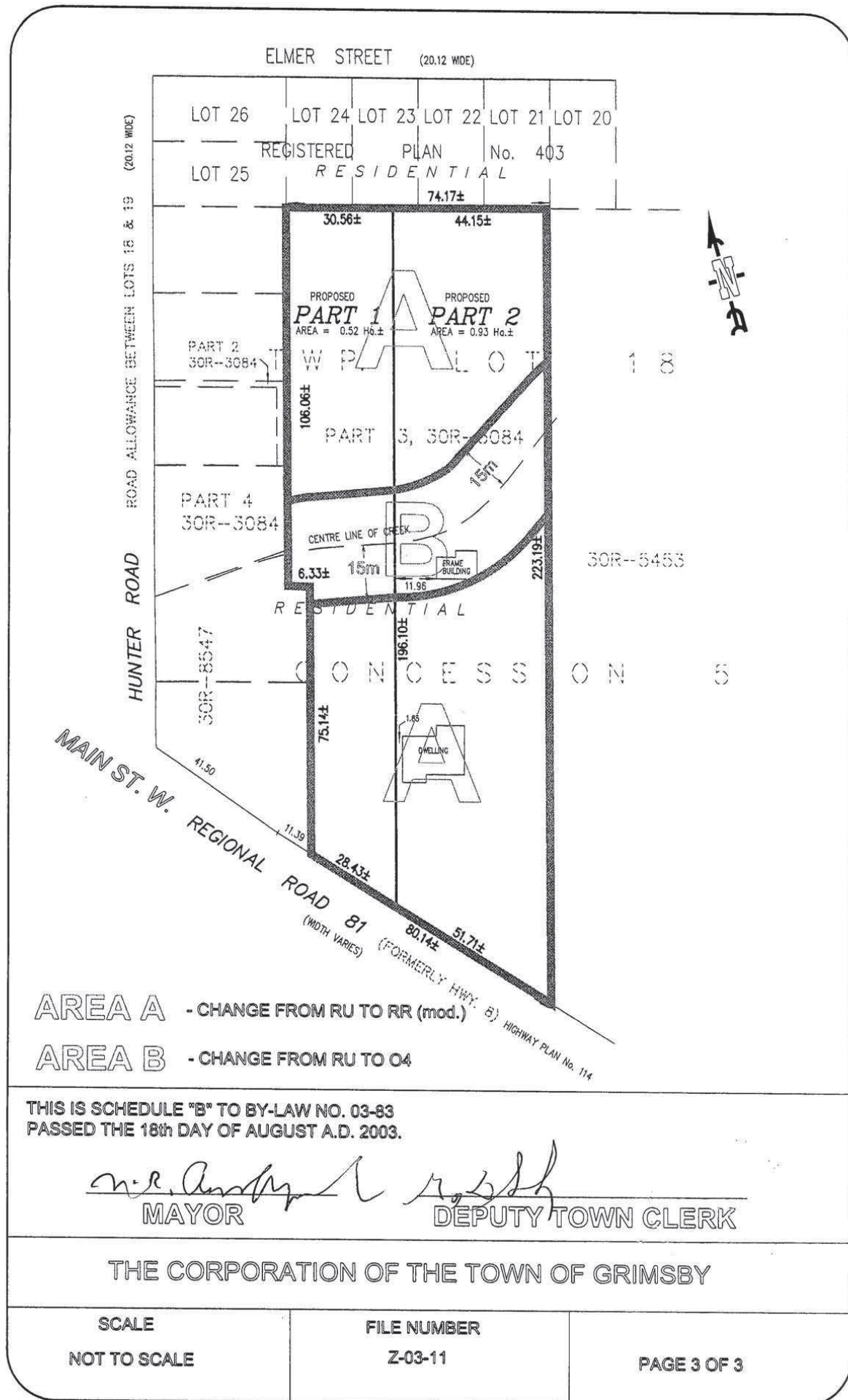
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-01-6

PAGE 2 OF 2



SHOWING LOTS 3 AND 4
AND PART OF LAKEVIEW AVENUE
LAKEVIEW GARDEN SURVEY, REGISTERED PLAN No 143
AS SHOWN ON CORPORATION PLAN No 4
IN THE TOWN OF GRIMSBY



SUBJECT
LAND

SIGNATURES OF SIGNING OFFICERS:

TOWN ADMINISTRATOR



THIS IS SCHEDULE 'B' TO BY-LAW NO. 81-77
PASSED THIS 21st DAY OF December, 1981.

SCHEDULE 12

SIGNATURES OF SIGNING OFFICERS:

Robert S. Gull
MAYOR

Eric Eichmanis
TOWN ADMINISTRATOR

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

PLAN SHOWING
PARTS OF LOTS 4, 5 AND 6, REGISTERED PLAN 63, IN THE

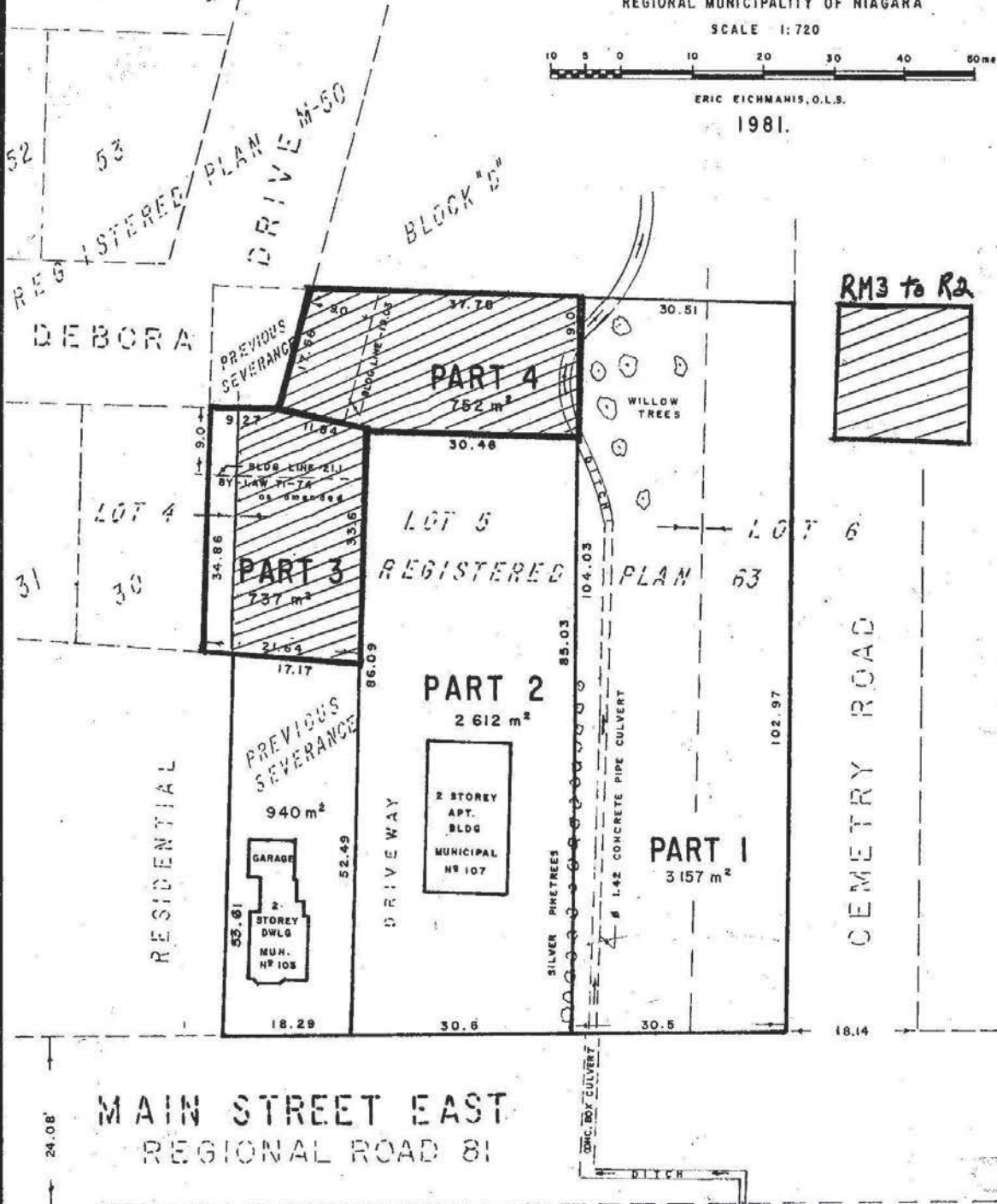
TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:720



ERIC EICHMANIS, O.L.S.

1981.



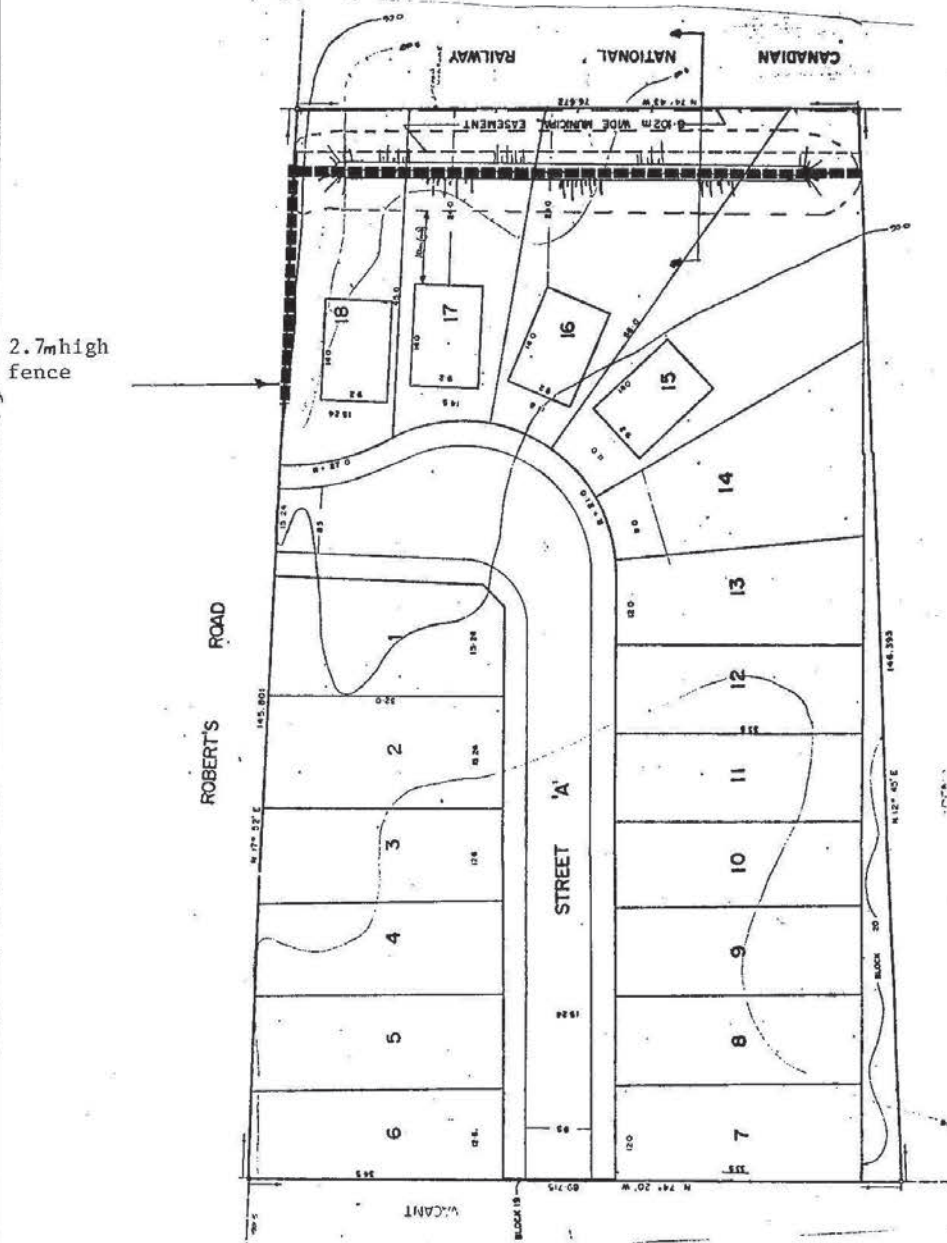
**PRELIMINARY
DRAWING**

OCTOBER 9, 1981.
DATE

Eric Eichmanis
ERIC EICHMANIS, O.L.S.
LINCOLN, ONTARIO.

SCHEDULE 13

Modification to front yard requirement on Lot 17 of this plan and to permit 2.7m high fence as shown on this schedule



THIS IS SCHEDULE "B" TO BY-LAW NO. 84-78
PASSED THE 15th DAY OF October A.D. 1984.

R. H. Hall
MAYOR

M. Brack
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
Not to scale






FILE NO.
Z-84-10

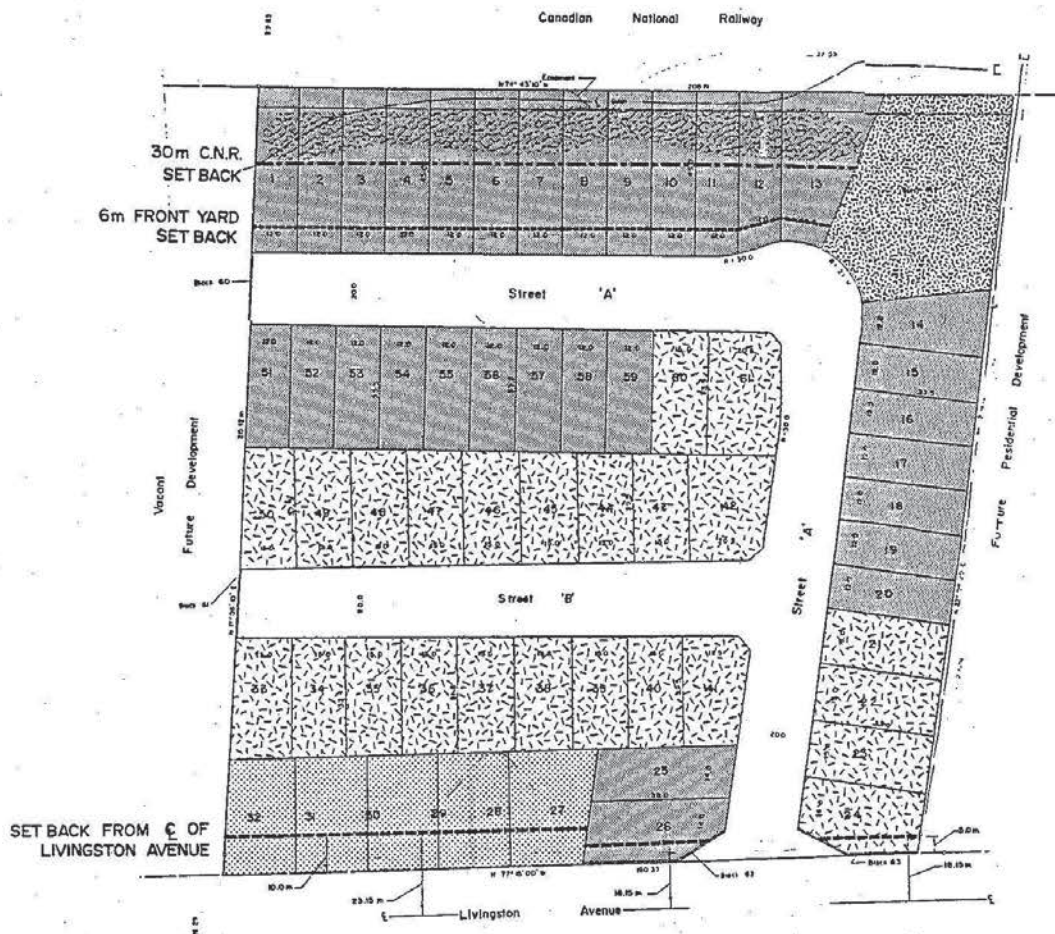
PAGE 1 OF 1

REZONING



CHANGE NEIGHBOURHOOD RESIDENTIAL
ZONING CATEGORY AS FOLLOWS:

-  Residential 'R4' (Area A)
-  Residential 'R3' (Area B)
-  Residential 'R2' (Area C)
-  Public Open Space 'O2' (Area D)
-  Berming and Fencing Requirement



THIS IS SCHEDULE "B" TO BY-LAW NO. 85-132
PASSED THE 16th DAY OF December A.D. 1985.

R.E. Hall
MAYOR

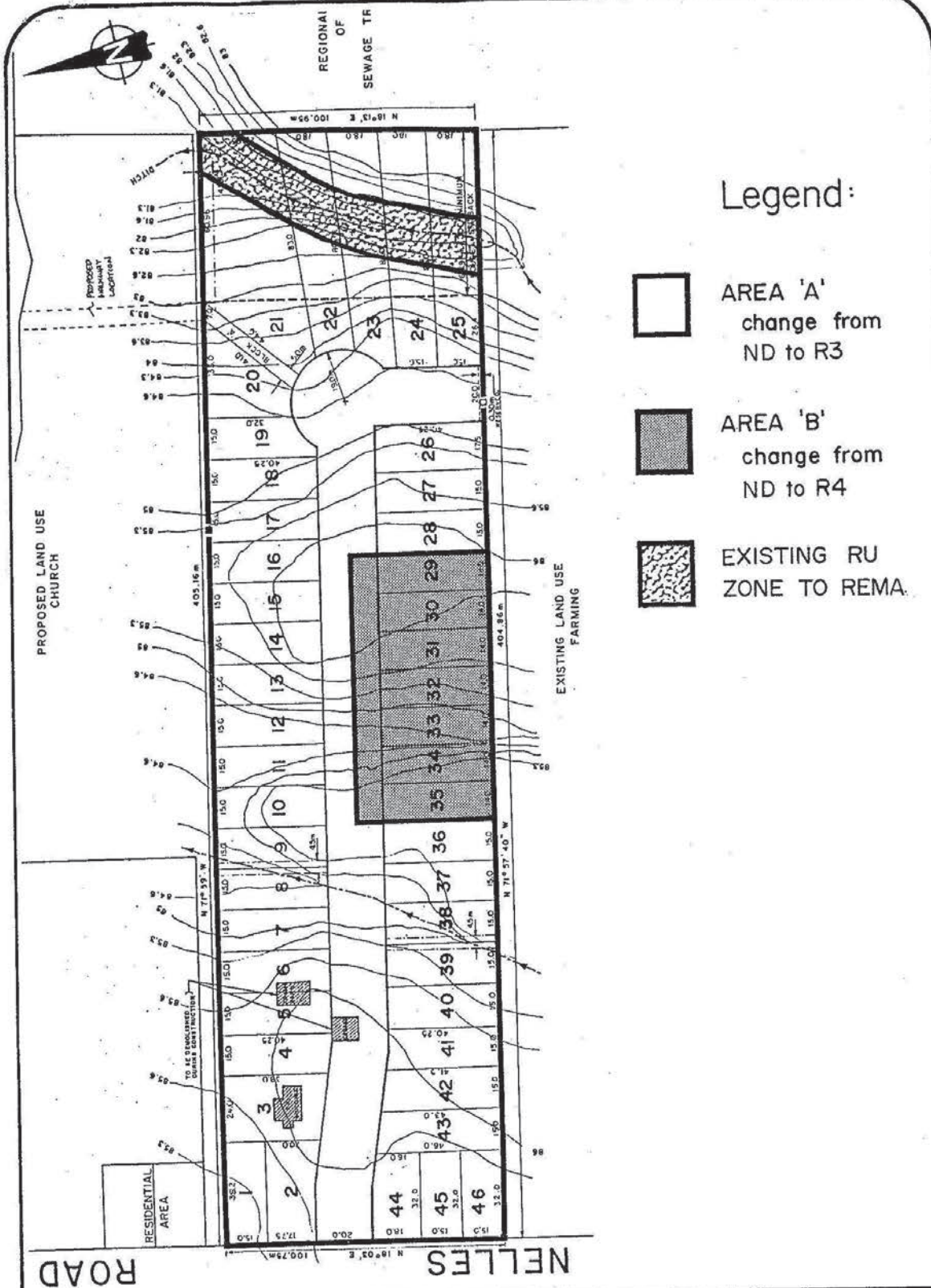
[Signature]
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NO.
Z-84-14

PAGE OF



THIS IS SCHEDULE "A" TO BY-LAW NO. 87-23
PASSED THE 16th DAY OF March, A.D. 1987.

R. S. H. H.
MAYOR

W. B. H.
TOWN ADMINISTRATOR

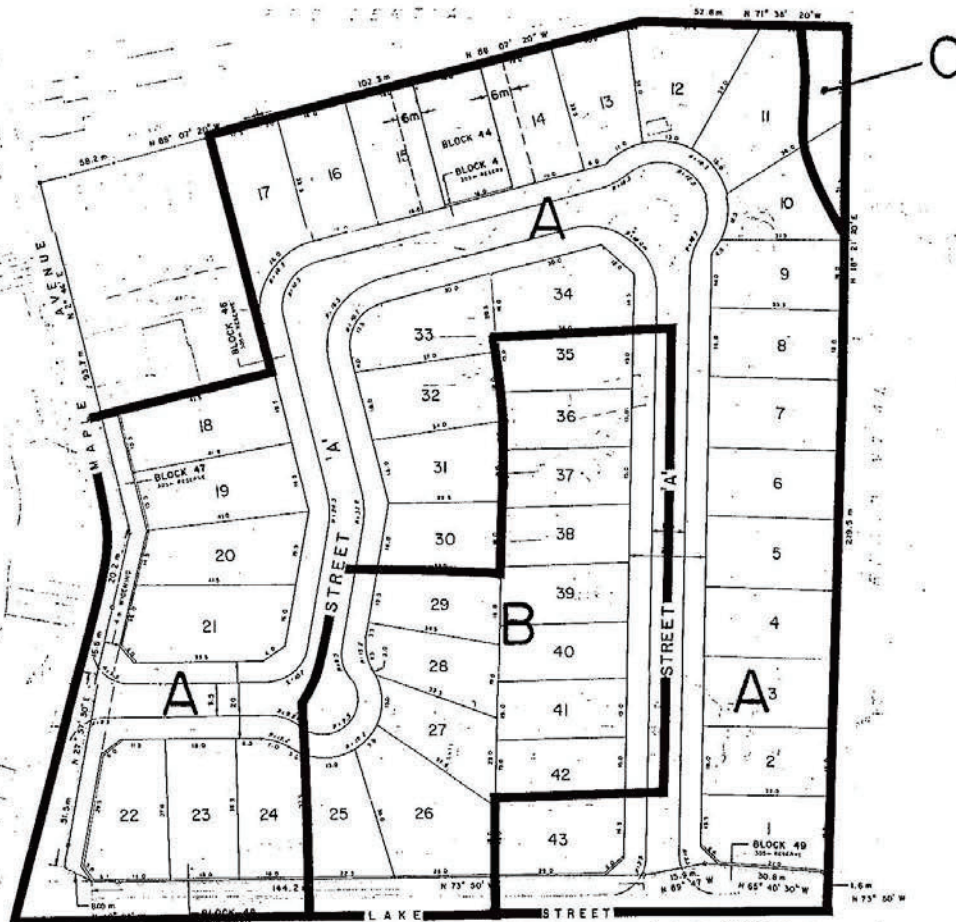
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NO.
Z-86-2

PAGE 3 OF 3

AREA 'A' — CHANGE FROM 'ND' TO 'R2'
 AREA 'B' — CHANGE FROM 'ND' TO 'R3'
 AREA 'C' — CHANGE FROM 'ND' TO 'O4'



THIS IS SCHEDULE "B" TO BY-LAW NO. 87-42
 PASSED THE 19th DAY OF May A.D. 1987.

R. E. Hall
 MAYOR

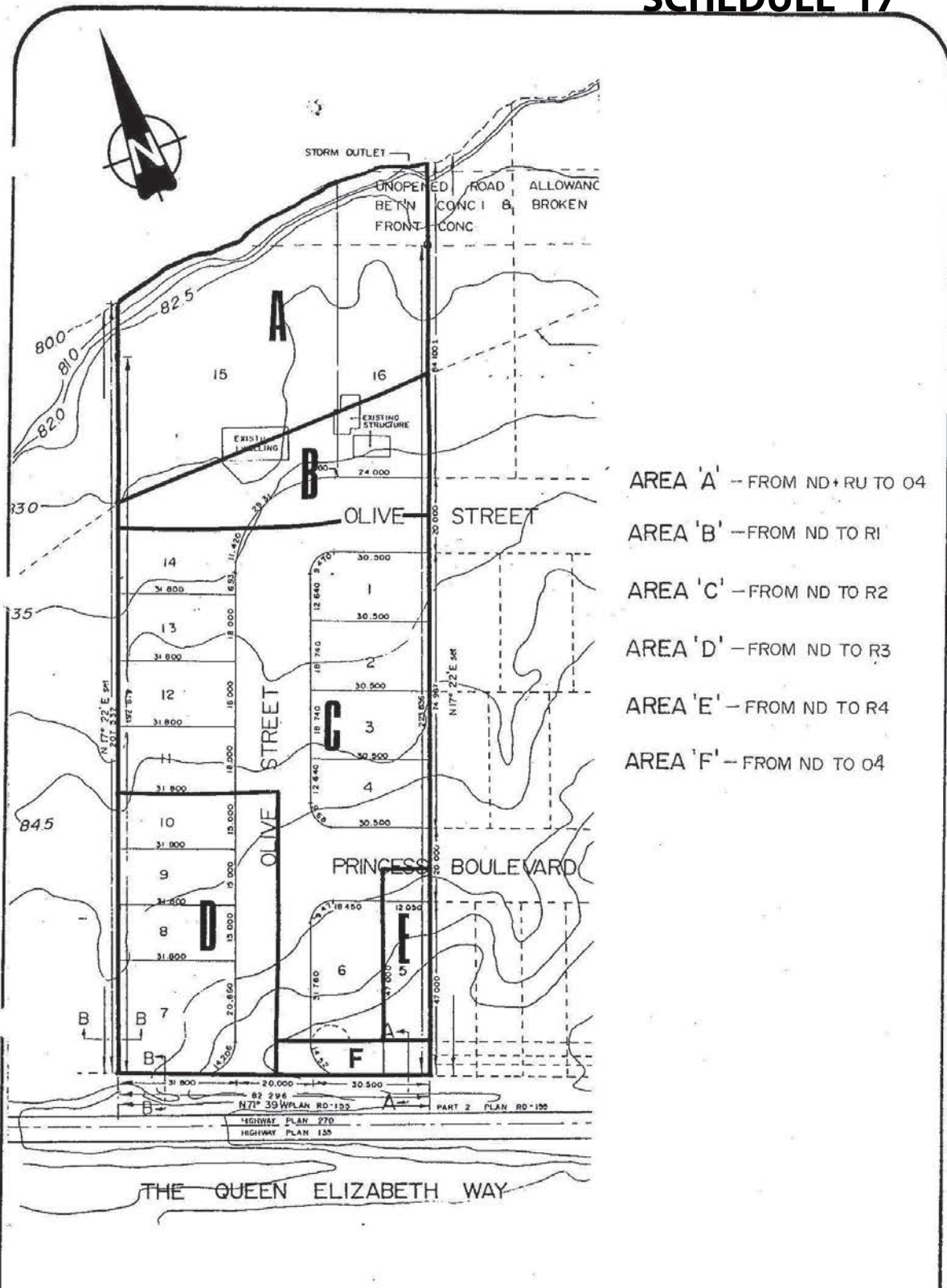
W. B. B. B.
 TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NOT TO SCALE

FILE NO.
 Z-85-24

PAGE 3 OF 3



THIS IS SCHEDULE "B" TO BY-LAW NO. 87-89
PASSED THE 20th DAY OF July A.D. 1987.

R. E. Hall
MAYOR

M. B. B. B.
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z - 87 - 10

PAGE 4 OF 4

LAKE STREET (Road Allowance Between Broken Front Concession and Concession 1)

AREA 'A' - CHANGE FROM ND TO R2(mod)

AREA 'B' - CHANGE FROM R2 TO R2(mod)

AREA 'C' - CHANGE FROM ND AND RU TO O4

PLAN 30R - 4407

PART 1
INST 205299 (TO)
REMAINDER

PART 2
AREA: 1.933 Acs. ±
TO BE RETAINED

PART 2
INST 535227
PREVIOUS SEVERANCE

PART 4
AREA: 1.356 Acs. ±
TO BE RETAINED

PART 1
AREA: 21485 sq. ft. ±
TO BE SEVERED

PART 3
AREA: 19154 sq. ft. ±
TO BE SEVERED

RESIDENTIAL LAND

PLAN 30R-4369

PART 1
INST 513453
REVISED SEVERANCE

THIS IS SCHEDULE "B" TO BY-LAW NO. 88-39
PASSED THE 2nd DAY OF May A.D. 1988.

