



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

File Number: 26Z-16-2502

**TAKE NOTICE** that on **May 11, 2026**, the Council of the Corporation of the Town of Grimsby passed By-law No. 2026-27, pursuant to Section 34 of the *Planning Act*, RSO., 1990.

**THE PURPOSE AND EFFECT** of By-law No. 2026-27 is to change the zoning of the lands at 13 Mountain Street, 19 Elm Street, 21 Elm Street, and 23 Elm Street, as shown on Schedule '79' as follows:

1. Schedule "12-B" of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding the site-specific exception number 377 to the lands identified on Schedule A attached hereto.
2. Exception 377 in Table 15: Permitted Use, Lot, Building and Structure Exceptions of Section 8.0 Downtown Zones of By-law 14-45, as amended, is hereby amended by replacing the existing Exception 377 with Exception 377 identified on Table 'A' attached hereto.
3. Appendix 'A' of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding Schedule 79 attached hereto to the Appendices of By-law 14-45, as amended.

**OTHER RELATED PLANNING APPLICATIONS:** 26OP-16-2502 (Official Plan Amendment application).

Information regarding the By-law No. 2026-27 can be viewed on the Town of Grimsby website at <https://www.grimsby.ca/en/doing-business/planning-notices.aspx>.

**PUBLIC CONSULTATION** on the proposed Official Plan amendment and Zoning By-law amendment was provided prior to Council making a decision. As a result of public consultation, all comments/questions received at the statutory Public Meeting on September 17, 2025, were presented, along with a recommendation report, on April 22<sup>nd</sup>, 2026.

**TAKE NOTICE** that on **May 11, 2026**, the Council of the Corporation of the Town of Grimsby passed By-law No. 2026-27, pursuant to Section 34 of the *Planning Act*, RSO., 1990.

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

**ONLY THE FOLLOWING MAY APPEAL to the Ontario Land Tribunal (OLT) in respect of Council's decision:**

1. The applicant.
2. A public body that, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council.
3. A specified person (as defined in subsection 1(1) of the Planning Act) who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
4. The Minister.
5. The municipality in which the land is located or the planning board in whose planning area the land is located.
6. If the land is not located in a municipality or in the planning area of a planning board, any person or public body.

**The applicant, the Minister or any public body** that made oral submissions at a public meeting or written submissions to the Town of Grimsby may, at any time before the approval of the final plan of condominium, appeal any of the conditions imposed by the Town to the Ontario Land Tribunal (OLT) by filing a notice of appeal with the Town of Grimsby.

A Notice of Appeal, if any, should be made by filing a notice of appeal with the Town Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Grimsby (Town of) as the Approval Authority or be made in writing to:

Clerk  
Town of Grimsby  
160 Livingston Avenue  
Grimsby, ON L3M 0J5

**Additionally, a Notice of Appeal** must set out reasons for the appeal and must be accompanied by the \$1,100.00 (corporate fee) or \$400.00 (private citizen, registered charity, or non-profit ratepayers' association) fee prescribed by the Ontario Land Tribunal. Alternatively, the appeal fee can be paid online through e-file. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@grimsby.ca](mailto:clerks@grimsby.ca).

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium only if you have made a written request to be notified of changes to the conditions of approval.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

**Date Mailed: May 15, 2026**  
**Last Day for Filing a Notice of Appeal: June 4, 2026**

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 26-27

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

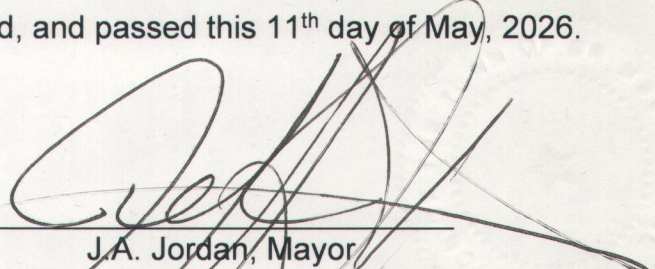
(13 Mountain Street, 19 Elm Street, 21 Elm Street, and 23 Elm Street)

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

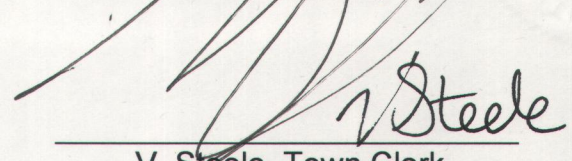
Therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

1. Schedule "12-B" of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding the site specific exception number 377 to the lands identified on Schedule A attached hereto.
2. Exception 377 in Table 15: Permitted Use, Lot, Building and Structure Exceptions of Section 8.0 Downtown Zones of By-law 14-45, as amended, is hereby amended by replacing the existing Exception 377 with Exception 377 identified on Table 'A' attached hereto.
3. Appendix 'A' of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding Schedule 79 attached hereto to the Appendices of By-law 14-45, as amended.

Read a first time, considered, and passed this 11<sup>th</sup> day of May, 2026.



\_\_\_\_\_  
J.A. Jordan, Mayor



\_\_\_\_\_  
V. Steele, Town Clerk

Table 'A' to By-law 26-27