R. E. Hall
MAYOR

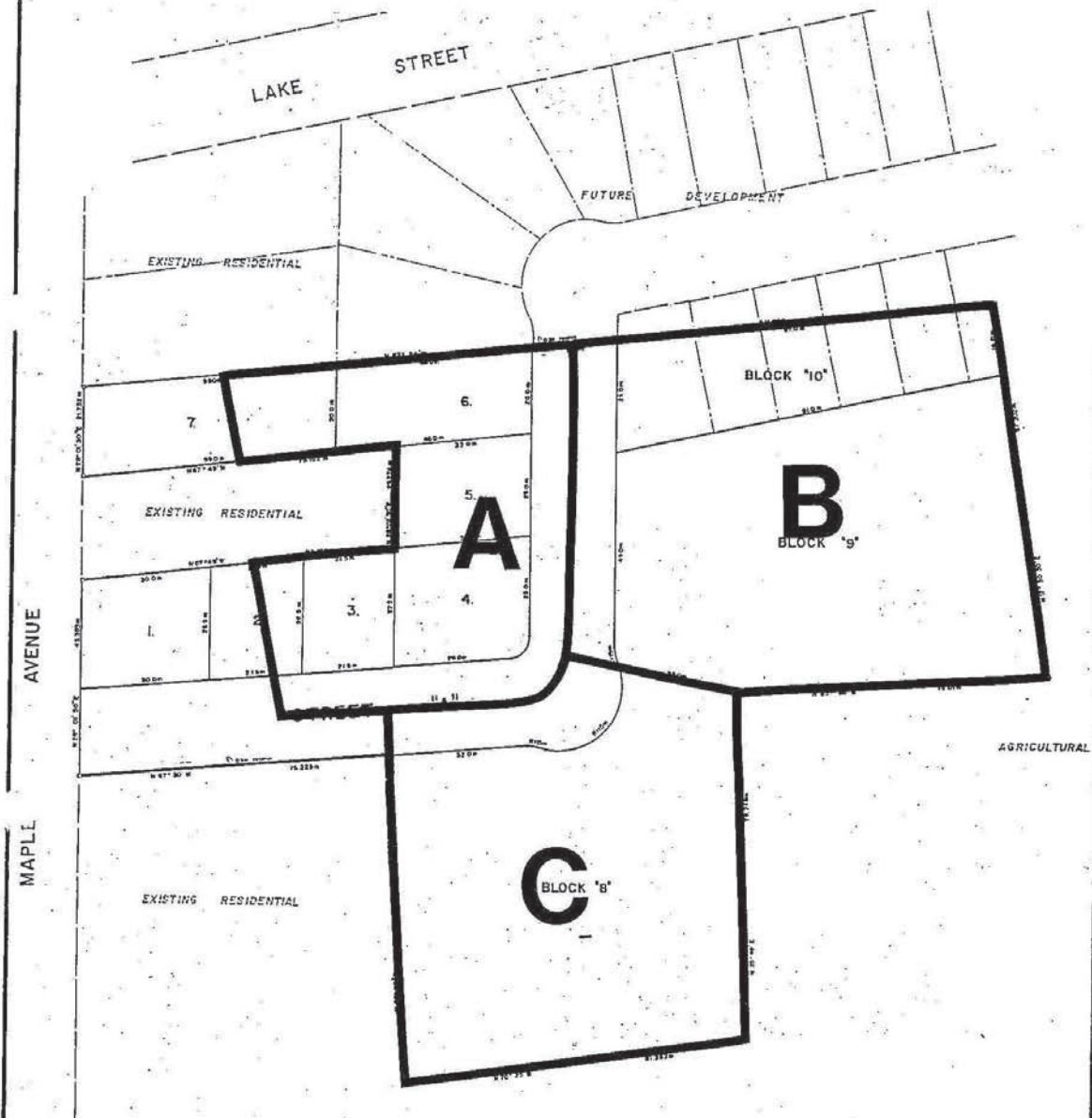
M. B. Barker
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NO SCALE	FILE NO. Z-88-12	PAGE 4 OF 4
-------------------	---------------------	-------------

SCHEDULE 19

- AREA 'A' — CHANGE FROM ND TO R2
 AREA 'B' — CHANGE FROM ND TO H-RM2(mod)
 AREA 'C' — CHANGE FROM ND TO H-RM3(mod)



THIS IS SCHEDULE "B" TO BY-LAW NO. 88-59
 PASSED THE 6th DAY OF June A.D. 1988.

R. E. Hall
 MAYOR

M. B. Smith
 TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NO SCALE

FILE NO.
 Z-87-9

PAGE 3 OF 3

SCHEDULE 20

AREA 'A' - CHANGE FROM ND TO R1

AREA 'B' - CHANGE FROM ND AND C3 TO R(mod.)


AREA 'C' - CHANGE FROM ND TO R2

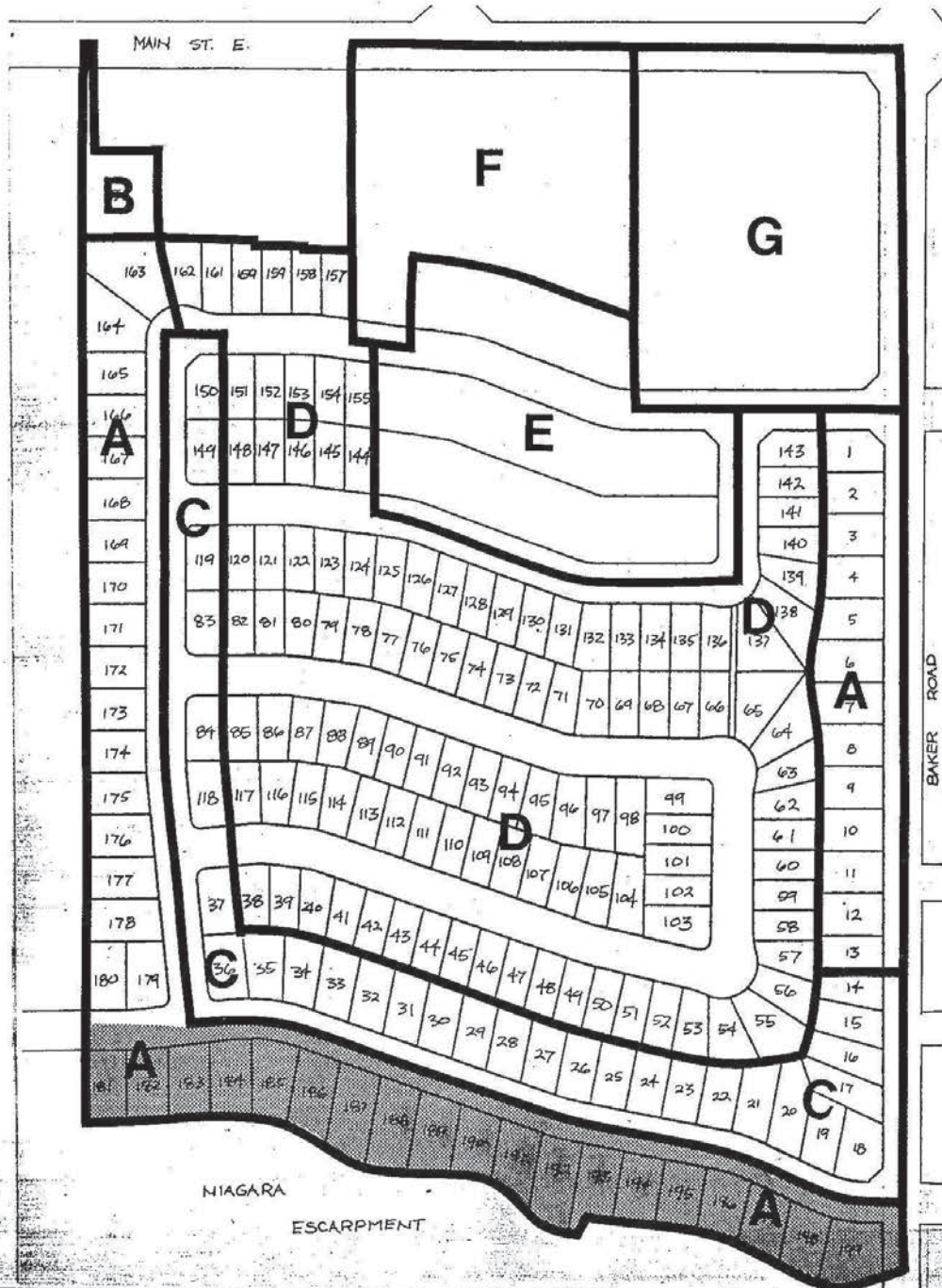
AREA 'D' - CHANGE FROM ND TO R3

AREA 'E' - CHANGE FROM ND TO RM2(mod.)

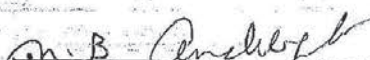
AREA 'F' - CHANGE FROM ND TO H-RM3(mod.)

AREA 'G' - CHANGE FROM ND TO O2

AREA 'H' 



THIS IS SCHEDULE "B" TO BY-LAW NO. 88-96
PASSED THE 19th DAY OF September A.D. 1988.


MAYOR (DEPUTY)


TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-88-1

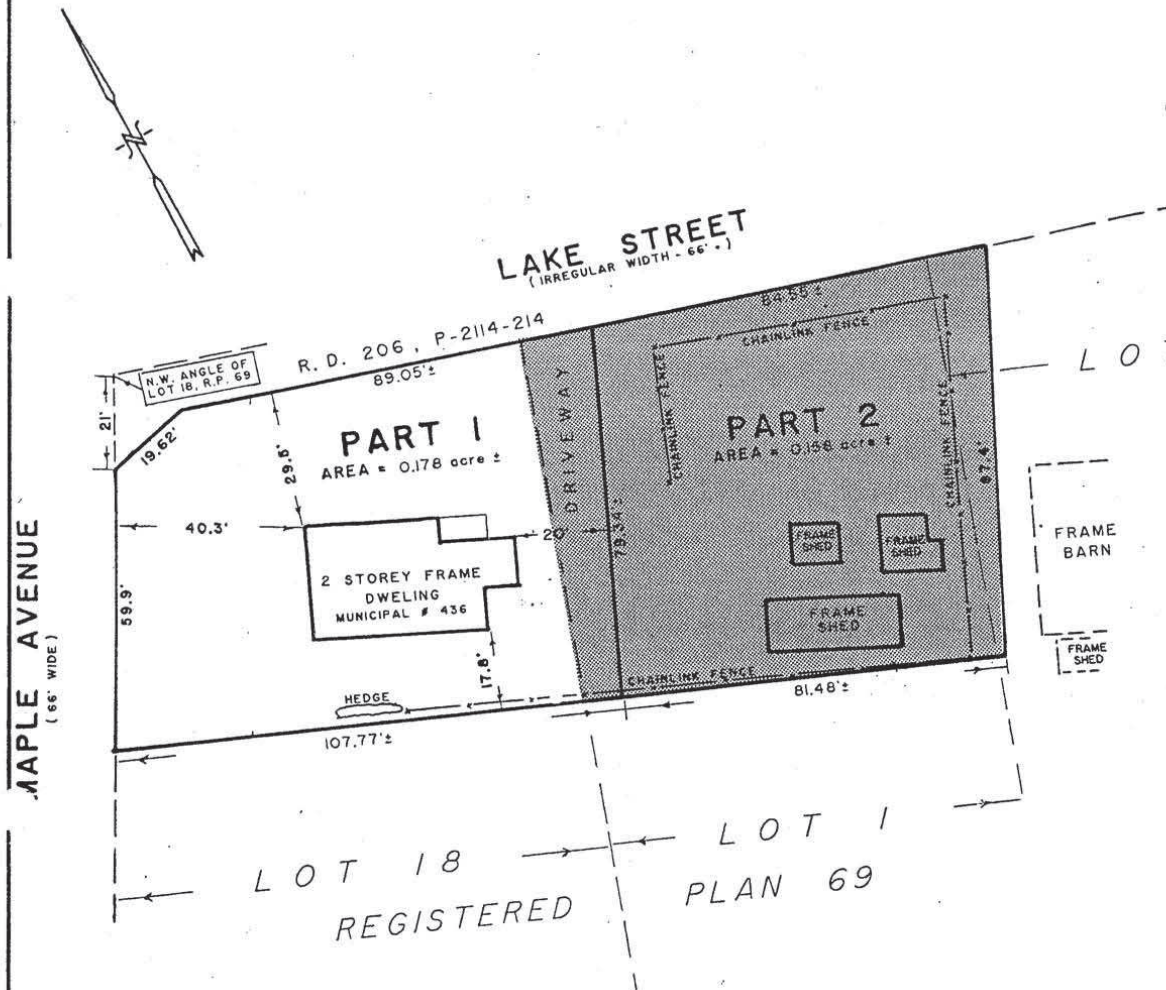
PAGE 5 OF 5

SCHEDULE 21



AREA 'A' - CHANGE FROM ND TO R2

PART I - MODIFY R2 ZONE



THIS IS SCHEDULE "B" TO BY-LAW NO. 89-11
PASSED THE 20th DAY OF February, A.D. 1989.

J. Book
MAYOR

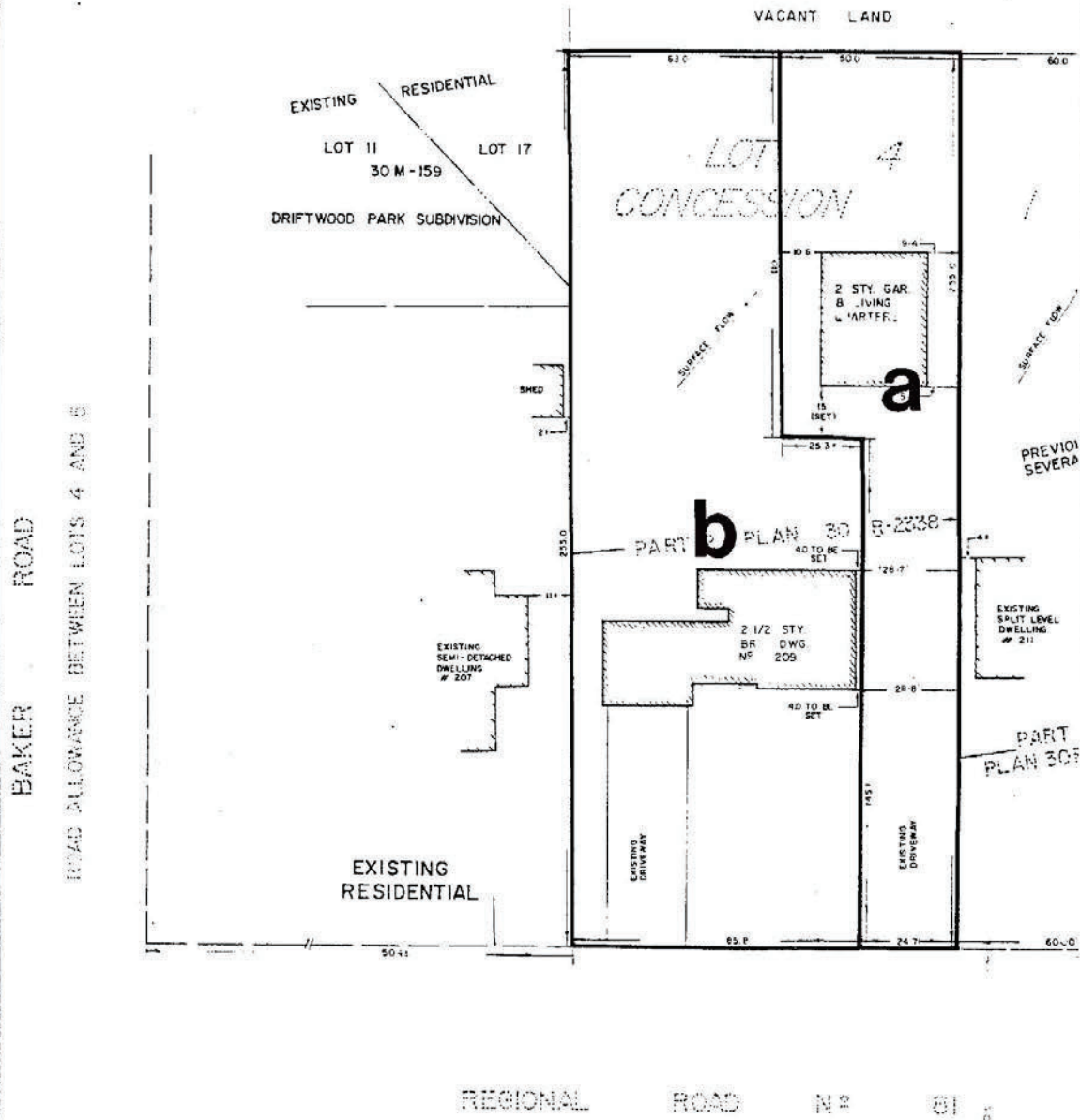
M. Baker
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z - 88 - 37

PAGE 3 OF 3



THIS IS SCHEDULE "B" TO BY-LAW NO. 90-15
 PASSED THE 19th DAY OF March A.D. 19 90.

[Signature]
 MAYOR

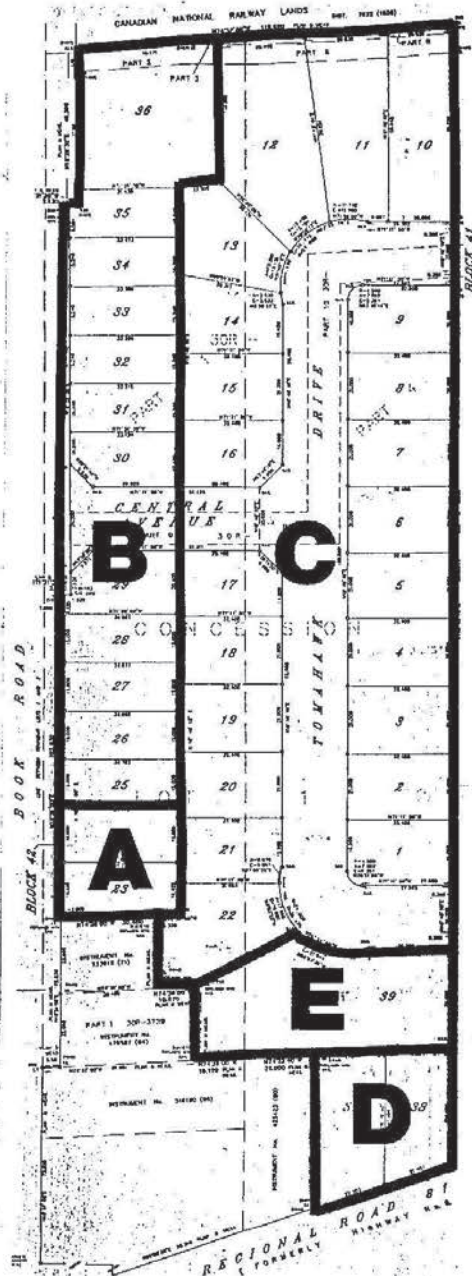
[Signature]
 TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NO SCALE

FILE NO.
 Z-90-8

PAGE 3 OF 3



AREA 'A' - CHANGE FROM ND TO R2

AREA 'B' - CHANGE FROM ND AND M5 TO R3

AREA 'C' - CHANGE FROM ND, M5 AND RU TO RMI

AREA 'D' - CHANGE FROM ND TO RMI

AREA 'E' - CHANGE FROM ND TO H-RM2

THIS IS SCHEDULE "B" TO BY-LAW NO. 90-33
PASSED THE 22nd DAY OF May A.D. 1990.

Jim Walsh
MAYOR

[Signature]
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

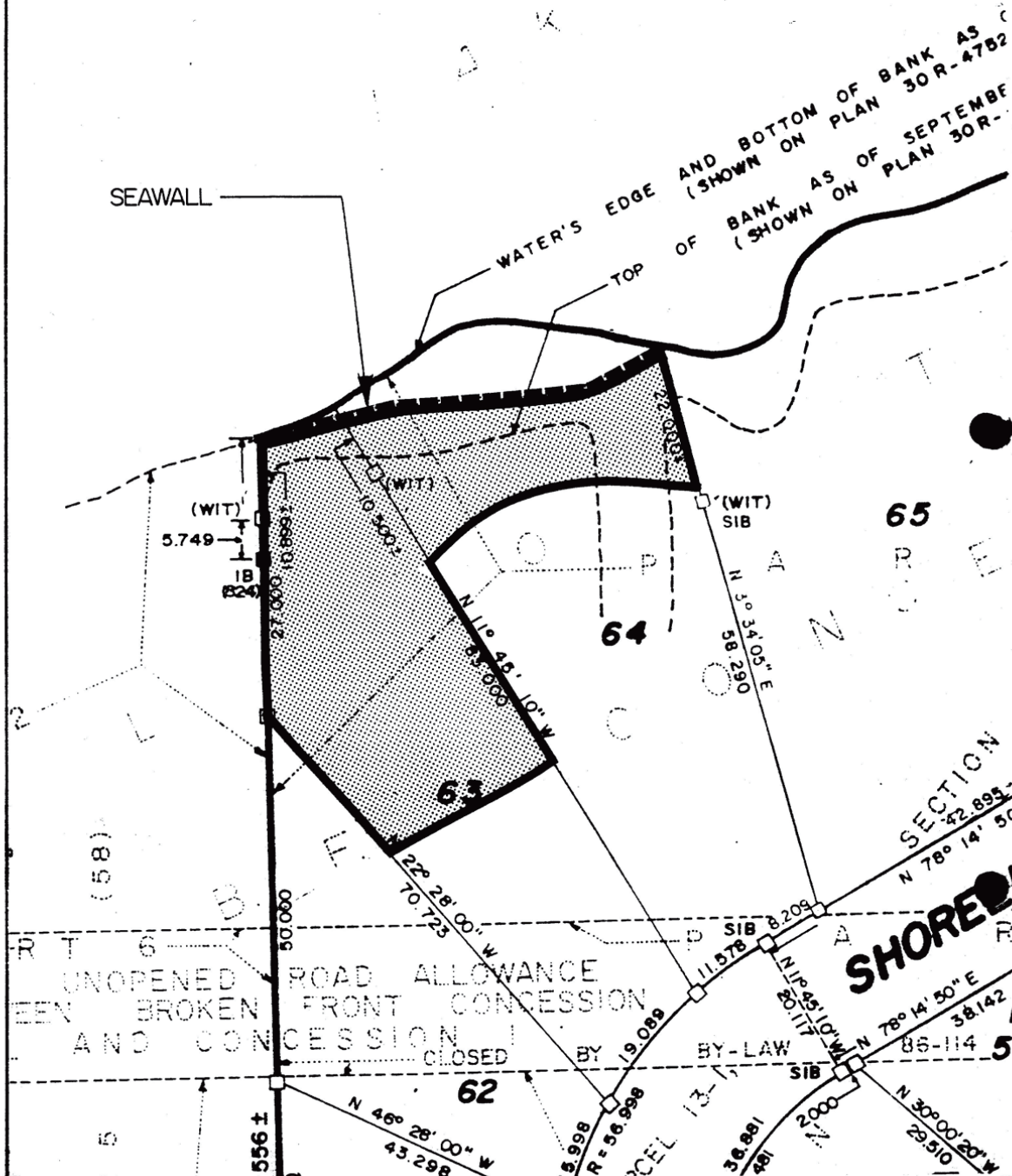
SCALE
NO SCALE

FILE NO.
Z-89-5

PAGE 4 OF 4



SUBJECT LANDS — CHANGE FROM O4 TO R1(mod.)



THIS IS SCHEDULE "B" TO BY-LAW NO. 91-2
PASSED THE 7th DAY OF January A.D. 1991.

m. B. Andrezejch
MAYOR

M. Bule
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE

NO SCALE

FILE NO.

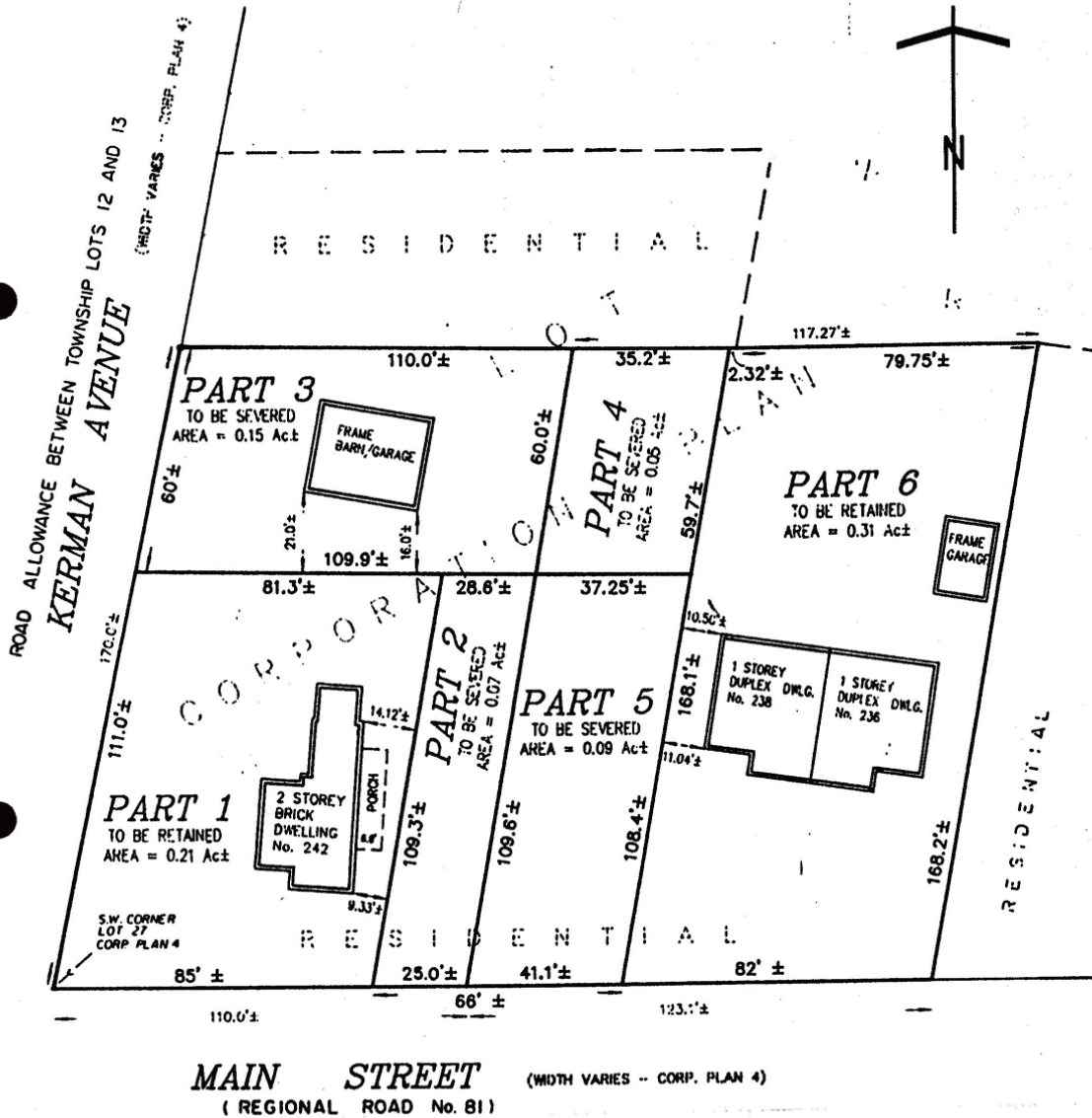
Z-90-32

PAGE 3 OF 3

SCHEDULE 25

PARTS 2,3,4,AND5 - CHANGE FROM TRM TO R2

PARTS 1,AND6 - MODIFY EXISTING TRM ZONE



THIS IS SCHEDULE "B" TO BY-LAW NO. 94-73
PASSED THE 18th DAY OF July A.D. 1994.

[Signature]
MAYOR

[Signature]
TOWN CLERK

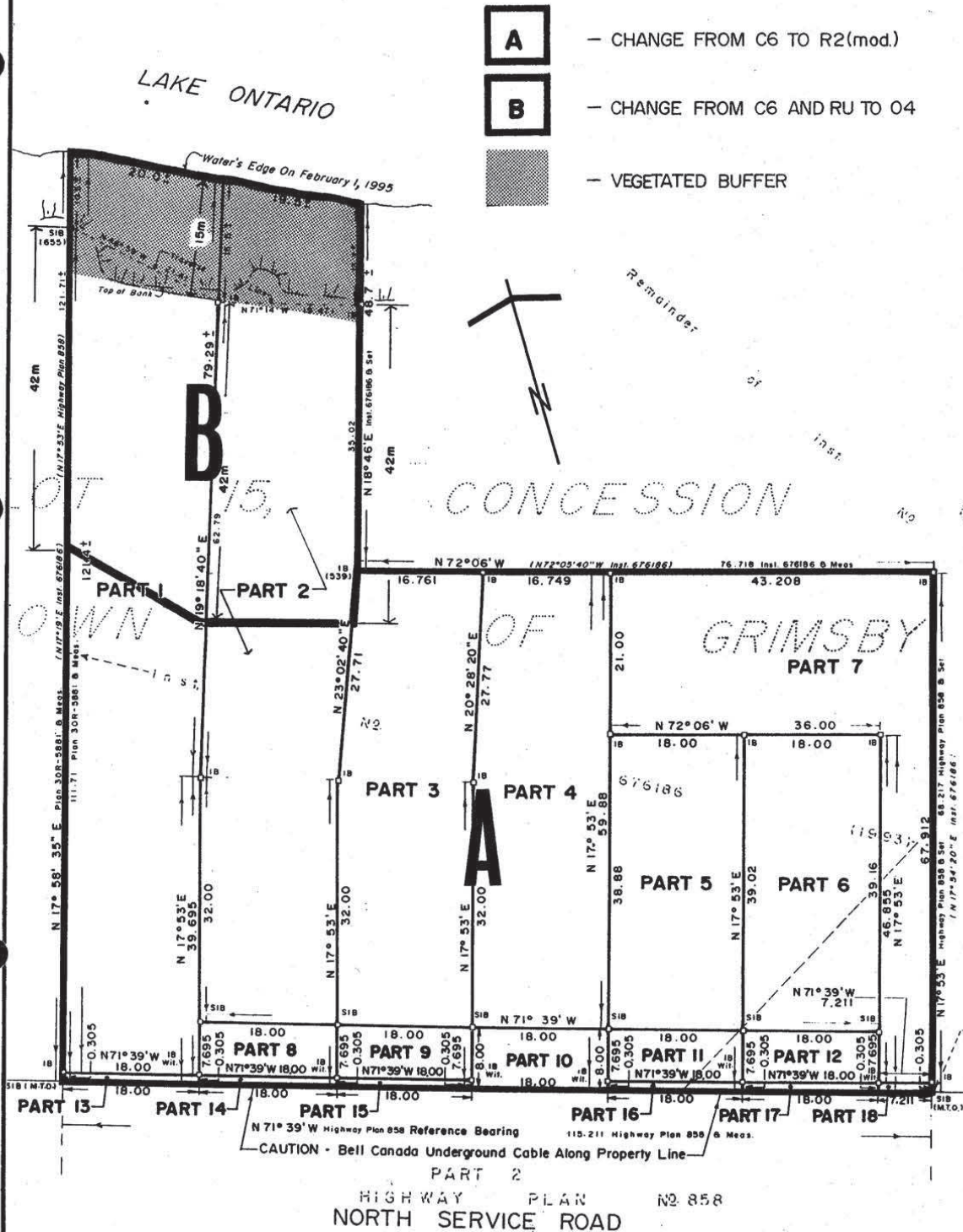
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z - 94 - 12

PAGE 3 OF 3

SCHEDULE 26



THIS IS SCHEDULE "B" TO BY-LAW NO. 95-30
PASSED THE 18th DAY OF April A.D. 1995.

B. C. C. C. C.
MAYOR

K. C. C. C.
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

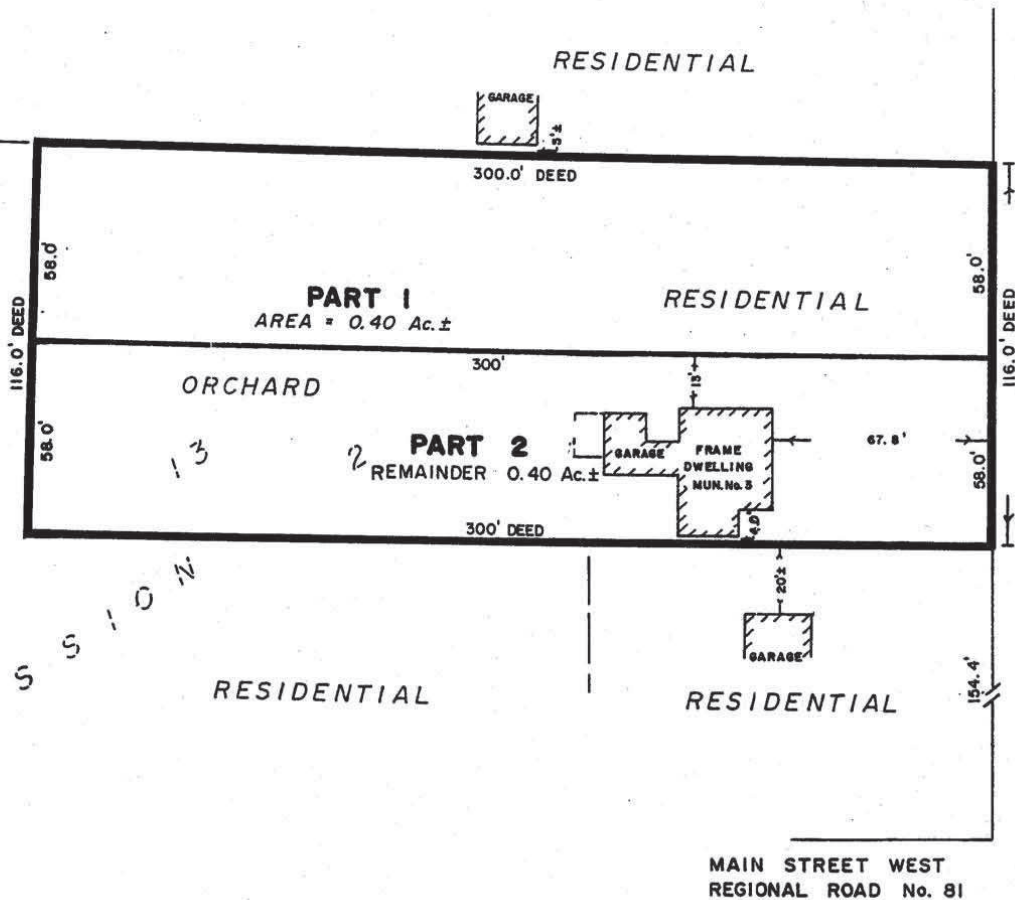
SCALE
NOSCALE

FILE NO.
Z-94-4

PAGE 3 OF 3



SUBJECT LANDS — CHANGE FROM ND TO R2(mod.)



THIS IS SCHEDULE "B" TO BY-LAW NO. 96-24
PASSED THE 18th DAY OF March A.D. 1996.

[Signature]
MAYOR

[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

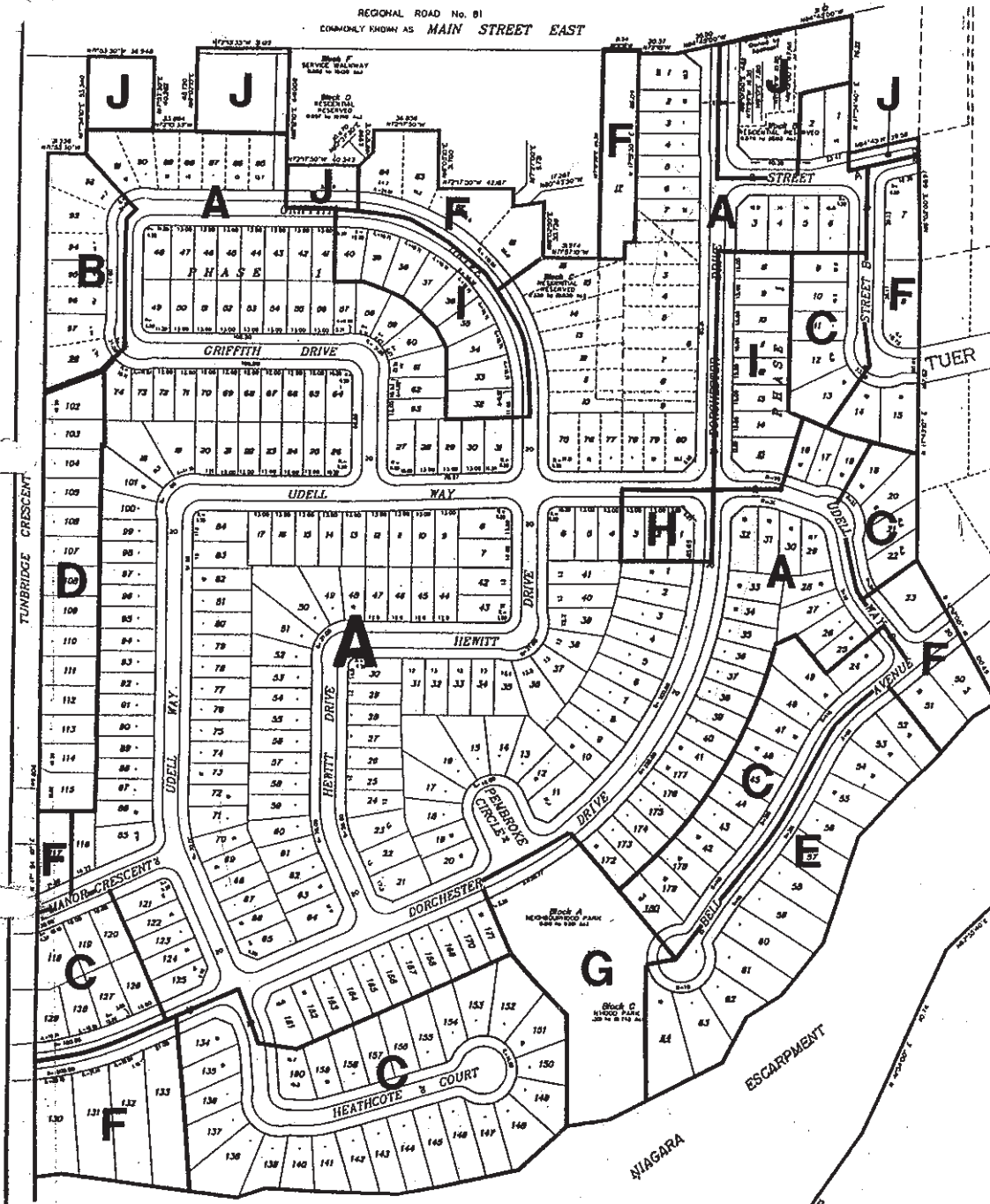
FILE NO.
Z-96-4

PAGE 3 OF 3

SCHEDULE 28

AREA A - CHANGE FROM R4(mod.), R3, R2, AND ND TO R4(mod.)
 AREA B - CHANGE FROM ND TO R4(mod.)
 AREA C - CHANGE FROM ND TO R3
 AREA D - CHANGE FROM ND TO R3(mod.)
 AREA E - CHANGE FROM ND TO R2

AREA F - CHANGE FROM ND TO R1
 AREA G - CHANGE FROM ND TO O2
 AREA H - RETAIN EXISTING R4(mod.) ZONE
 AREA I - RETAIN EXISTING R3 ZONE
 AREA J - RETAIN EXISTING ND ZONE



THIS IS SCHEDULE "A" TO BY-LAW NO. 97-3
 PASSED THE 20th DAY OF January A.D. 1997

M. B. Ambrose
 MAYOR

Kathleen A. Vent
 TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NO SCALE

FILE NO.
 Z-96-8
 Z-96-15

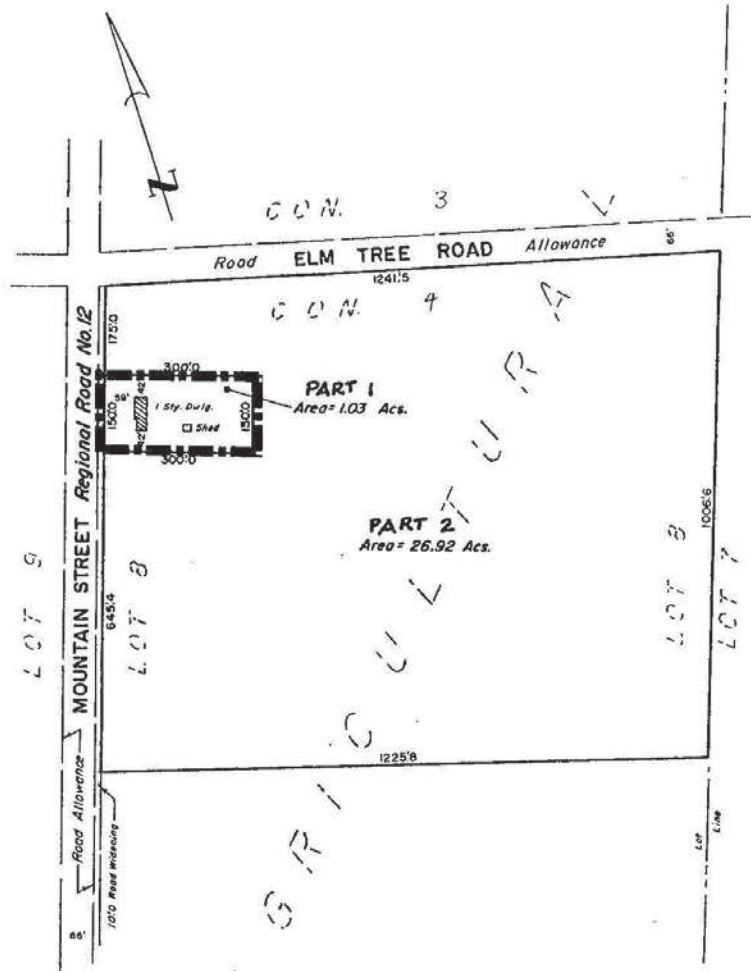
PAGE 3 OF 4



AREA AFFECTED BY CLAUSES 1 AND 2 OF THIS BY-LAW.

CHANGE FROM RU TO RR.

LAND DIVISION PLAN OF
PART OF LOT 8, CONCESSION 4
 FORMERLY IN THE TOWNSHIP OF NORTH GRIMSBY, COUNTY OF LINCOLN, NOW IN THE
TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF NIAGARA



THIS IS SCHEDULE "A" TO BYLAW NO. 83-41
 PASSED THE 6th DAY OF June, A.D. 1983.

RE Hall
 MAYOR

W. A. B. B. B.
 TOWN ADMINISTRATOR

TOWN OF GRIMSBY PLANNING DEPT.

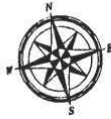
SCALE: NOT TO SCALE

TOWN OF GRIMSBY SCHEDULE "A" MAP FORMING PART OF BYLAW
 NO. 83-41 TO AMEND BYLAW 71-74 AS AMENDED.

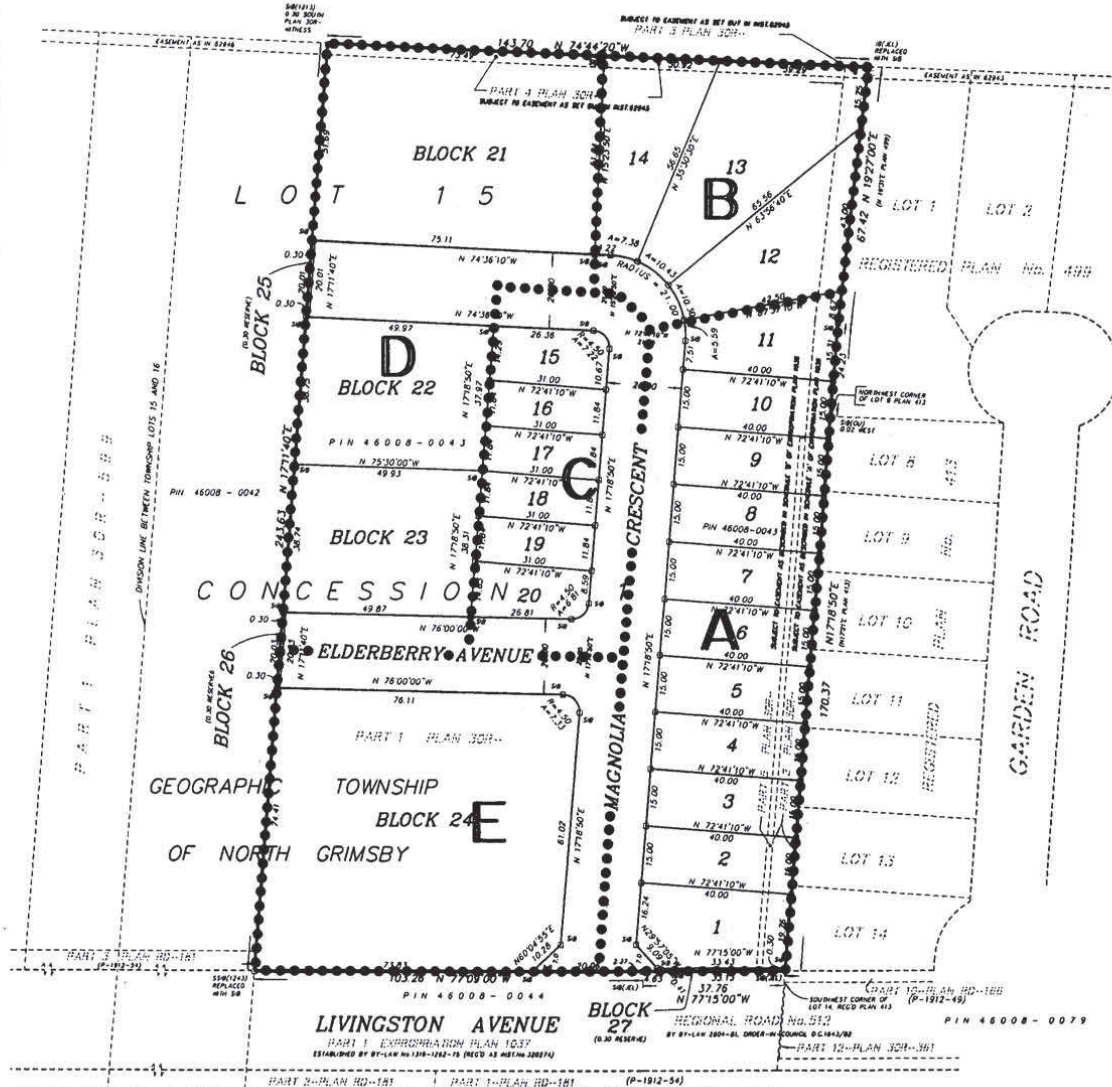
FILE NO.: Z-83 - 8

- AREA A – CHANGE FROM RU TO R3
 AREA B – CHANGE FROM RU TO H-R3
 AREA C – CHANGE FROM RU TO R4
 AREA D – CHANGE FROM RU TO RM2(modified)
 AREA E – CHANGE FROM RU TO RM2(modified)

SCHEDULE 30



LANDS OF CANADIAN NATIONAL RAILWAYS
 PIN 46007-0038



THIS IS SCHEDULE "B" TO BY-LAW NO. 98-94
 PASSED THE 7th DAY OF December A.D. 1998.

[Signature]
 MAYOR

[Signature]
 TOWN CLERK

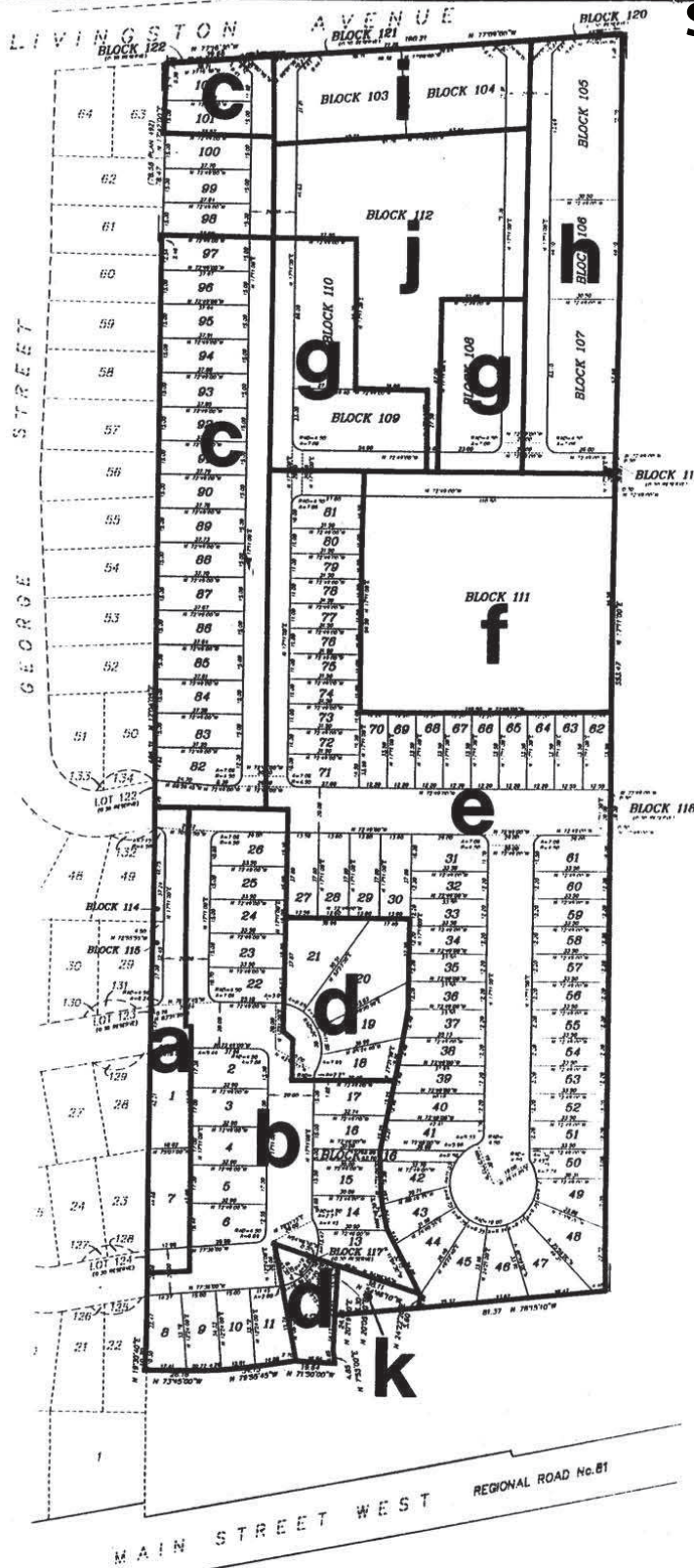
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NO SCALE

FILE NO.
 Z-97-19

PAGE 4 OF 4

SCHEDULE 31



- area a — change from
RU to HR2
- area b — change from
RU to HR3
- area c — change from
RU to HR3
- area d — change from
RU to HR3
- area e — change from
RU to HR4
- area f — change from
RU to HRM2
- area g — change from
RU to HRM2
- area h — change from
RU to HRM2
- area i — change from
RU to HRM2
- area j — change from
RU to O2
- area k — change from
RU to R2

THIS IS SCHEDULE "A" TO BY-LAW NO. 99-2
PASSED THE 18 DAY OF January A.D. 1999.

B. Craske
MAYOR

K. Vaut
TOWN CLERK

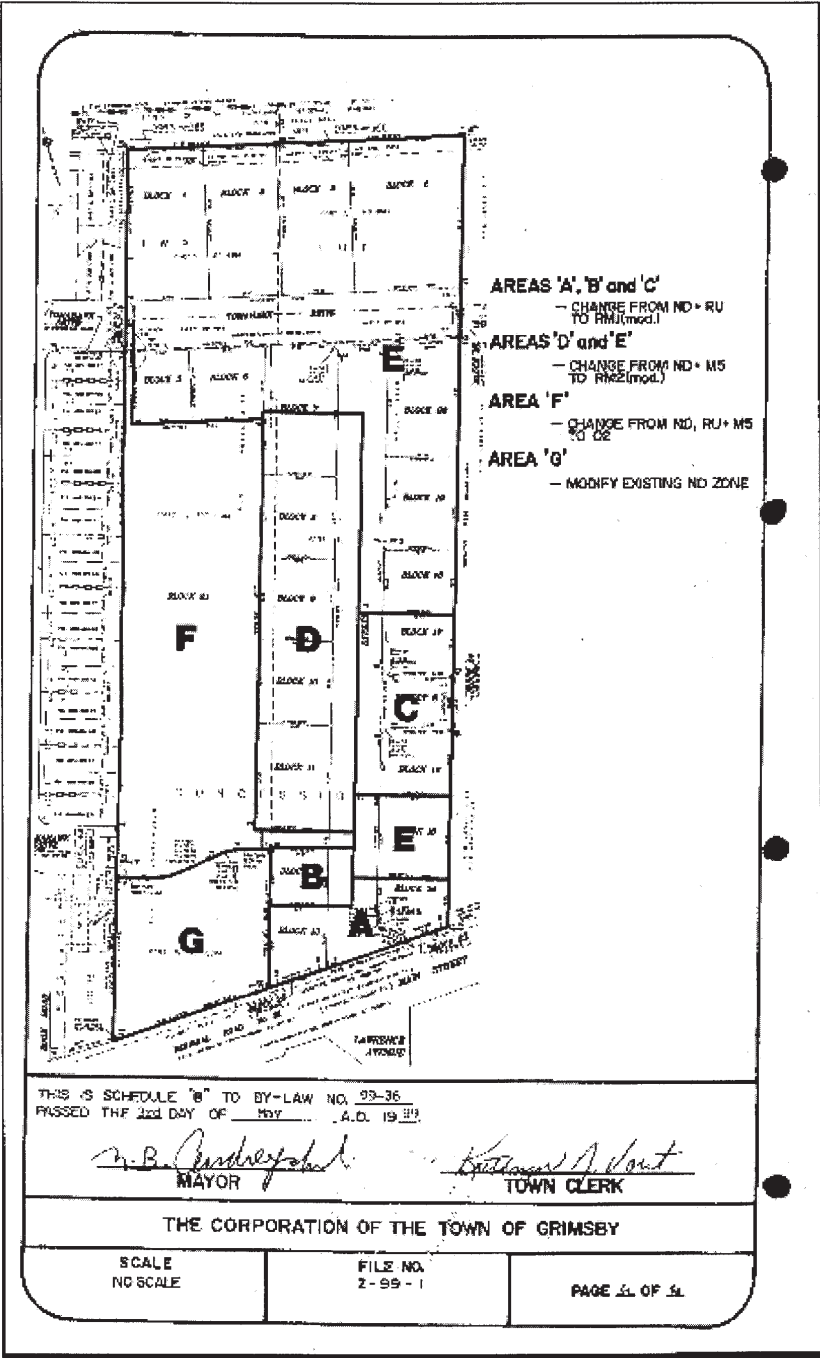
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z - 95 - 11

PAGE 4 OF 4

SCHEDULE 32



THIS IS SCHEDULE "D" TO BY-LAW NO. 18-64
PASSED THE 17TH DAY OF SEPTEMBER, 2018

Robert [Signature]
MAYOR

A. [Signature]
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

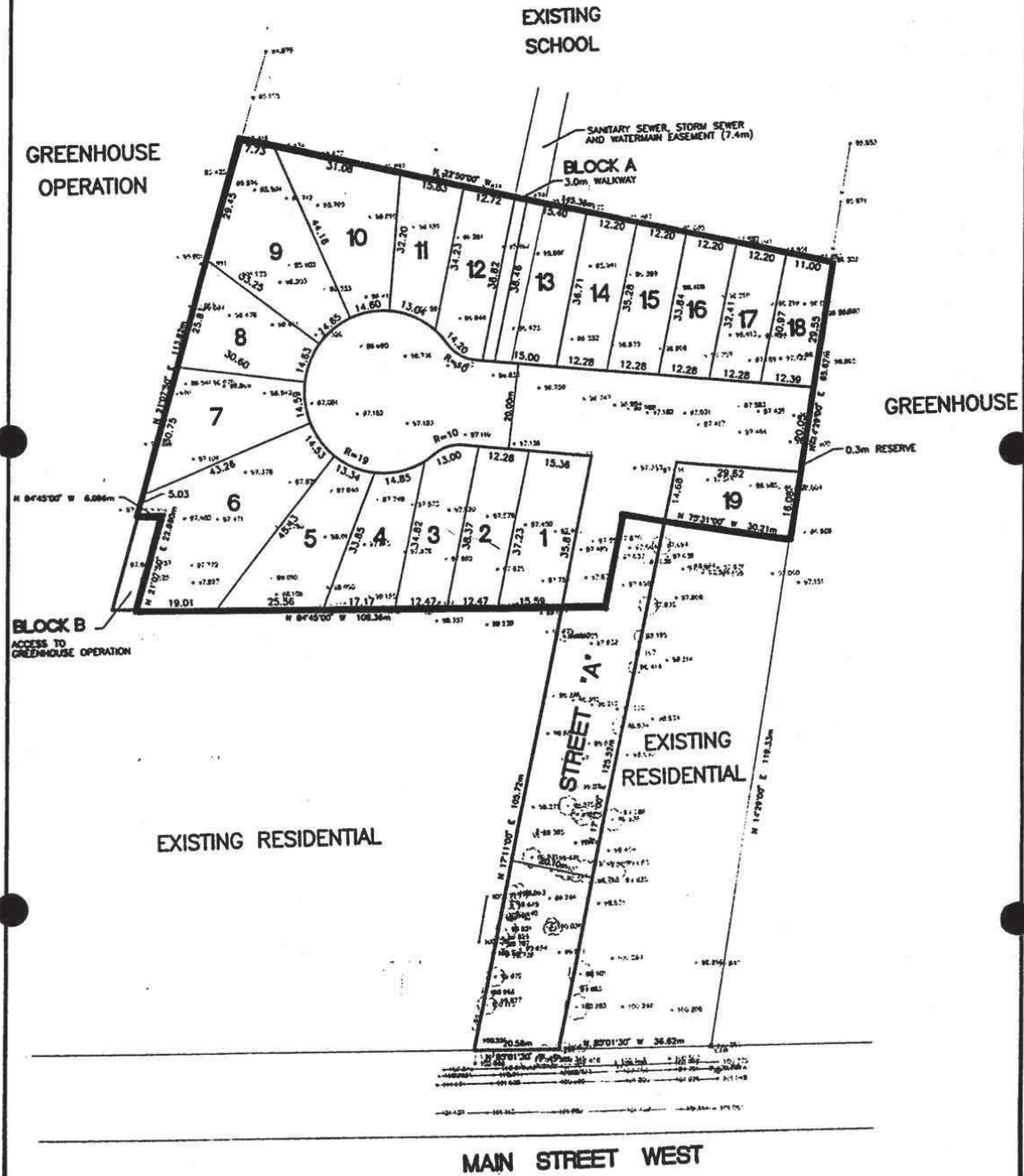
SCALE
NOT TO SCALE

FILE NUMBER
26Z-16-1708

PAGE 10 OF 20



SUBJECT LANDS — CHANGE FROM ND TO R4



THIS IS SCHEDULE "B" TO BY-LAW NO. 99-71
PASSED THE 16 DAY OF August A.D. 1999.

B. Andreyak
MAYOR

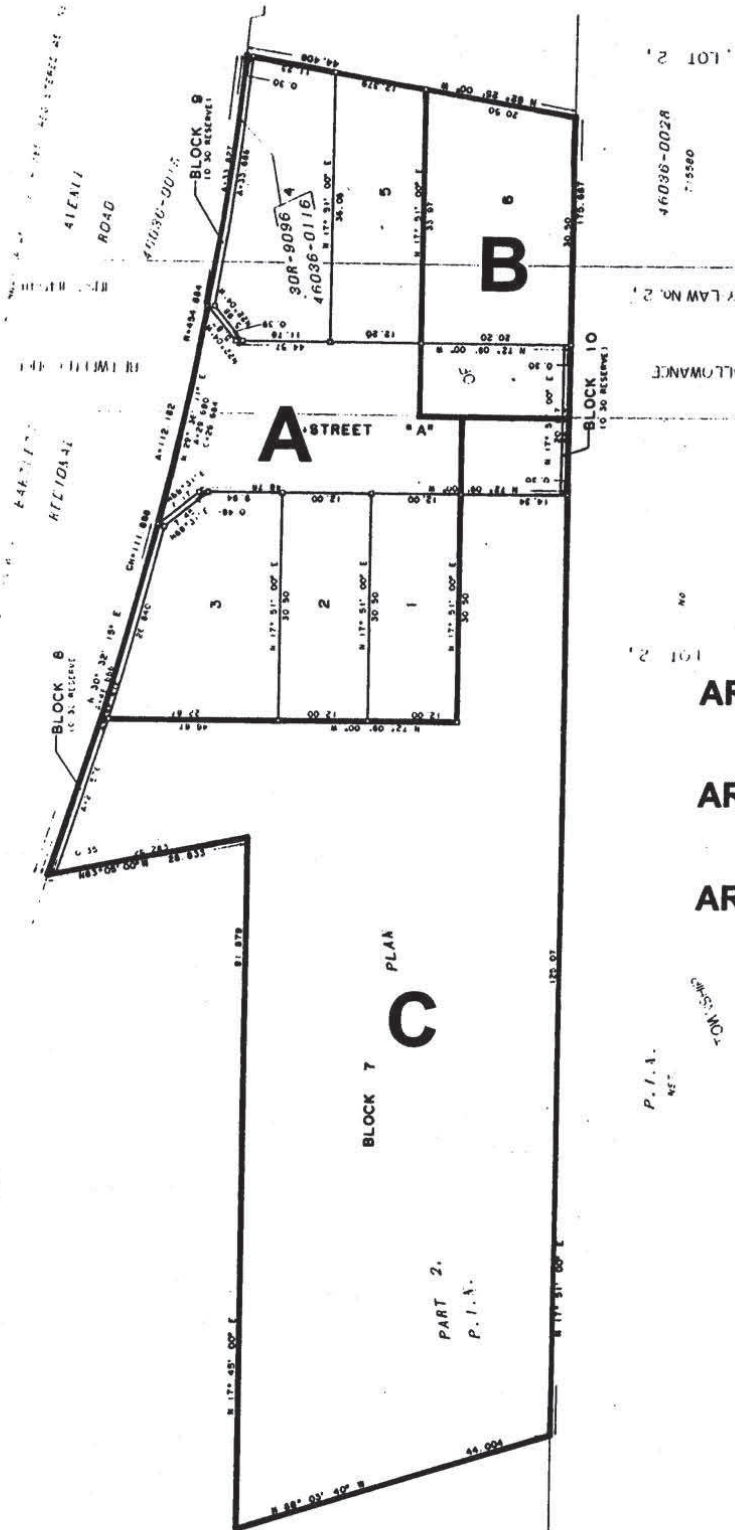
Kathleen M. Vaut
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-90-7

PAGE 3 OF 3



AREA A - CHANGE FROM
R1 AND R2 TO R4

AREA B - CHANGE FROM
R1 TO RM1

AREA C - CHANGE FROM
R2 TO RM2

THIS IS SCHEDULE "B" TO BY-LAW NO. 99-101
PASSED THE 6th DAY OF December A.D. 1999.

W.B. Ambrey
MAYOR

Kathleen J. Vout
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

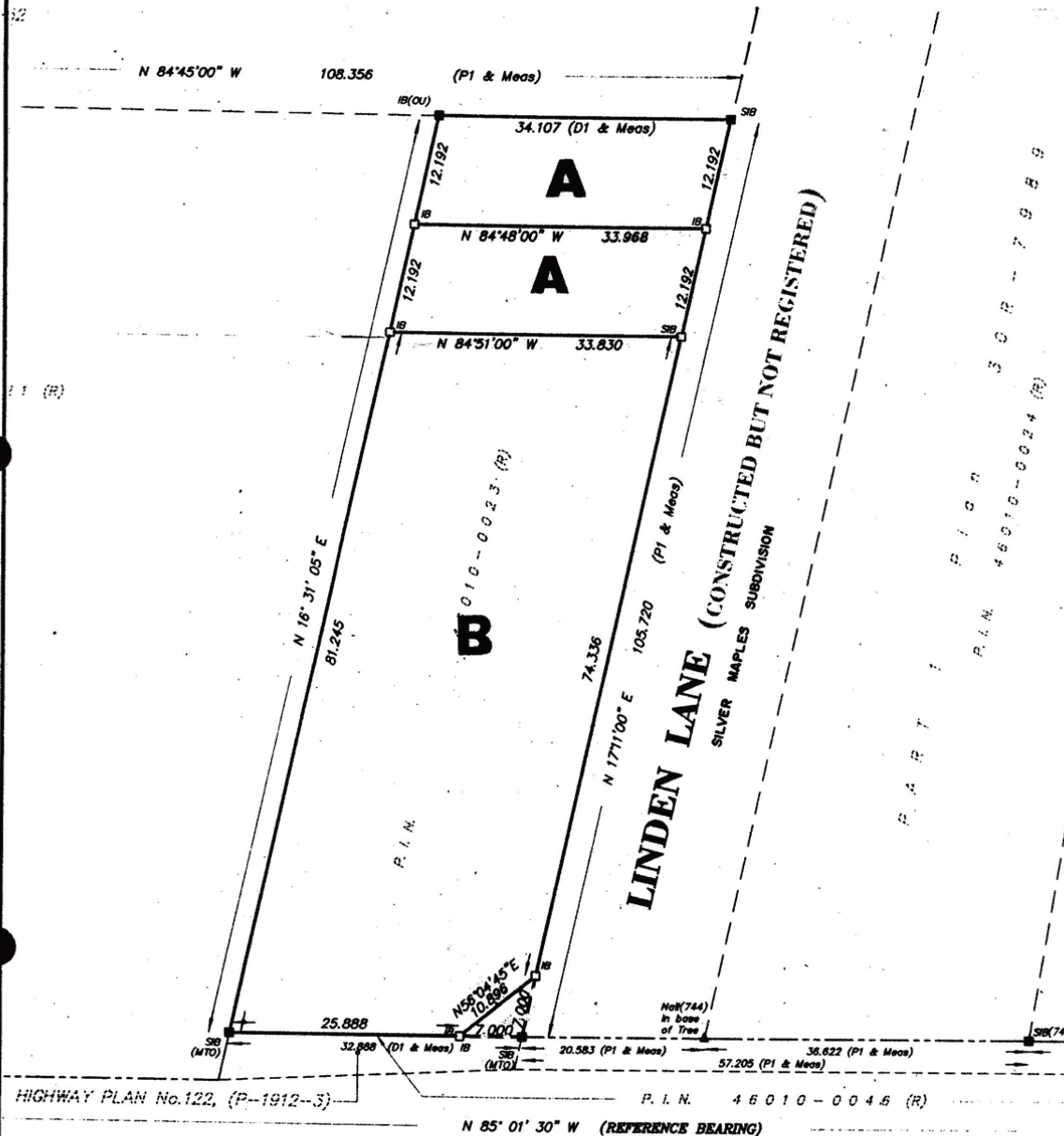
SCALE
NO SCALE

FILE NO.
Z-98-14

PAGE 3 OF 3

AREA A — CHANGE FROM ND TO R4(mod.)

AREA B — MODIFY EXISTING ND ZONE



MAIN STREET WEST

REGIONAL ROAD No.81

THIS IS SCHEDULE "B" TO BY-LAW NO. 00-12
PASSED THE 21st DAY OF February A.D. 2000.

[Signature]
MAYOR

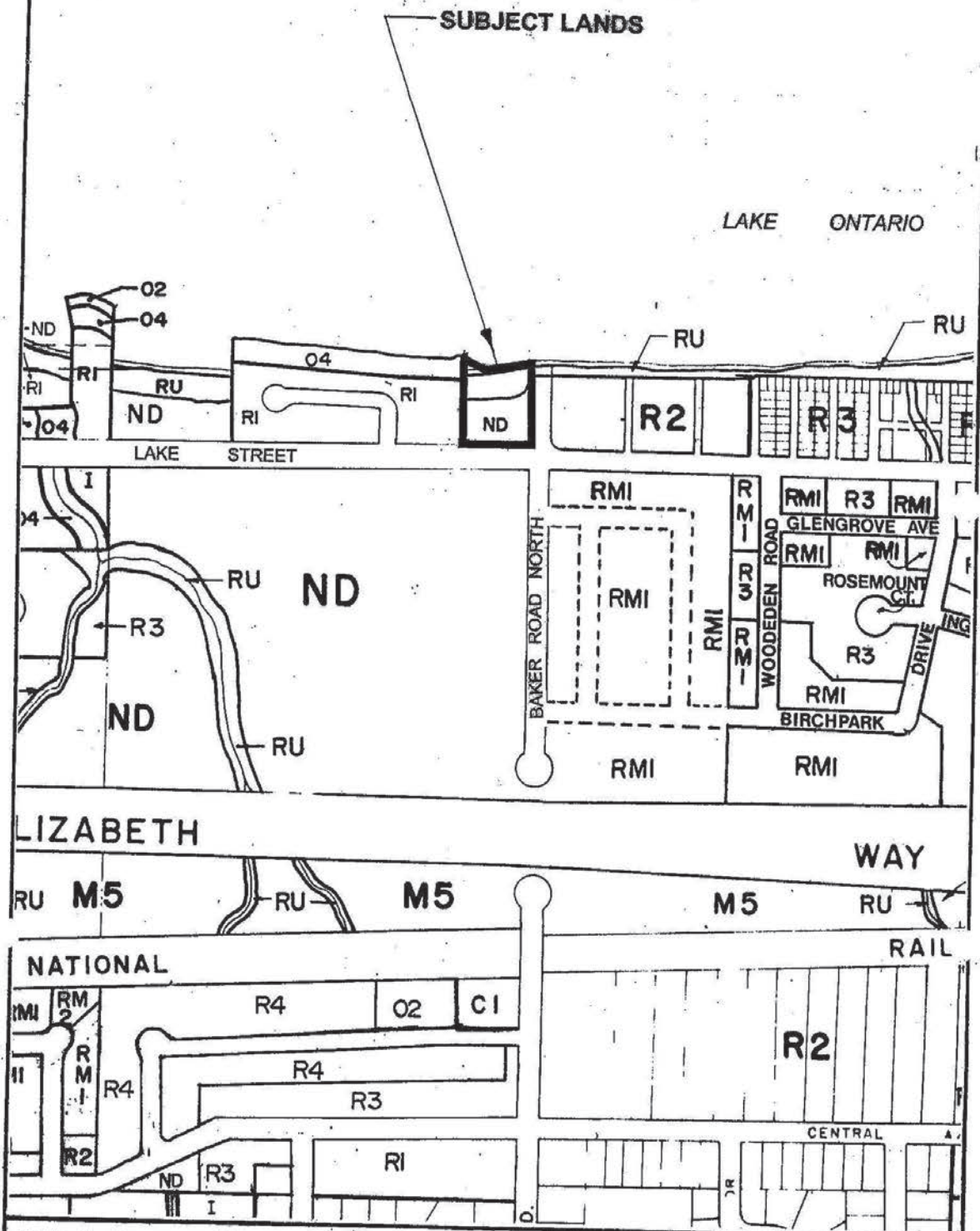
[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-00-1

PAGE 3 OF 3



THIS IS SCHEDULE "A" TO BY-LAW NO. 00-89
 PASSED THE 20th DAY OF November, A.D. 2000.

W. B. Ambrose
 MAYOR

Kathleen A. Hunt
 TOWN CLERK

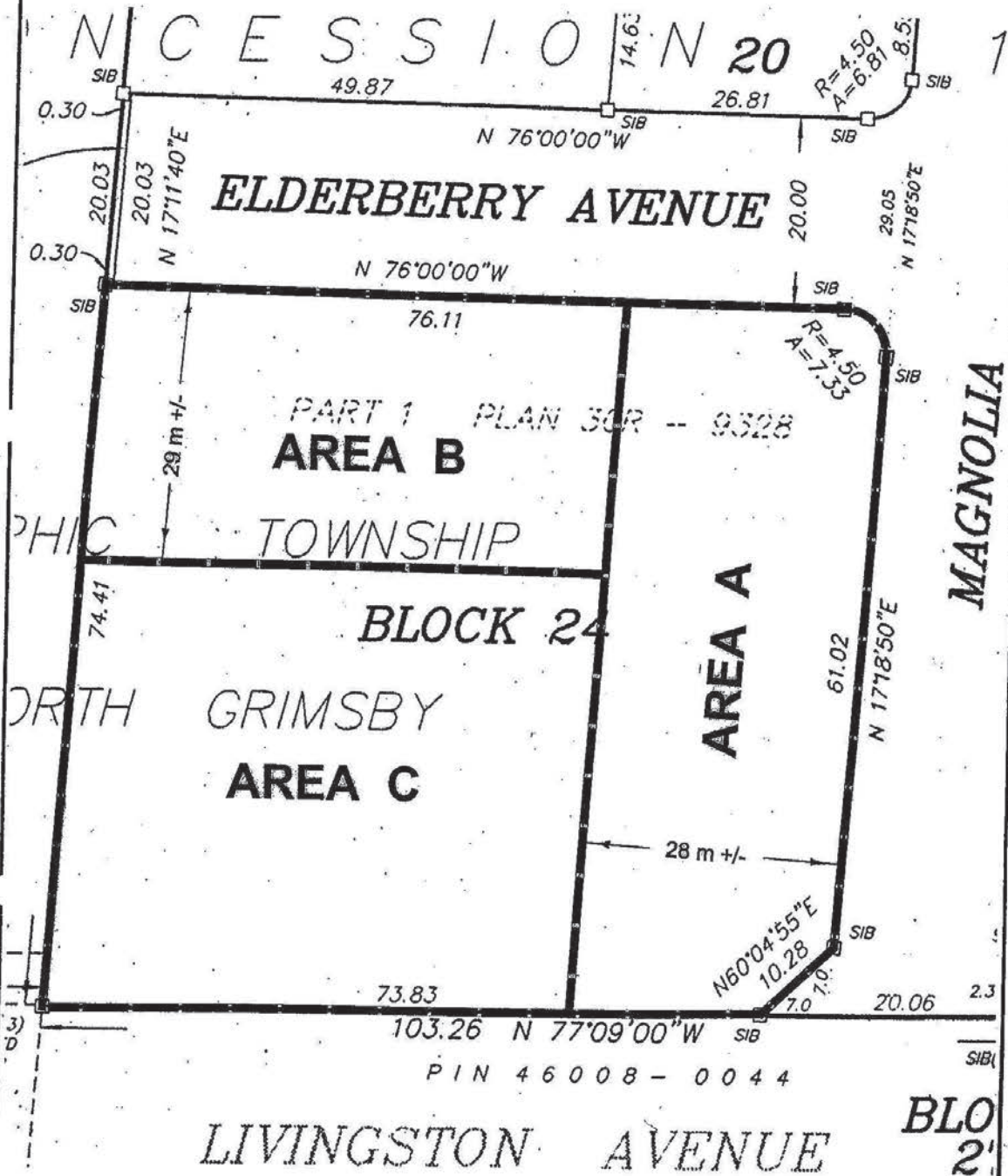
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NO SCALE

FILE NO.
 Z-00-6

PAGE 2 OF 3

AREAS A, B AND C - MODIFY RM2 ZONE



THIS IS SCHEDULE "B" TO BY-LAW NO. 00-93
PASSED THE 20TH DAY OF NOVEMBER A.D. 20.00.

W.B. Amelchuk
MAYOR

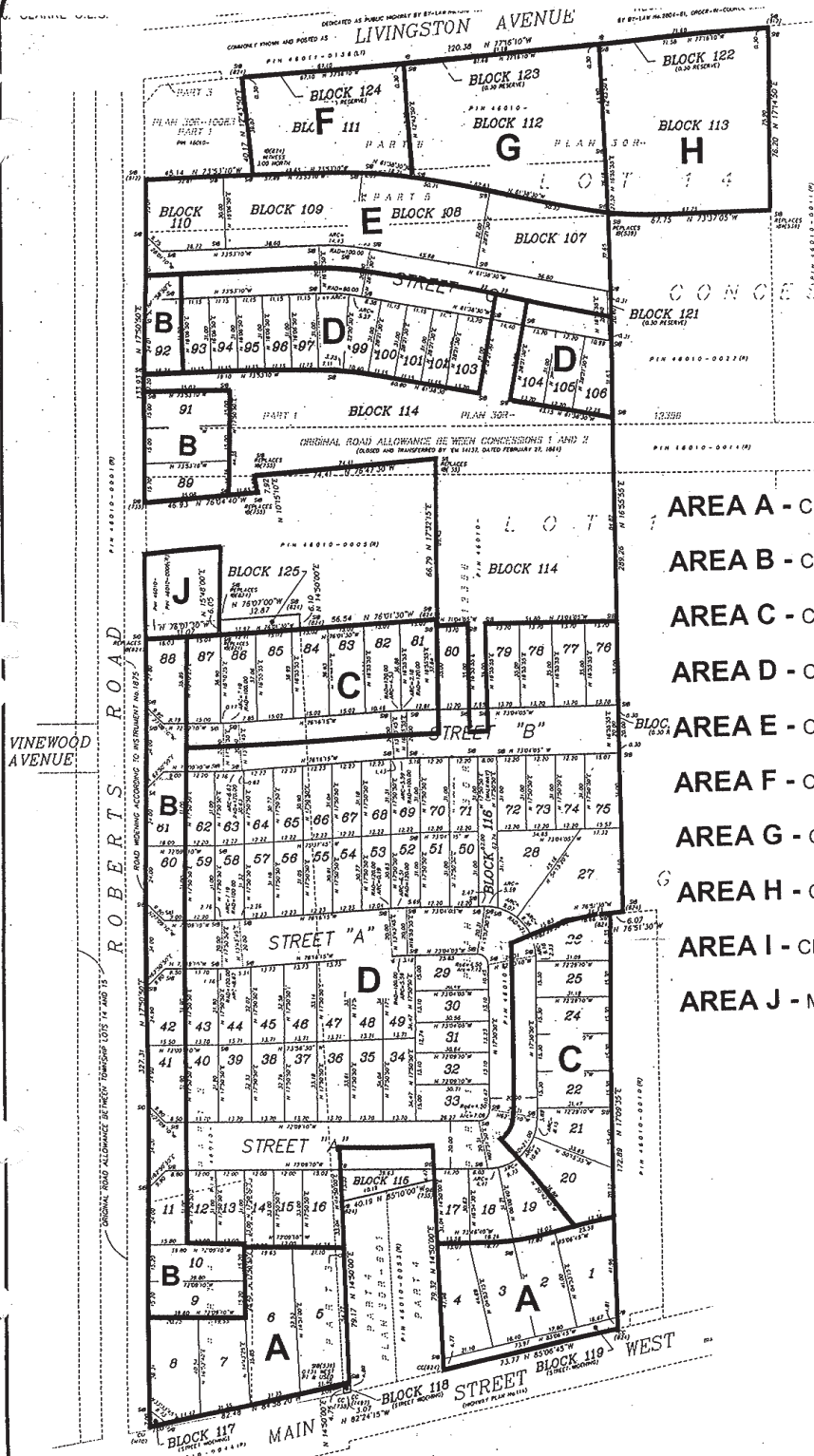
Kathleen J. Vent
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-00-8

PAGE 3 OF 3



- AREA A - CHANGE FROM ND TO R1
- AREA B - CHANGE FROM ND TO R3
- AREA C - CHANGE FROM ND TO R3
- AREA D - CHANGE FROM ND TO R4
- AREA E - CHANGE FROM ND TO RM2
- AREA F - CHANGE FROM ND TO RM2
- AREA G - CHANGE FROM ND TO RM3
- AREA H - CHANGE FROM ND TO RM3
- AREA I - CHANGE FROM ND TO O2
- AREA J - MODIFY EXISTING ND ZONE

THIS IS SCHEDULE "A" TO BY-LAW NO. 01-85.
PASSED THE 1st DAY OF October A.D. 2001.

R. Ambrose
MAYOR

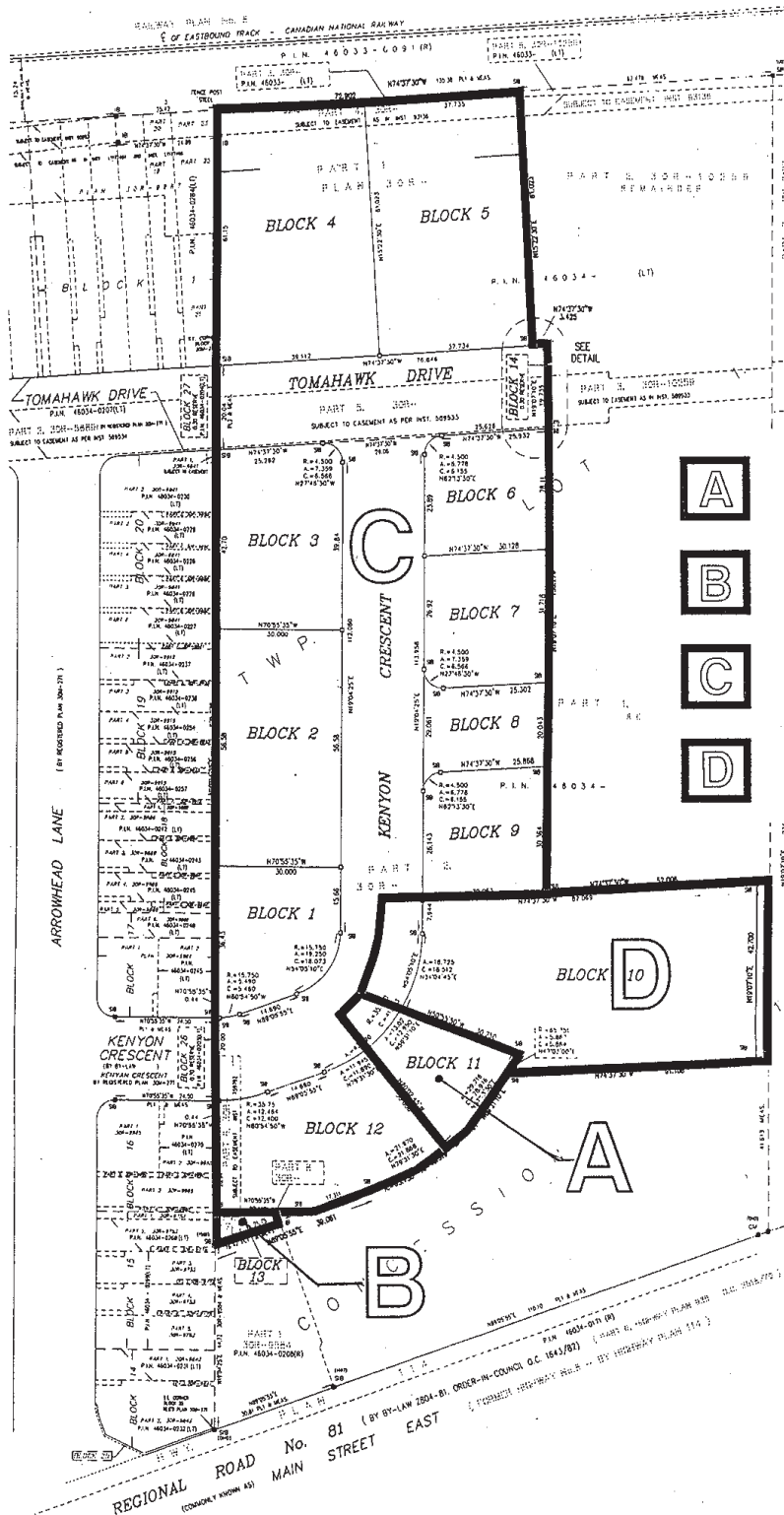
Kathleen J. Hunt
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE 20
NO SCALE Top

FILE NO.
Z-00-9

PAGE 3 OF 3



THIS IS SCHEDULE "A" TO BY-LAW NO. 02-18
PASSED THE 4th DAY OF March A.D. 2002

[Signature]
MAYOR

[Signature]
TOWN CLERK

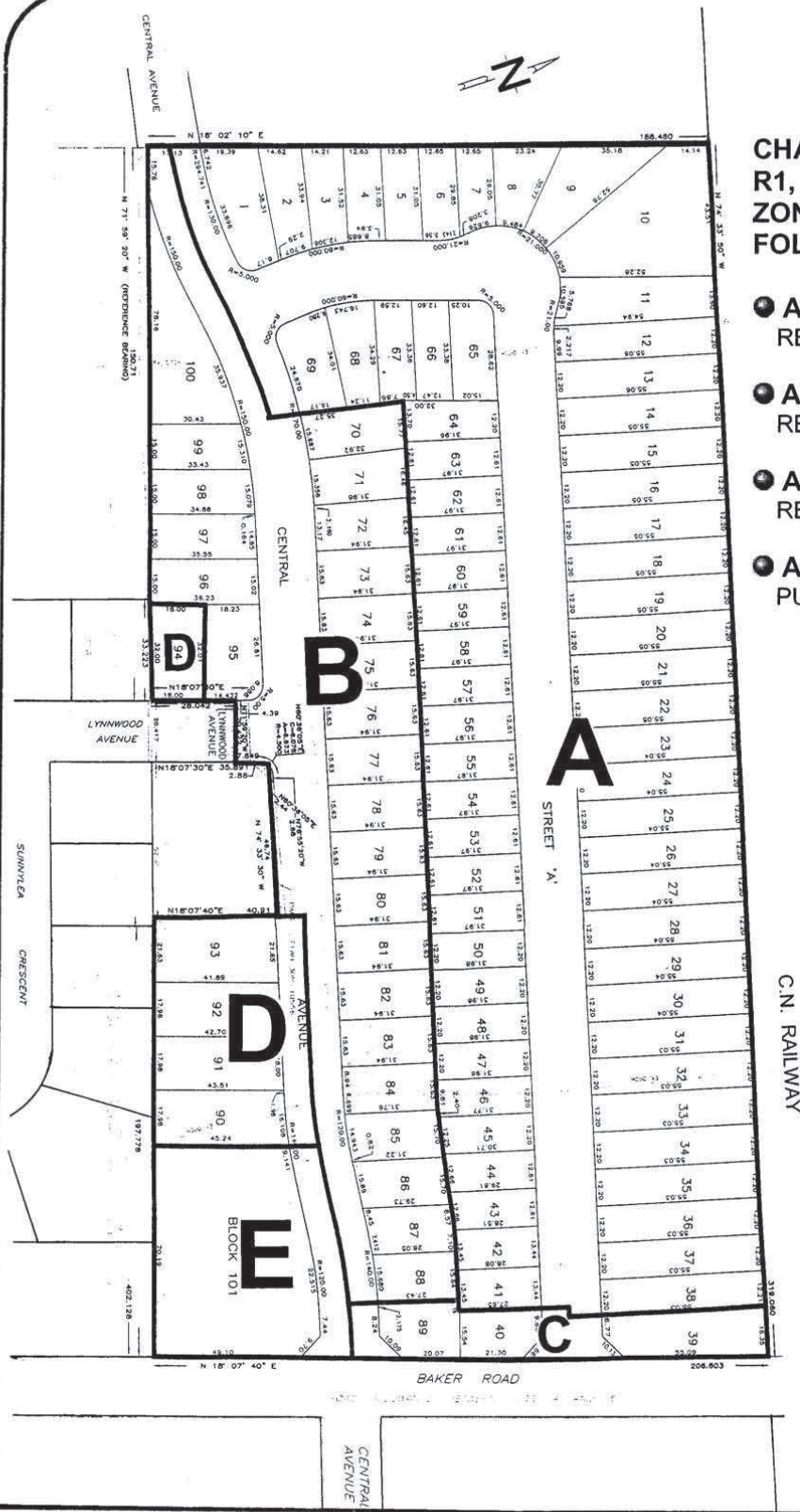
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NO.
Z-01-3
Z-01-18

PAGE 3 OF 3

SCHEDULE 40



CHANGE THE EXISTING
R1, R3, R4, O2 AND C1
ZONES TO THE
FOLLOWING:

- AREA A
RESIDENTIAL R4
- AREAS B AND C
RESIDENTIAL R3
- AREA D
RESIDENTIAL R1
- AREA E
PUBLIC OPEN SPACE O2

THIS IS SCHEDULE "B" TO BY-LAW NO.02-96
PASSED THE 21 DAY OF Oct. A.D. 2002.

[Signature]
MAYOR

[Signature]
TOWN CLERK

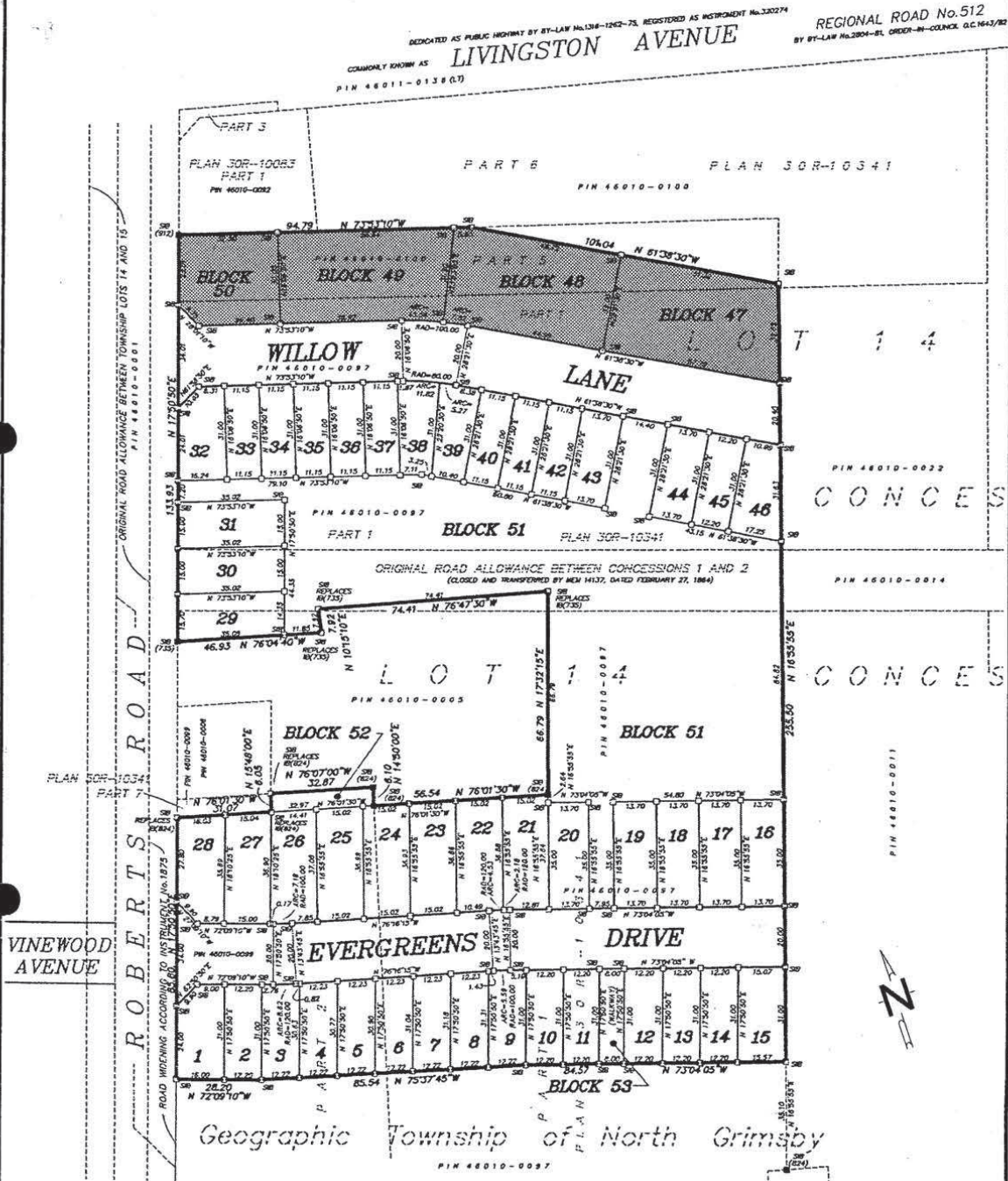
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NO.
Z-02-4

PAGE 3 OF 3

SUBJECT LANDS



THIS IS SCHEDULE "A" TO BY-LAW NO. 02-101
PASSED THE 21 DAY OF OCTOBER A.D. 2002.

W.B. Lymbury
MAYOR

Kathleen A. Hunt
TOWN CLERK

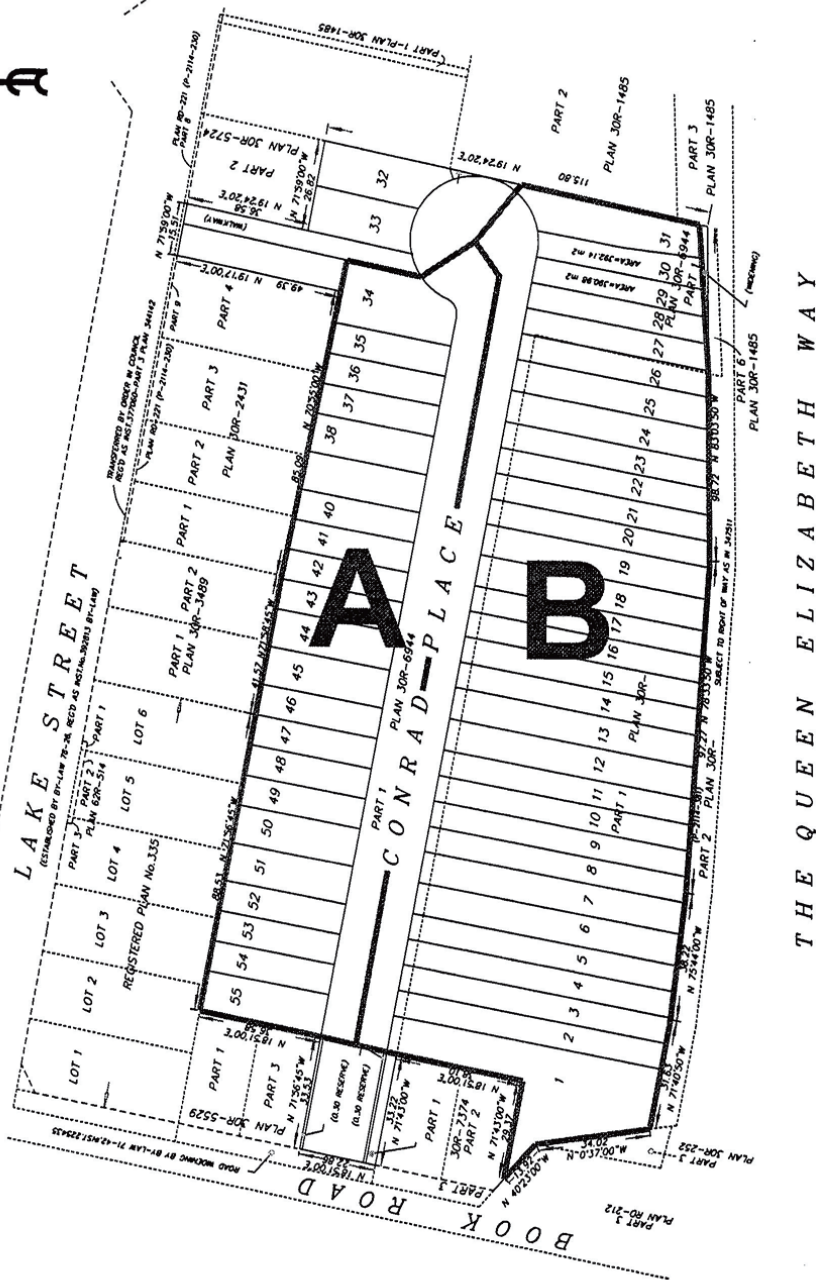
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NO.
Z-02-14

PAGE 2 OF 2

AREAS 'A' AND 'B' - MODIFY EXISTING RM2 ZONE



THIS IS SCHEDULE "B" TO BY-LAW NO. 03-05
PASSED THE 20th DAY OF JANUARY A.D. 2003.

[Signature]
MAYOR

[Signature]
TOWN CLERK

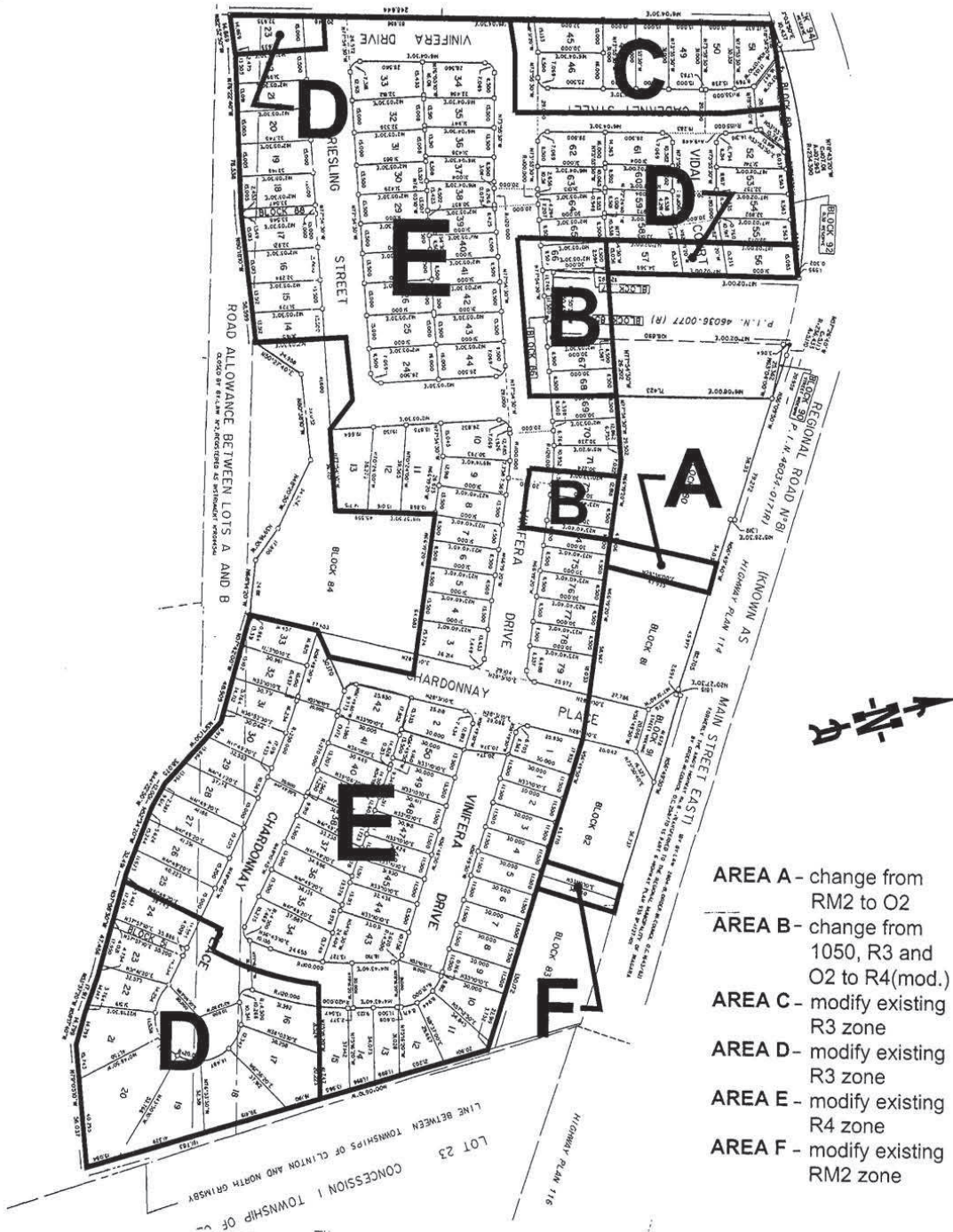
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-02-16

PAGE 4 OF 4

SCHEDULE 43



- AREA A - change from RM2 to O2
- AREA B - change from 1050, R3 and O2 to R4(mod.)
- AREA C - modify existing R3 zone
- AREA D - modify existing R3 zone
- AREA E - modify existing R4 zone
- AREA F - modify existing RM2 zone

THIS IS SCHEDULE "A" TO BY-LAW NO. 03-15
PASSED THE 21st DAY OF APRIL A.D. 2003.

[Signature]
MAYOR

[Signature]
DEPUTY TOWN CLERK

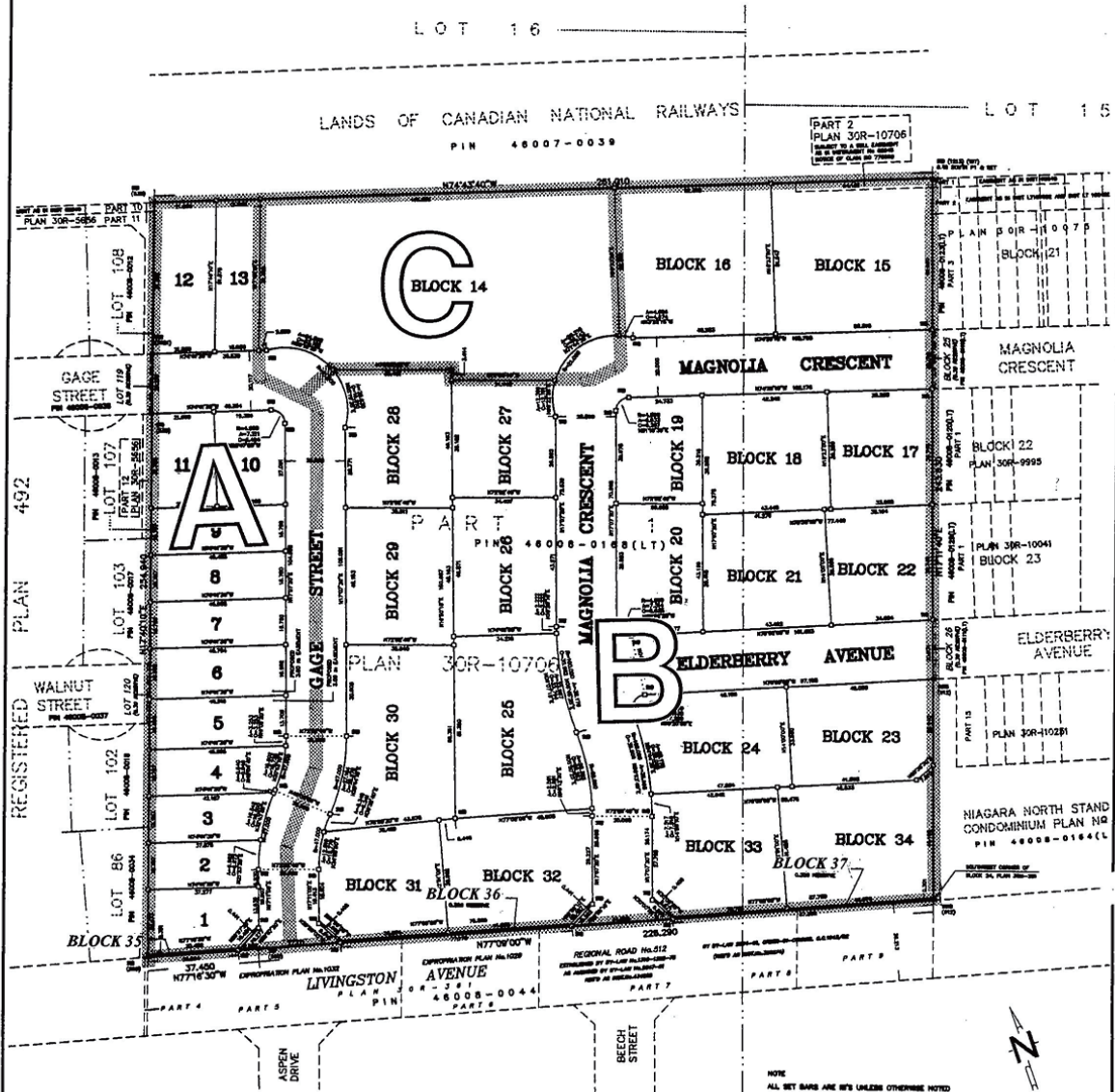
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-03-5

PAGE 3 OF 3

- AREA A** - CHANGE FROM ND TO R3(mod.)
- AREA B** - CHANGE FROM ND TO RM2(mod.)
- AREA C** - CHANGE FROM ND TO O2



THIS IS SCHEDULE "A" TO BY-LAW NO. 03-24
PASSED THE 17th DAY OF MARCH A.D. 2003.

[Signature]
MAYOR

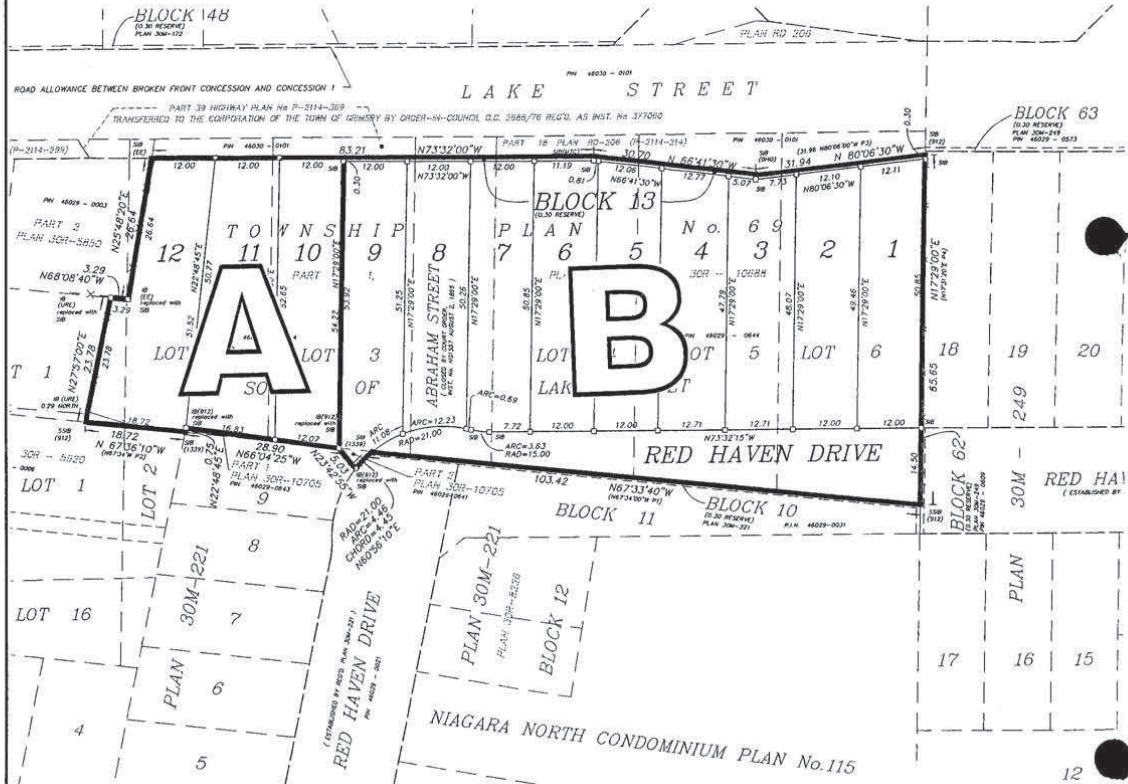
[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

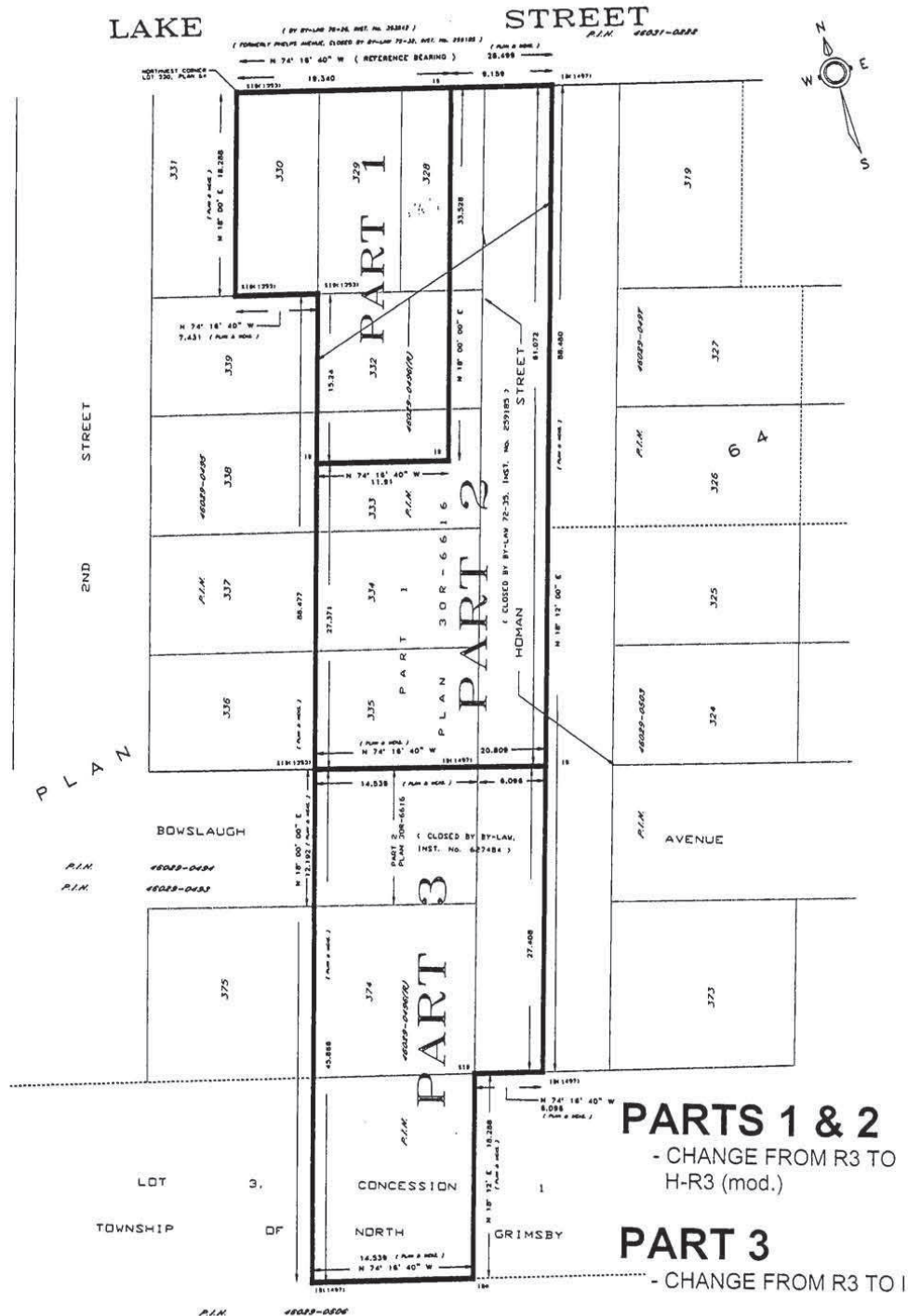
FILE NUMBER
Z-01-16

PAGE 3 OF 3



17, 24
TOWN CLERK

PAGE 3 OF 3



PARTS 1 & 2
- CHANGE FROM R3 TO H-R3 (mod.)

PART 3
- CHANGE FROM R3 TO I

THIS IS SCHEDULE "B" TO BY-LAW NO. 03-120
PASSED THE 17TH DAY OF NOVEMBER A.D. 2003..

[Signature]
MAYOR

[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-03-02

PAGE 3 OF 3

SCHEDULE 47

SUBJECT LANDS - CHANGE FROM R1 TO H-R3(mod.)

THIS IS SCHEDULE "B" TO BY-LAW NO.04-21
PASSED THE 1st DAY OF MARCH, 2004.

MAYOR

TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NOT TO SCALE	FILE NUMBER Z-03-16	PAGE 3 OF 3
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THIS IS SCHEDULE "H" TO BY-LAW NO. 18-64
PASSED THE 17TH DAY OF SEPTEMBER, 2018

MAYOR

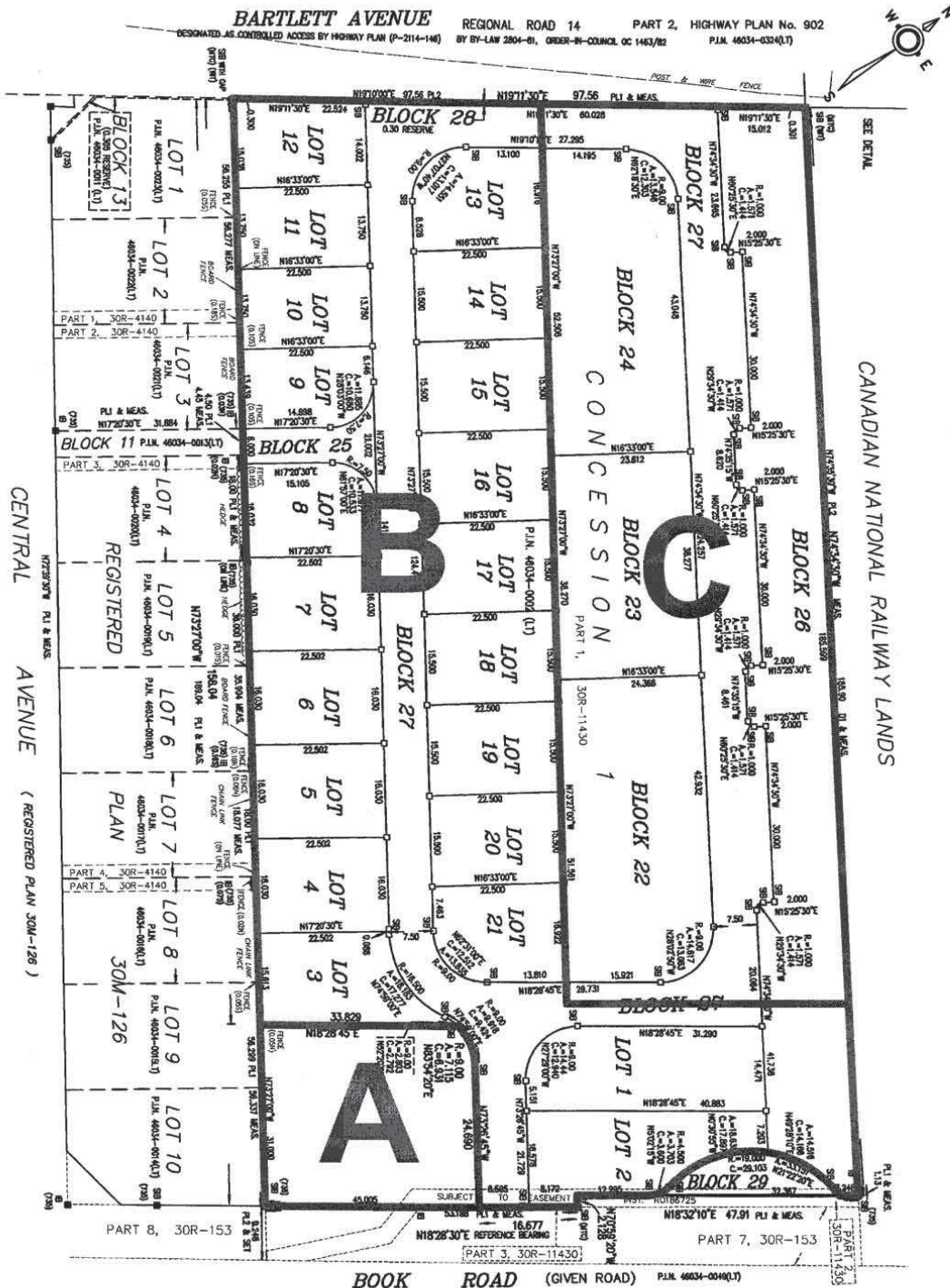
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
26Z-16-1708

PAGE 14 OF 20



THIS IS SCHEDULE "A" TO BY-LAW NO. 05-63
PASSED THE 22nd DAY OF AUGUST 2005.

[Signature]
MAYOR

[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-04-3

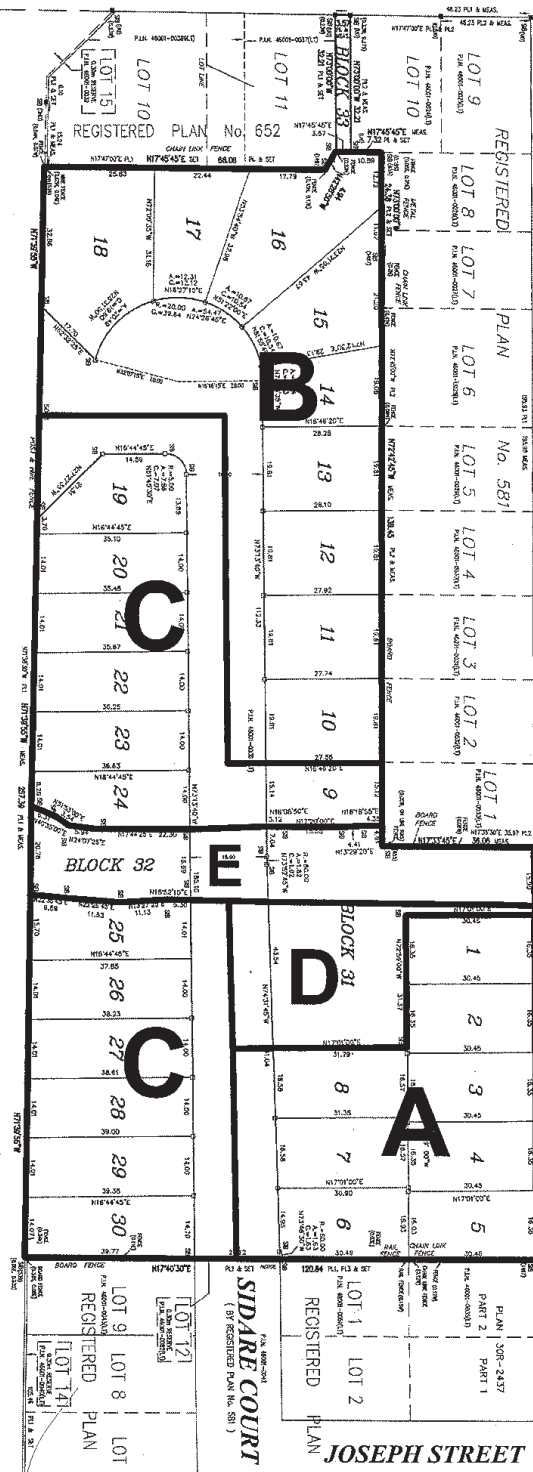
PAGE 3 OF 3

KELSON AVENUE

ROAD ALLOWANCE BETWEEN LOTS 22 AND 23
N7W07°E R1 & R2 N7W45°E M66

NORTH SERVICE ROAD

ROADWAY PLAN No. 005



AREAS 'A' AND 'B'

- CHANGE FROM R2 TO R3 (mod.)

AREA 'C'

- CHANGE FROM R2 TO R4 (mod.)

AREA 'D'

- CHANGE FROM R2 TO O2

AREA 'E'

- CHANGE FROM R2 TO O4

WINSTON ROAD



THIS IS SCHEDULE "B" TO BY-LAW NO. 07-2
PASSED THE 15th DAY OF JANUARY, 2007.

MAYOR

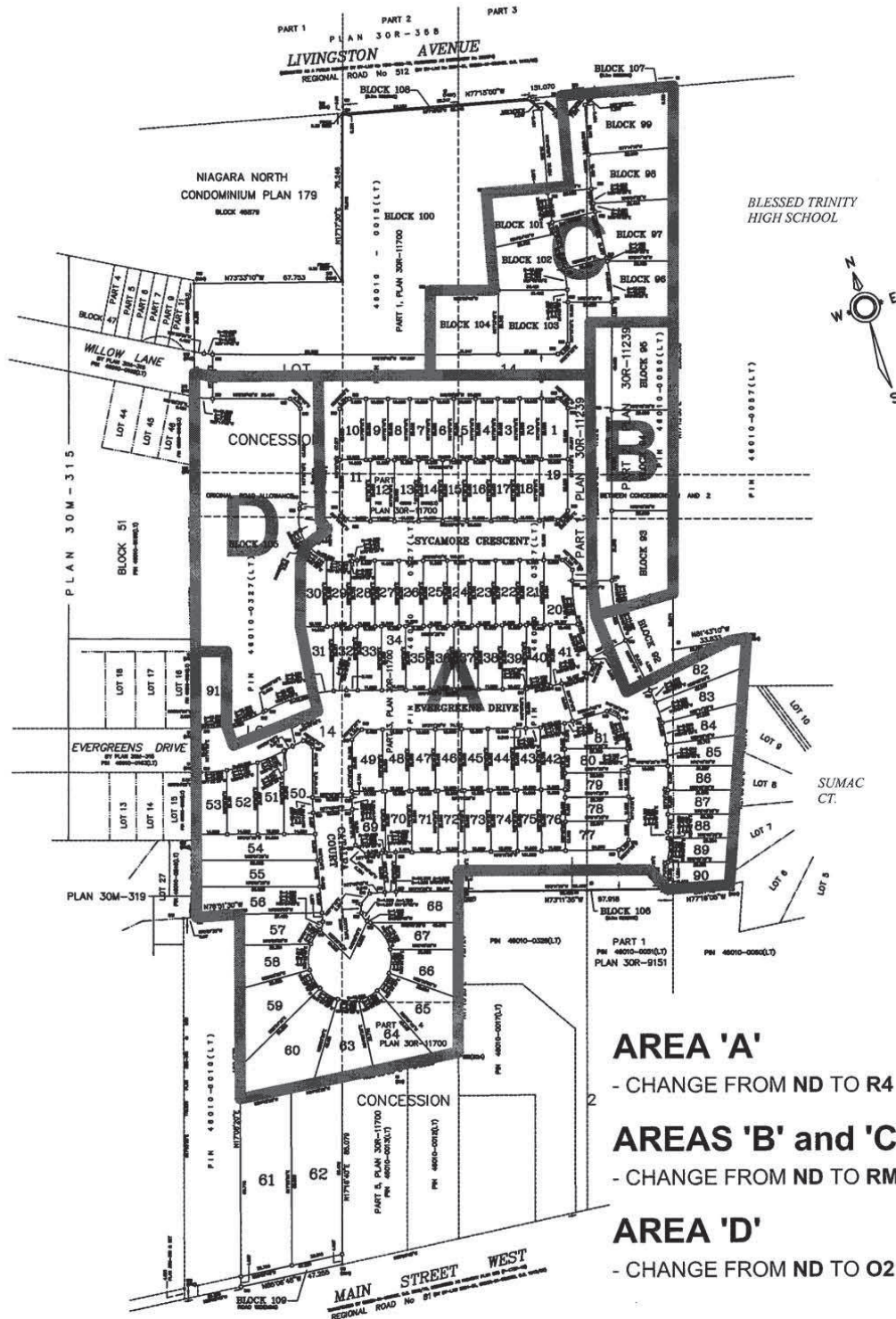
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-06-4

PAGE 3 OF 3



AREA 'A'

- CHANGE FROM ND TO R4 mod.

AREAS 'B' and 'C'

- CHANGE FROM ND TO RM2 mod.

AREA 'D'

- CHANGE FROM ND TO O2

THIS IS SCHEDULE "A" TO BY-LAW NO. 07-26
PASSED THE 19th DAY OF MARCH, 2007.

Robert M. Bentley
MAYOR

Kathleen J. Vout
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-05-9

PAGE 3 OF 3

AREA 'A'
- CHANGE FROM ND TO R2 (mod.)

AREA 'B'
- CHANGE FROM ND TO R4 (mod.)

THIS IS SCHEDULE "A" TO BY-LAW NO. 07-
PASSED THE DAY OF , 2007.

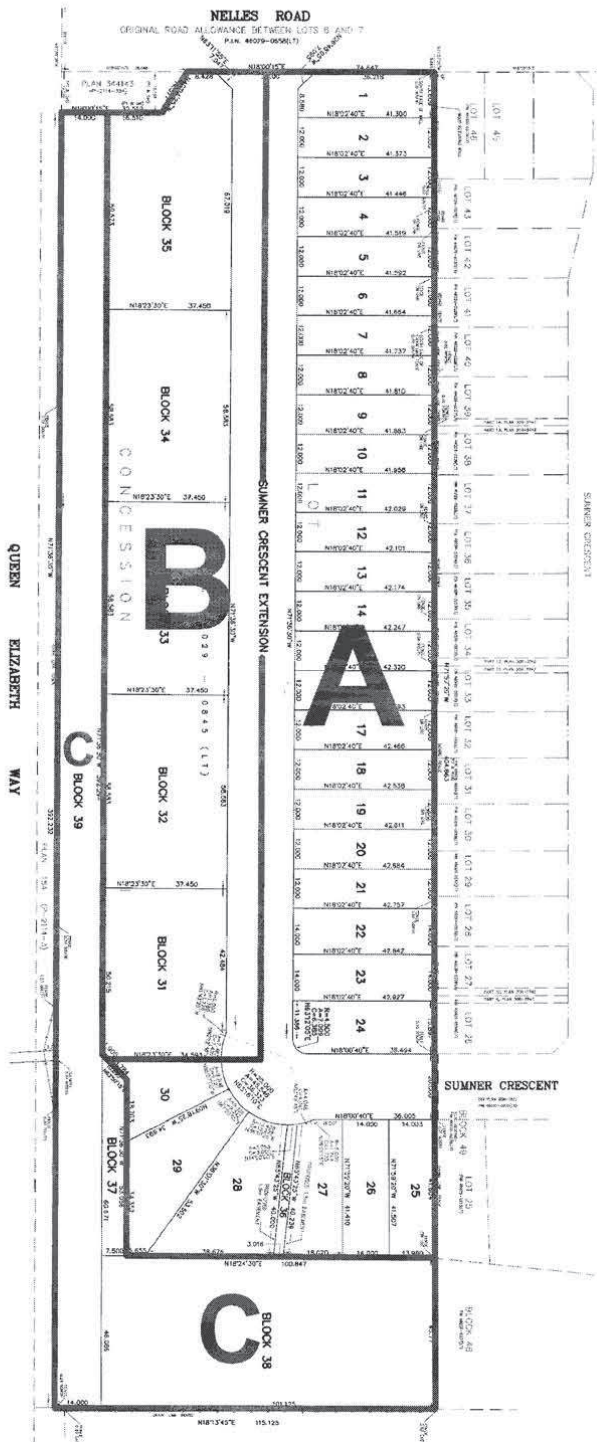
MAYOR **TOWN CLERK**

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NOT TO SCALE	FILE NUMBER Z-04-7	PAGE 3 OF 3
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PJN 46034-0324(LT)





AREA 'A'

- CHANGE FROM ND TO R4 (mod.)

AREA 'B'

- CHANGE FROM ND TO RM2 (mod.)

AREA 'C'

- CHANGE FROM ND AND RU TO O4



THIS IS SCHEDULE "A" TO BY-LAW NO. 07-77
PASSED THE 5th DAY OF NOVEMBER, 2007.

Robert Bentley
MAYOR

Kathleen J. Vout
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

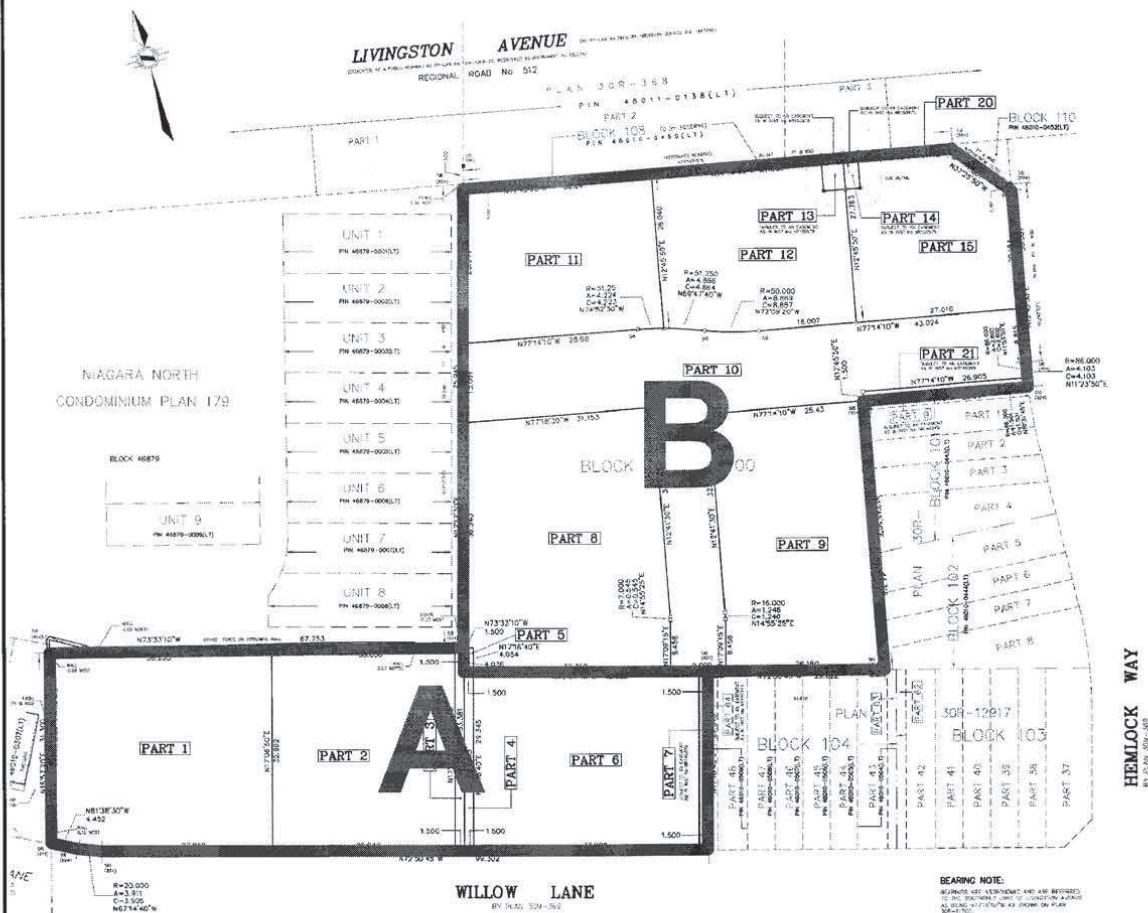
SCALE
NOT TO SCALE

FILE NUMBER
Z-06-8

PAGE 3 OF 3



SUBJECT LANDS - CHANGE FROM ND RM2 (mod.)



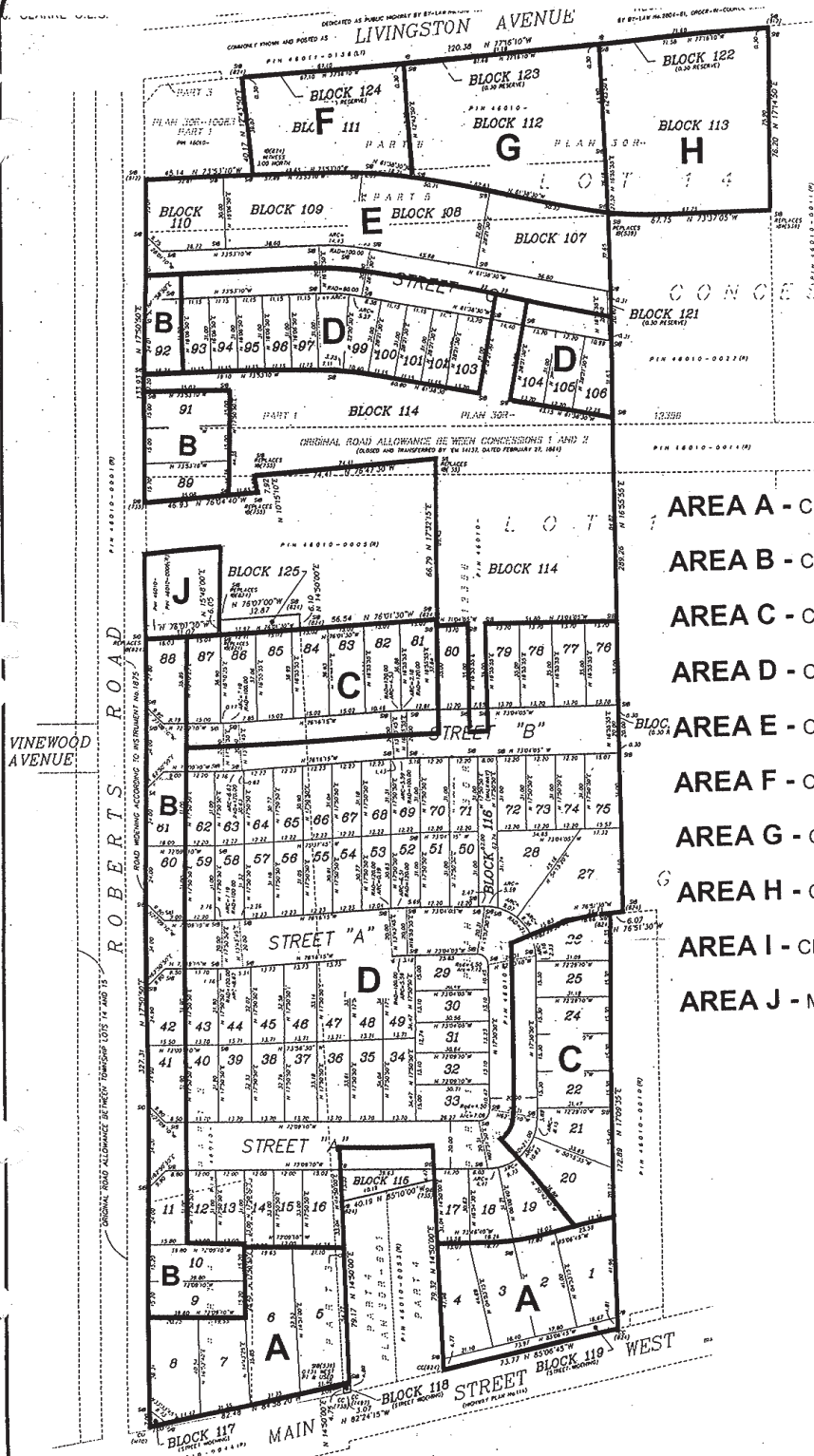
THIS IS SCHEDULE "A" TO BY-LAW NO. 08-20
PASSED THE 19th DAY OF FEBRUARY, 2008.

[Signature]
MAYOR

[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NOT TO SCALE	FILE NUMBER Z-05-9	PAGE 3 OF 3
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- AREA A - CHANGE FROM ND TO R1
- AREA B - CHANGE FROM ND TO R3
- AREA C - CHANGE FROM ND TO R3
- AREA D - CHANGE FROM ND TO R4
- AREA E - CHANGE FROM ND TO RM2
- AREA F - CHANGE FROM ND TO RM2
- AREA G - CHANGE FROM ND TO RM3
- AREA H - CHANGE FROM ND TO RM3
- AREA I - CHANGE FROM ND TO O2
- AREA J - MODIFY EXISTING ND ZONE

THIS IS SCHEDULE "A" TO BY-LAW NO. 01-85.
PASSED THE 1st DAY OF October A.D. 2001.

[Signature]
MAYOR

[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

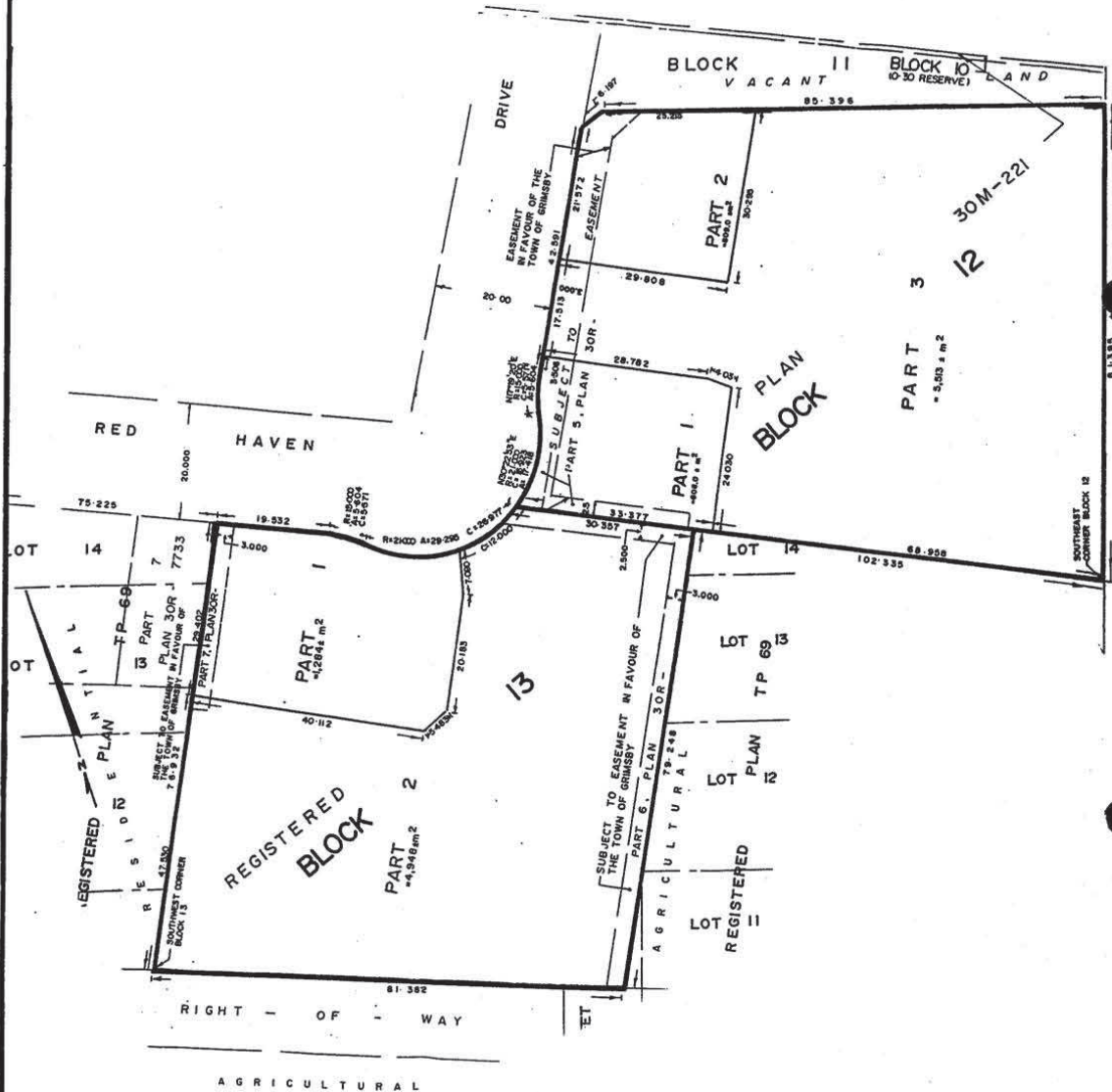
SCALE 20
NO SCALE Top

FILE NO.
Z-00-9

PAGE 3 OF 3

SCHEDULE 57

PARTS 1 AND 2 OF BLOCK 12	— CHANGE FROM H-RM1(mod.) TO RM1
PART 3 OF BLOCK 12	— MODIFY EXISTING H-RM1 ZONE
PART 1 OF BLOCK 13	— CHANGE FROM H-RM3 TO RM2(mod.)



THIS IS SCHEDULE "B" TO BY-LAW NO. 94-86
PASSED THE 15th DAY OF August A.D. 1994.

M. B. Andreyshin
MAYOR

Kathryn J. Vout
TOWN CLERK

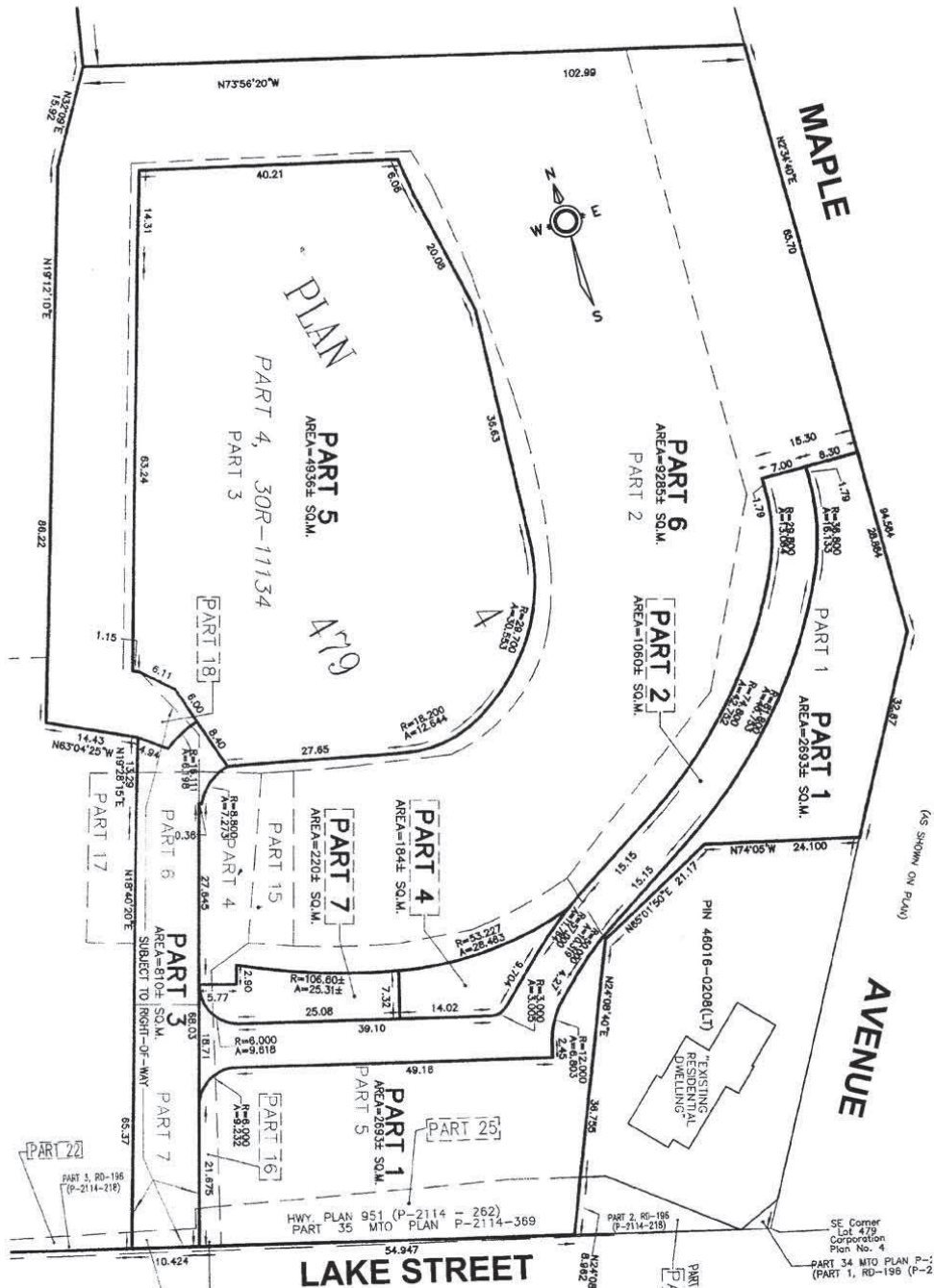
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-94-17

PAGE 4 OF 4

PARTS 1 to 5 - MODIFY EXISTING RM2 ZONE



THIS IS SCHEDULE "B" TO BY-LAW NO. 07-29
PASSED THE 2nd DAY OF APRIL A.D. 2007.

MAYOR

TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-06-11

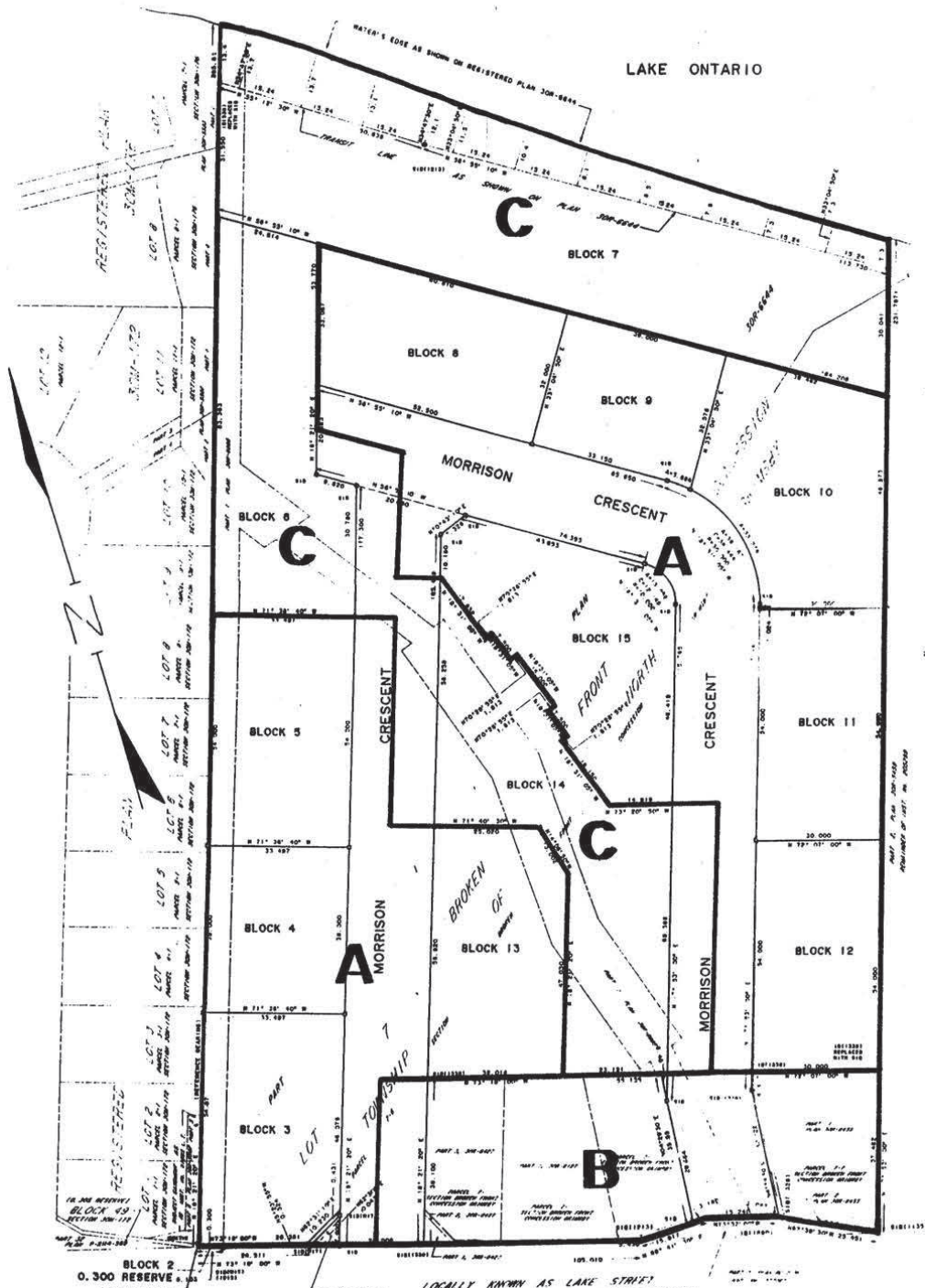
PAGE 3 OF 3

SCHEDULE 59

AREA 'A' - CHANGE FROM RM2 AND O4 TO RM2

AREA 'B' - CHANGE FROM RM2 AND O4 TO R2

AREA 'C' - CHANGE FROM RM2 AND O4 TO O4



Permitted on NW corner of Ironstone Trail and Main Street E by by-law 090-51

THIS IS SCHEDULE "B" TO BY-LAW NO. 96-45
PASSED THE 21st DAY OF May A.D. 1996.

M. B. Anderson
MAYOR

Kathleen J. Vout
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-95-2

PAGE 4 OF 4

SCHEDULE 60

AREA 'A'
- CHANGE FROM RU TO R1 (mod.)

AREA 'B'
- CHANGE FROM RU TO R3 (mod.)

AREA 'C'
- CHANGE FROM RU TO R4 (mod.)

AREAS 'D', 'E', 'F' and 'G'
- CHANGE FROM RU TO RM2 (mod.)

AREA 'H'
- CHANGE FROM RU TO O2

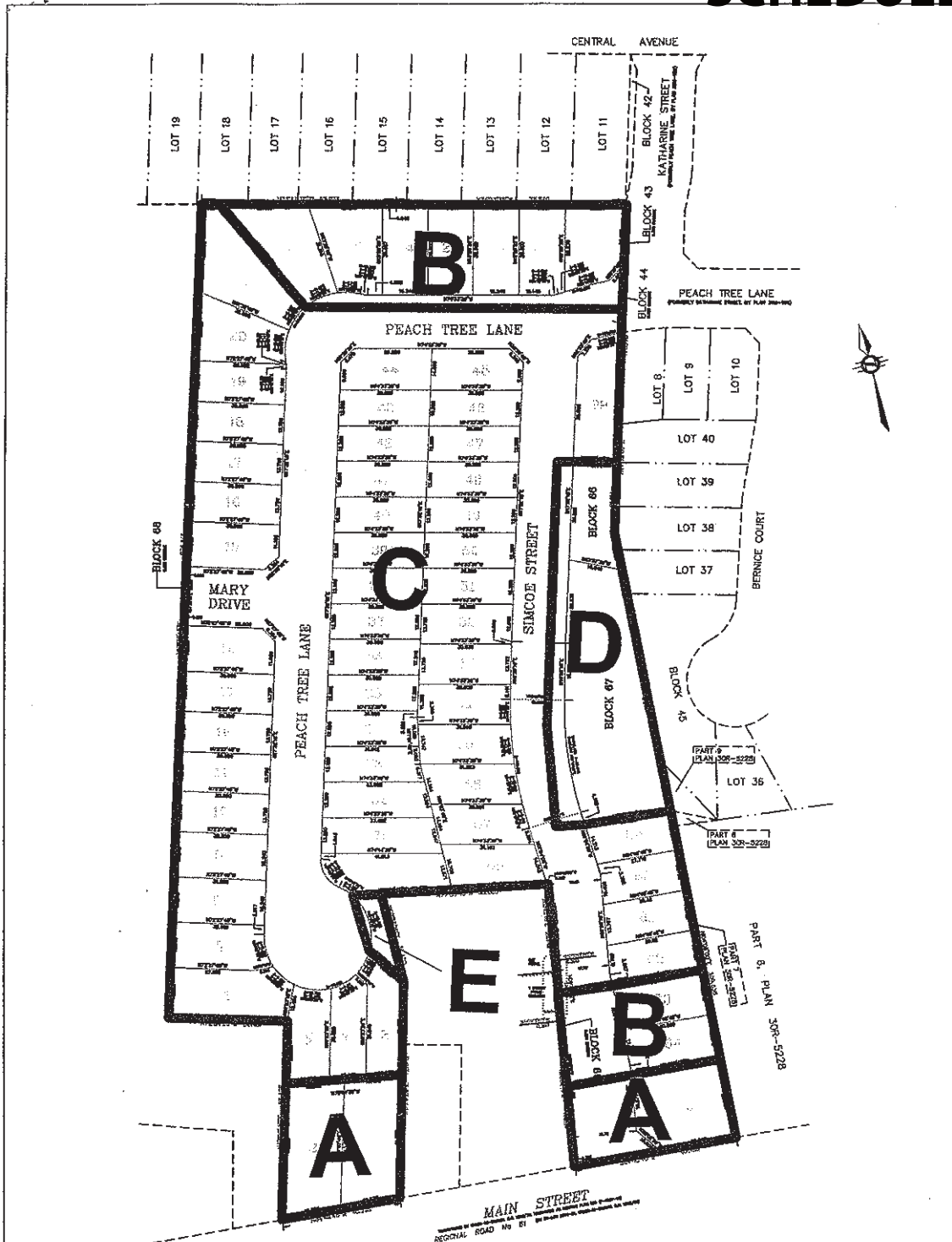
AREA 'I'
- CHANGE FROM RU TO ND (mod.)

THIS IS SCHEDULE "A" TO BY-LAW NO. 08-61
PASSED THE DAY OF . 2008.

MAYOR **TOWN CLERK**

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NOT TO SCALE	FILE NUMBER Z-07-9	PAGE 4 OF 4
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THIS IS SCHEDULE 'A' TO BY-LAW NO. 09-63
PASSED THE 24th DAY OF AUGUST, 2009

Robert M. Bentley
MAYOR

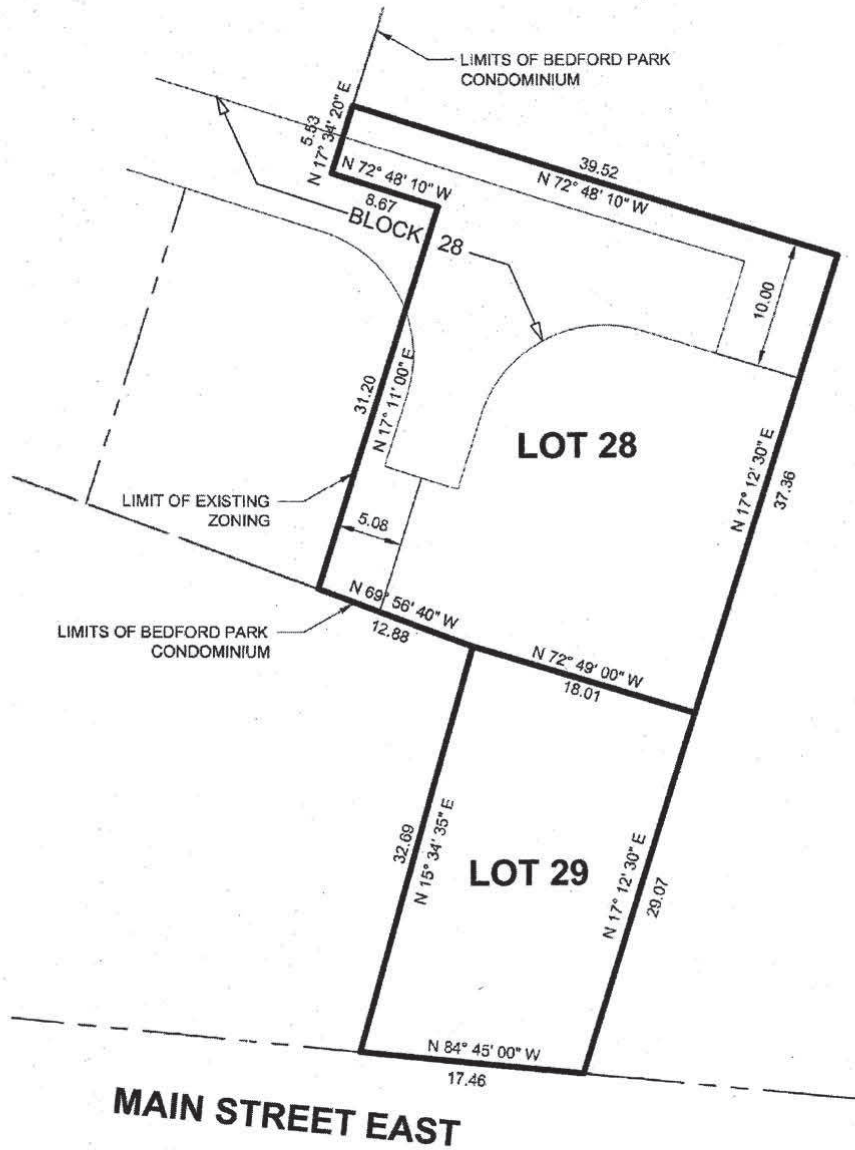
H. Luddy-Eaton
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE	FILE NUMBER	PAGE
NOT TO SCALE	Z-08-05	4 OF 4

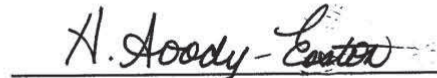


SUBJECT LANDS - MODIFY EXISTING R2 ZONE



THIS IS SCHEDULE "B" TO BY-LAW NO. 10-25
 PASSED THE 5th DAY OF APRIL, 2010.


MAYOR


CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NOT TO SCALE

FILE NUMBER
 Z-10-2

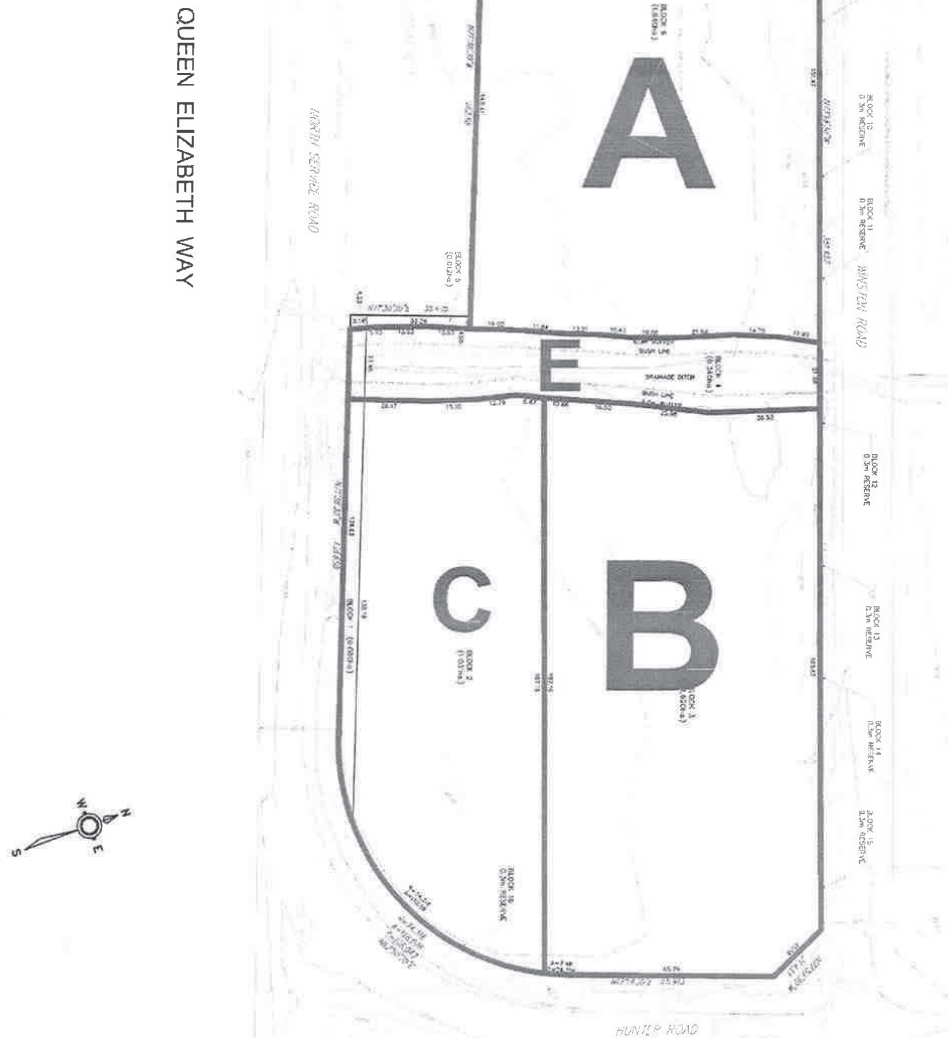
PAGE 3 OF 3

AREAS 'A' AND 'B' - CHANGE FROM RU TO H-RM2(modified)

AREA 'C' - CHANGE FROM RU TO H-C4 (modified).

AREA 'D' - CHANGE FROM RU TO O2

AREA 'E' - CHANGE FROM RU TO O4



THIS IS SCHEDULE "A" TO BY-LAW NO. 10-64
PASSED THE DAY OF , 2010.

MAYOR

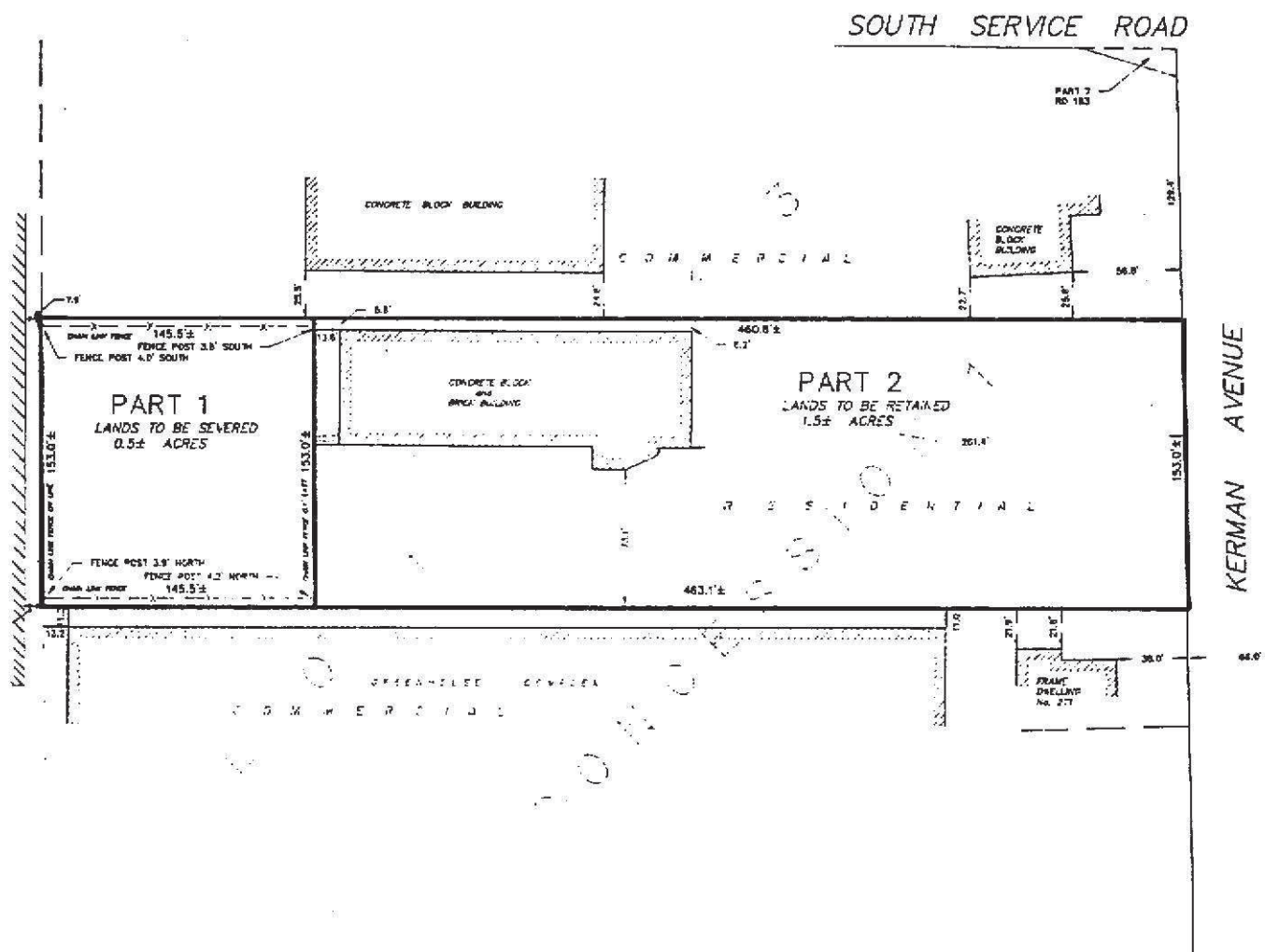
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

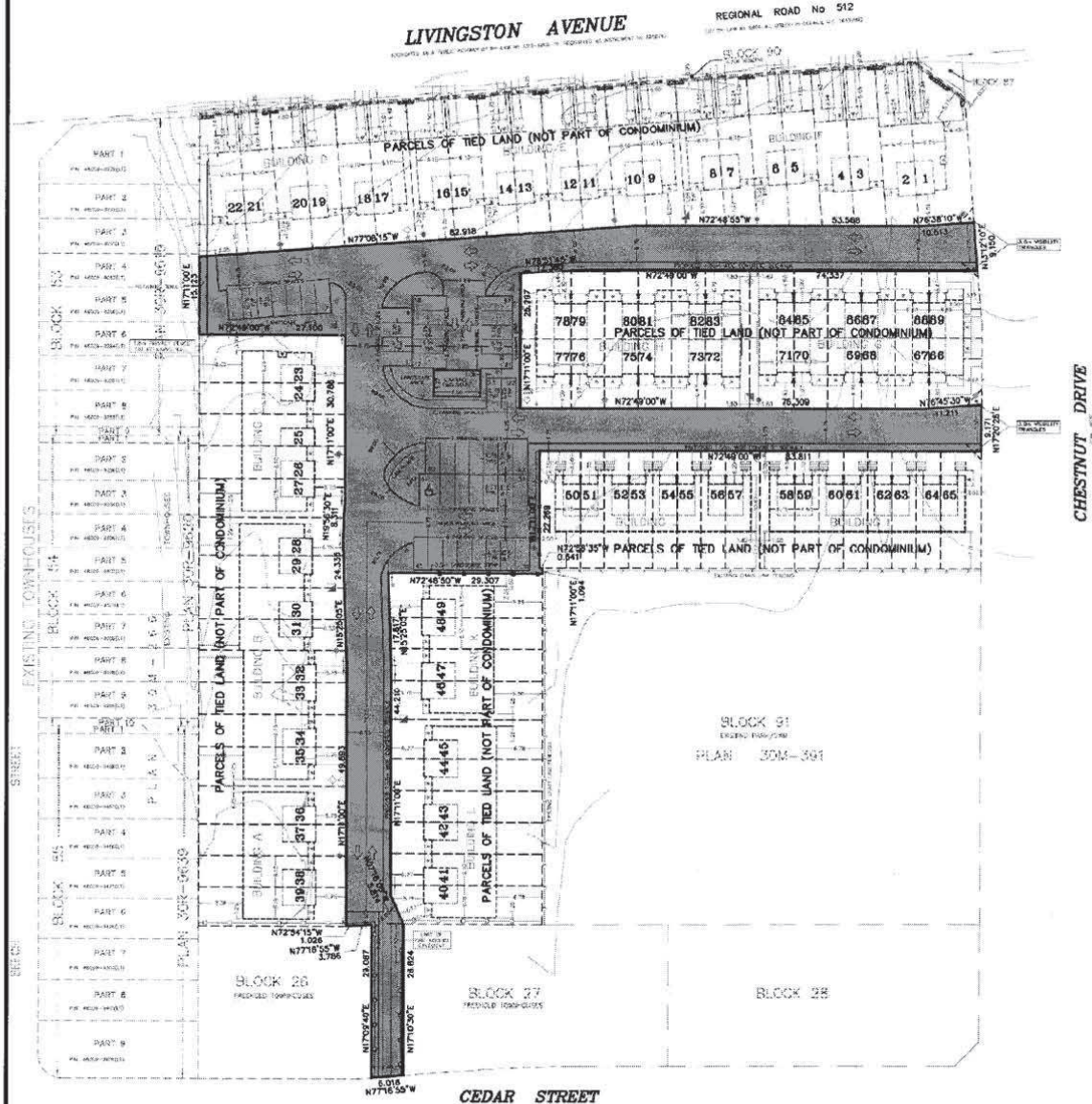
SCALE
NOT TO SCALE

FILE NUMBER
Z-08-3

PAGE 3 OF 3



SUBJECT LANDS - MODIFY EXISTING ZONING



THIS IS SCHEDULE "A" TO BY-LAW NO. 11-20
PASSED THE 18th DAY OF APRIL, 2011.

R. N. Bentley
R. N. Bentley, Mayor

H. Soady-Easton
H. Soady-Easton, Clerk

THE CORPORATION OF THE TOWN OF GRIMSBY

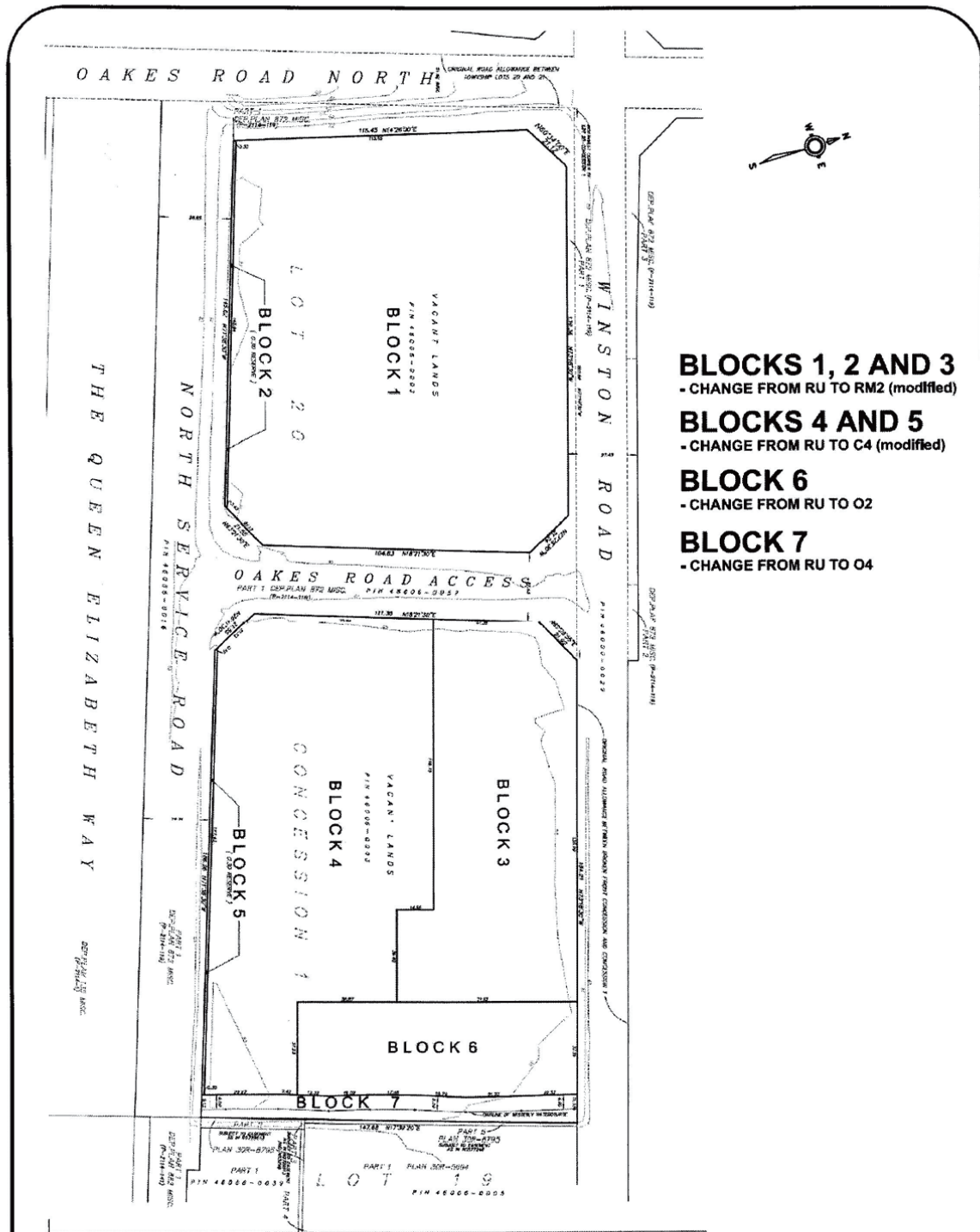
SCALE

NOT TO SCALE

FILE NUMBER

Z-07-9

PAGE 2 OF 2



THIS IS SCHEDULE "A" TO BY-LAW NO. 12-17
PASSED THE 16th DAY OF APRIL, 2012.

"#\$\$%&'()*+,-./:;<=>?@ABCD EFGHIJ KLMNOP QRSTUV WXYZ [\] ^ _ ` { | } ~" 0 1 2 3 4 5 6 7 8 9

R. N. Bentley, Mayor

K. G. Vogl, Acting Clerk

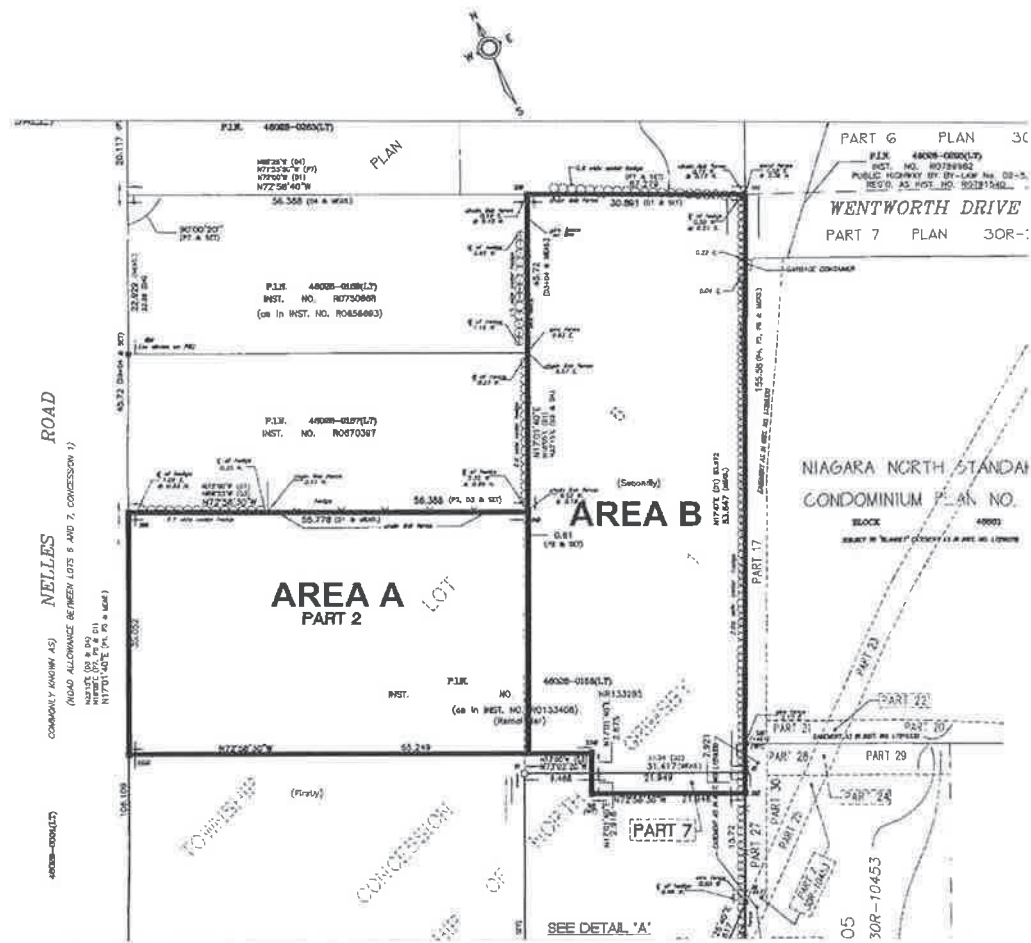
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-11-9

PAGE 4 OF 4

☐ **SUBJECT LANDS** - CHANGE FROM ND AND C7 TO H-RM2 (modified)



THIS IS SCHEDULE "A" TO BY-LAW NO. 12-18
PASSED THE 16th DAY OF APRIL, 2012.

R. N. Bentley
R. N. Bentley, Mayor

K. G. Vogl
K. G. Vogl, Acting Clerk

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-11-7

PAGE 3 OF 3



SUBJECT LANDS - CHANGE FROM I AND C3 TO C2 (modified)



CN RAILWAY

PART B

PART A

ST. ANDREWS AVE.

LIVINGSTON AVENUE

BRIERWOOD AVE.

KIDD AVE.

THIS IS SCHEDULE "A" TO BY-LAW NO. 07-62
PASSED THE 27th DAY OF AUGUST 2007.

MAYOR

TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

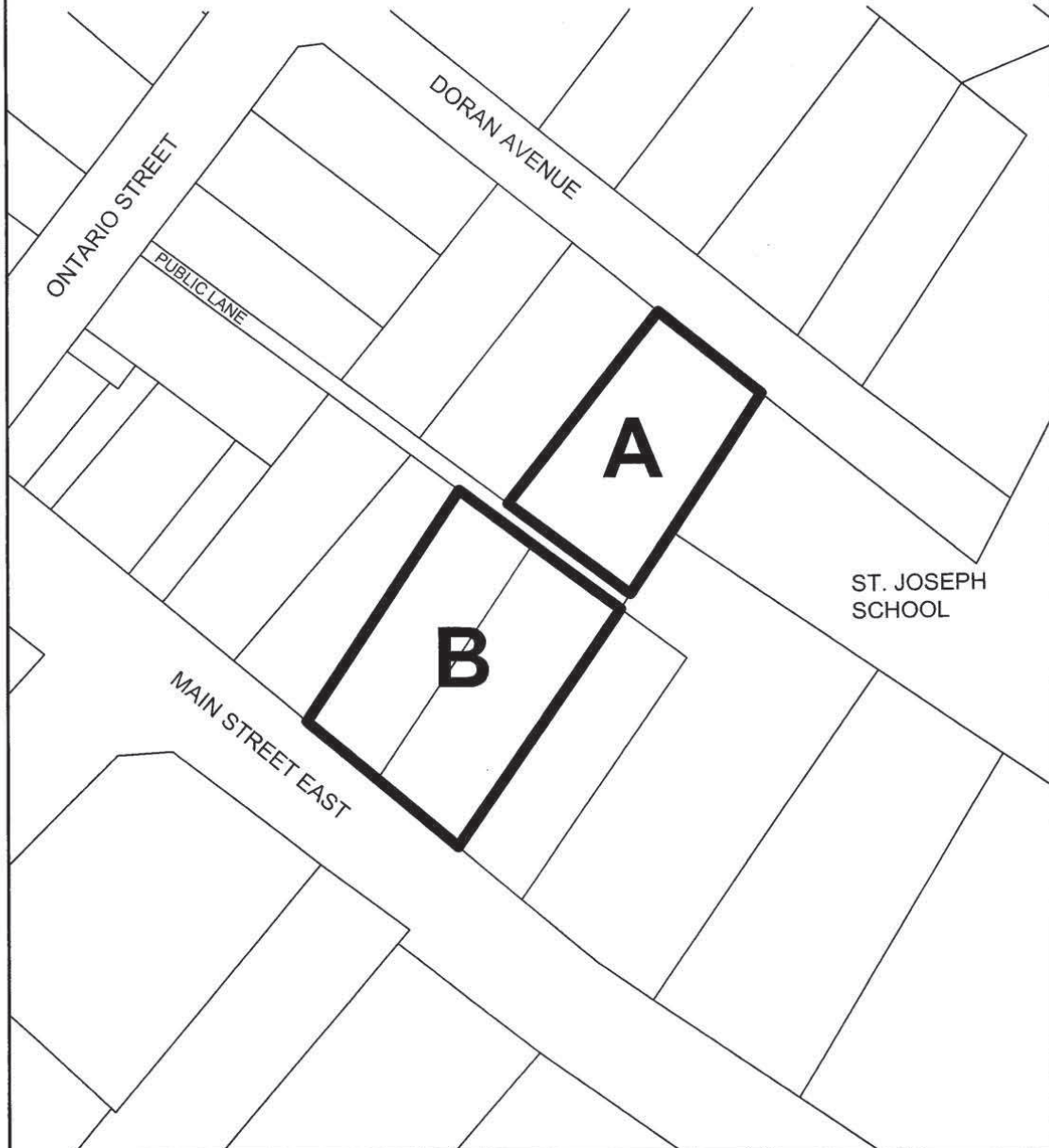
SCALE
NOT TO SCALE

FILE NUMBER
Z-07-3

PAGE 2 OF 2



SUBJECT LANDS - CHANGE FROM TRM AND C3 TO C3 (mod.)



THIS IS SCHEDULE "A" TO BY-LAW NO. 08-19
PASSED THE 19th DAY OF FEBRUARY, 2008.

[Signature]
MAYOR

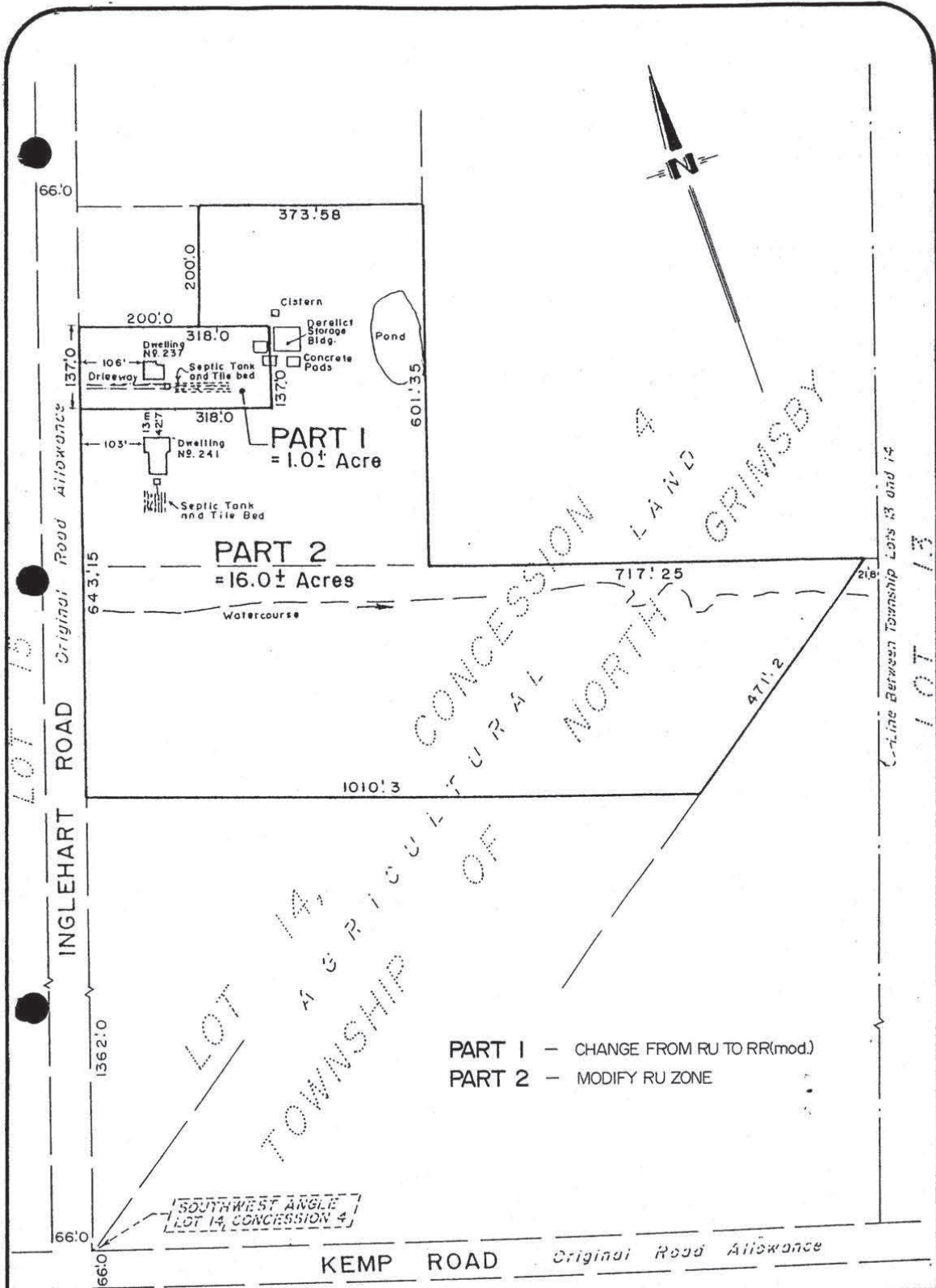
[Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-07-13

PAGE 2 OF 2



THIS IS SCHEDULE "B" TO BY-LAW NO. 93-74
PASSED THE 26th DAY OF July A.D. 1993.

W.B. O'Connell
MAYOR

M. G. Barker
TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NO SCALE

FILE NO.
Z-93-9

PAGE 3 OF 3

AREA 'A'
- CHANGE FROM O4 TO R2 (mod.)

AREA 'B'
- MODIFY EXISTING R2 ZONE

- COMMON AREA

**THIS IS SCHEDULE "B" TO BY-LAW NO. 09-23
PASSED THE 16th DAY OF MARCH, 2009.**

Robert M. Hey
MAYOR

Christopher J. Vaut
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NOT TO SCALE	FILE NUMBER Z-08-1	PAGE 2 OF 2
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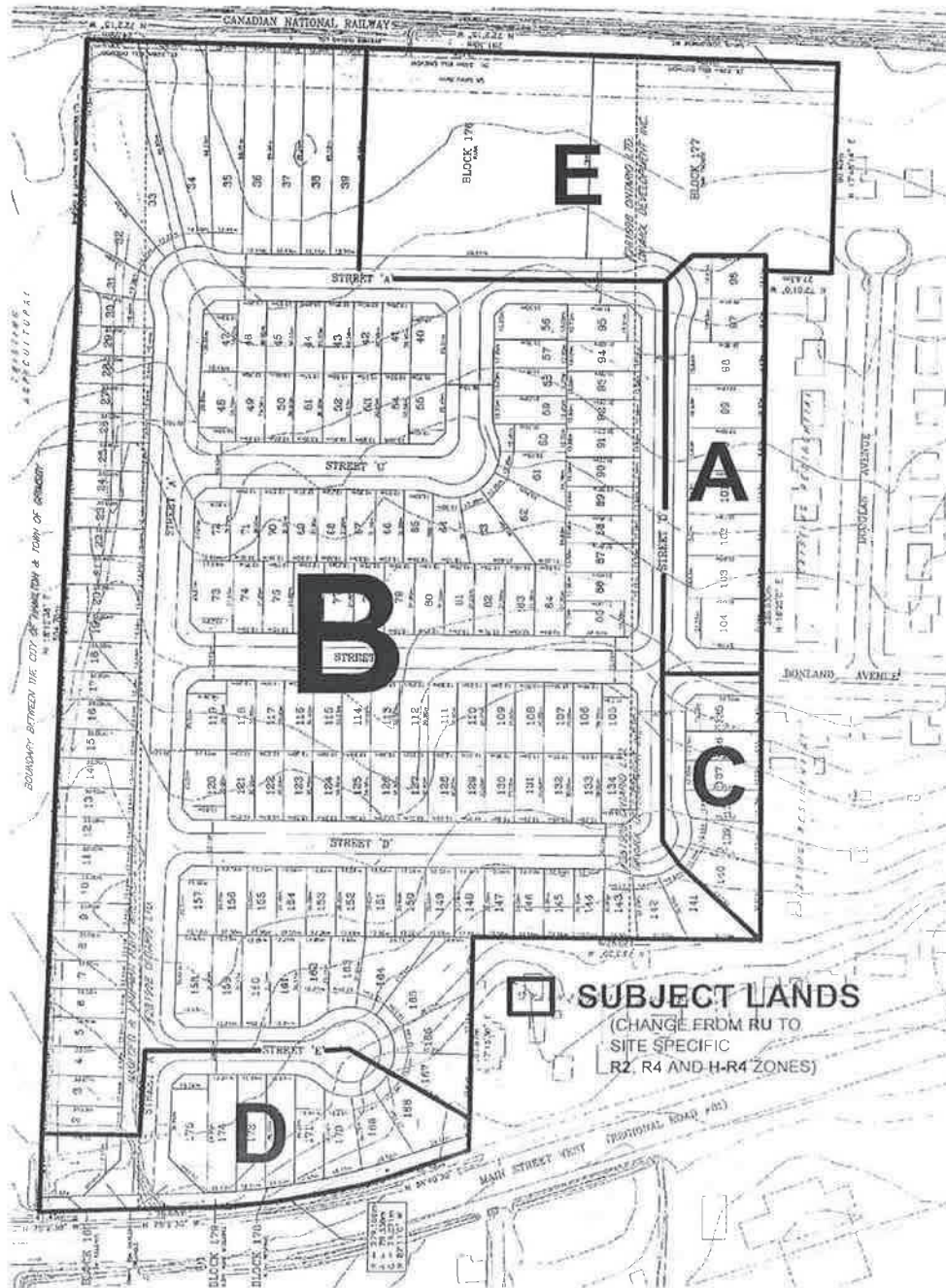
Robert M. Hely
MAYOR

Robert J. Vaut
TOWN CLERK

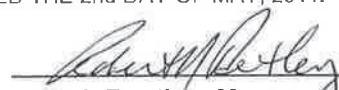
THE CORPORATION OF THE TOWN OF GRIMSBY

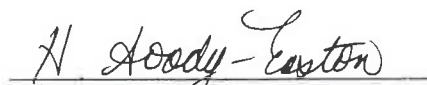
PAGE 2 OF 2

Z-08-1



THIS IS SCHEDULE "A" TO BY-LAW NO. 11-26
PASSED THE 2nd DAY OF MAY, 2011.


R. N. Bentley, Mayor

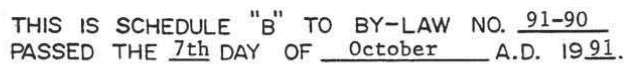

H. Soady-Easton, Clerk

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
Z-11-2

PAGE 3 OF 3



TOWN ADMINISTRATOR

THE CORPORATION OF THE TOWN OF GRIMSBY

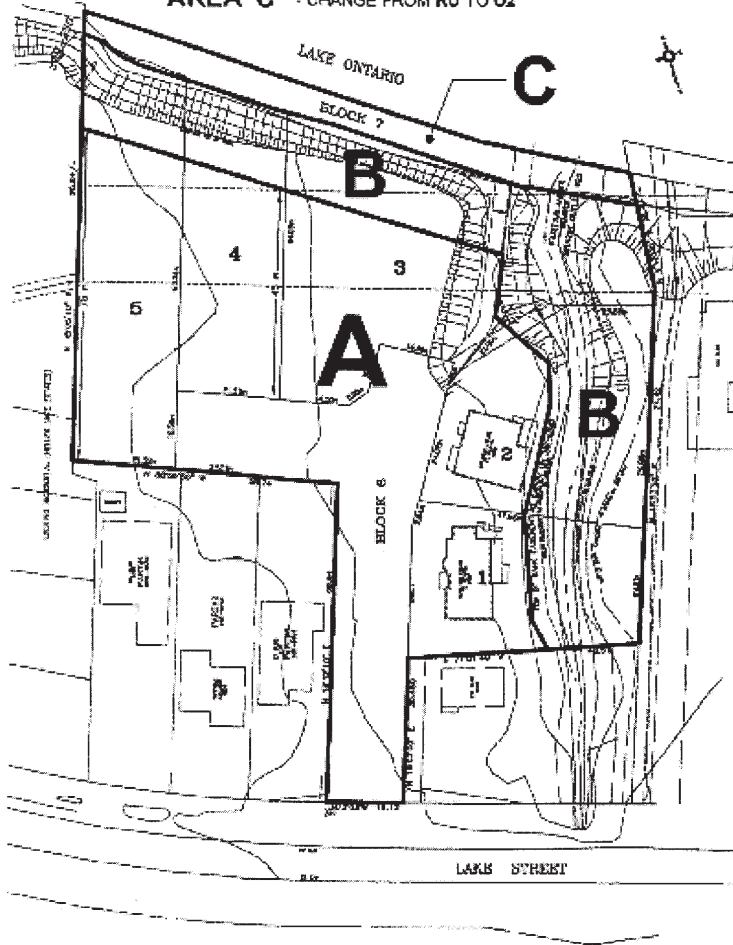
SCALE

NO SCALE

FILE NO.
Z-90-30

PAGE 3 OF 3

AREA 'A' - CHANGE FROM ND AND RU TO R1(mod.)
 AREA 'B' - CHANGE FROM ND AND RU TO O4(mod.)
 AREA 'C' - CHANGE FROM RU TO O2



THIS IS SCHEDULE "B" TO BY-LAW NO. C5-01
 PASSED THE 7th DAY OF NOVEMBER, 2005.

Robert M. Bentley
 MAYOR

Kathleen A. Vint
 TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NOT TO SCALE

FILE NUMBER
 Z-44-2

PAGE 3 OF 3

THIS IS SCHEDULE "C" TO BY-LAW NO. 18-64
 PASSED THE 17th DAY OF SEPTEMBER, 2018

Robert M. Bentley
 MAYOR

H. Joddy-Carter
 CLERK

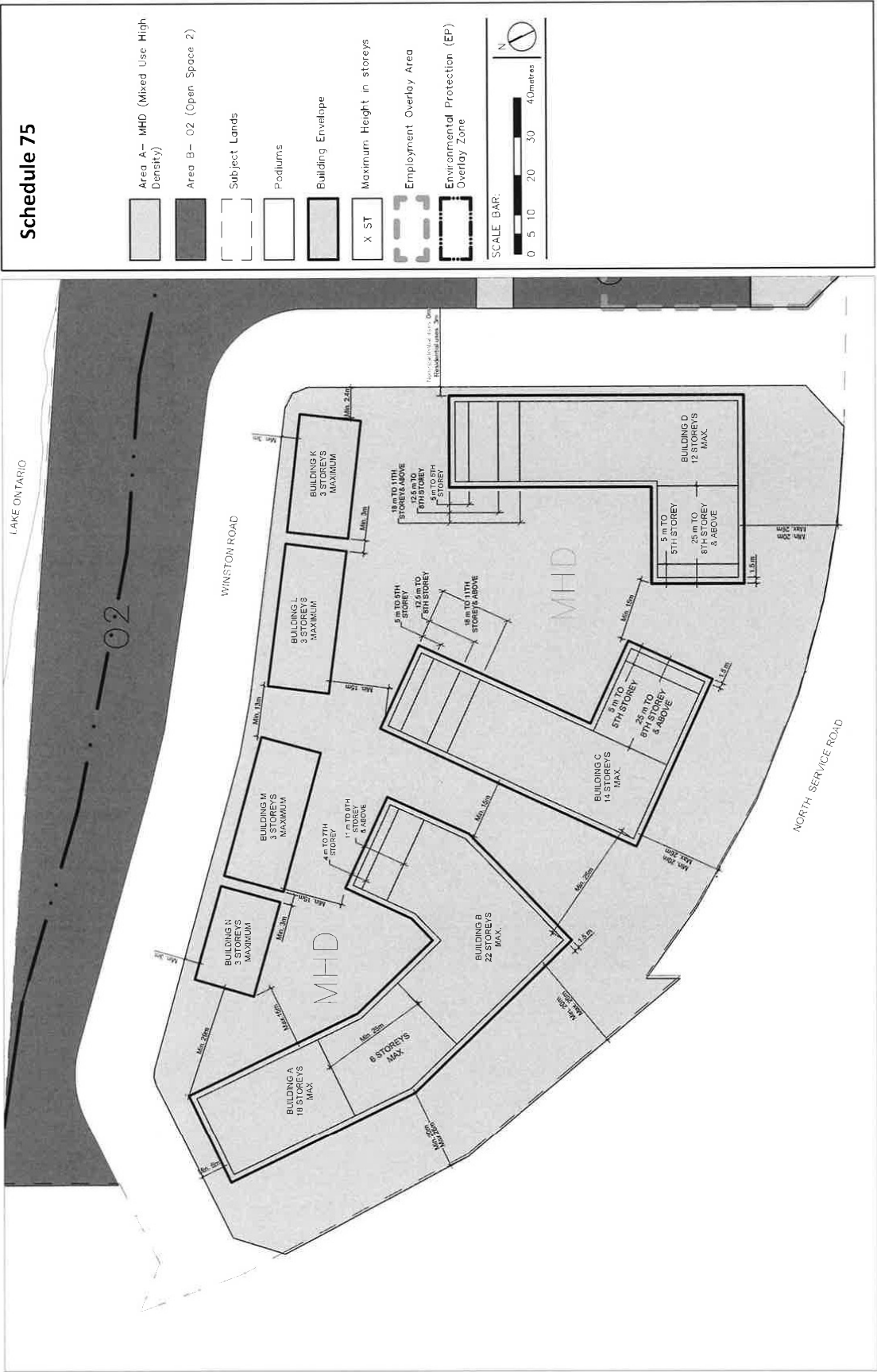
THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
 NOT TO SCALE

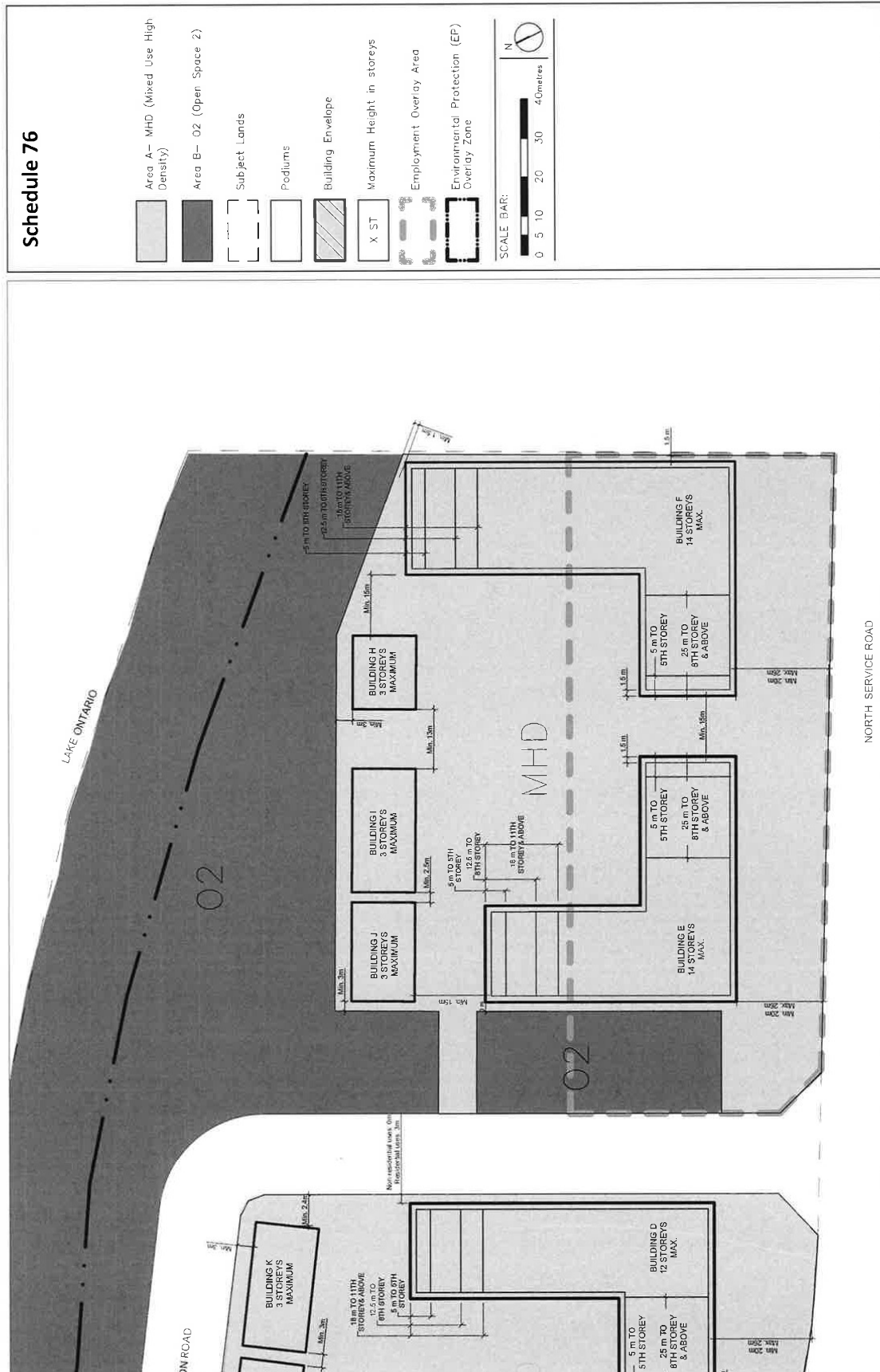
FILE NUMBER
 26Z-16-1708

PAGE 9 OF 20

Schedule 'A'



Schedule 'B'



SUBJECT LANDS

Winston Rd

N Service Rd

Windward Dr

Maximum 0 storeys (0 metres)

Maximum 4 storeys (14 metres)

Maximum 11 storeys (41 metres)

Maximum 12 storeys (44 metres)

Maximum 19 storeys (69 metres)

Maximum 3 storeys (11 metres)

Maximum 4 storeys (14 metres)

Maximum 0 storeys (0 metres)

Dimensions: 30.0, 3.0, 40.0, 27.0, 43.0, 54.0, 6.0, 3.0

THIS IS SCHEDULE "A" TO BY-LAW NO. 20-96
PASSED THIS 20 DAY OF JULY 2020

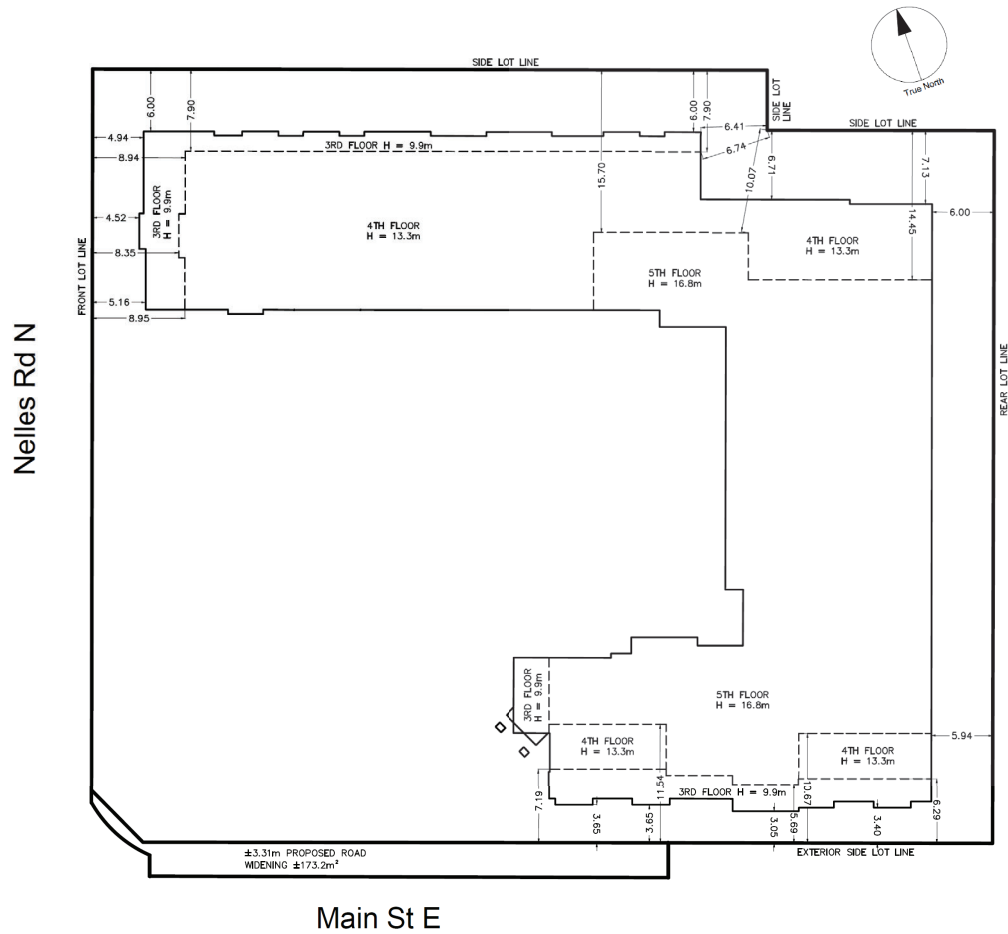
MAYOR

CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NOT TO SCALE	FILE NUMBER 262-16-1700	PAGE 2 OF 3
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Minimum Yard Setbacks and Maximum Building Heights



Note: All dimensions are in metres.

THIS IS **SCHEDULE "B"** TO BY-LAW NO. _____
PASSED THE _____ DAY OF _____, 2023

MAYOR

CLERK

CORPORATION OF THE TOWN OF GRIMSBY

NOT TO SCALE

FILE: 26Z-16-1904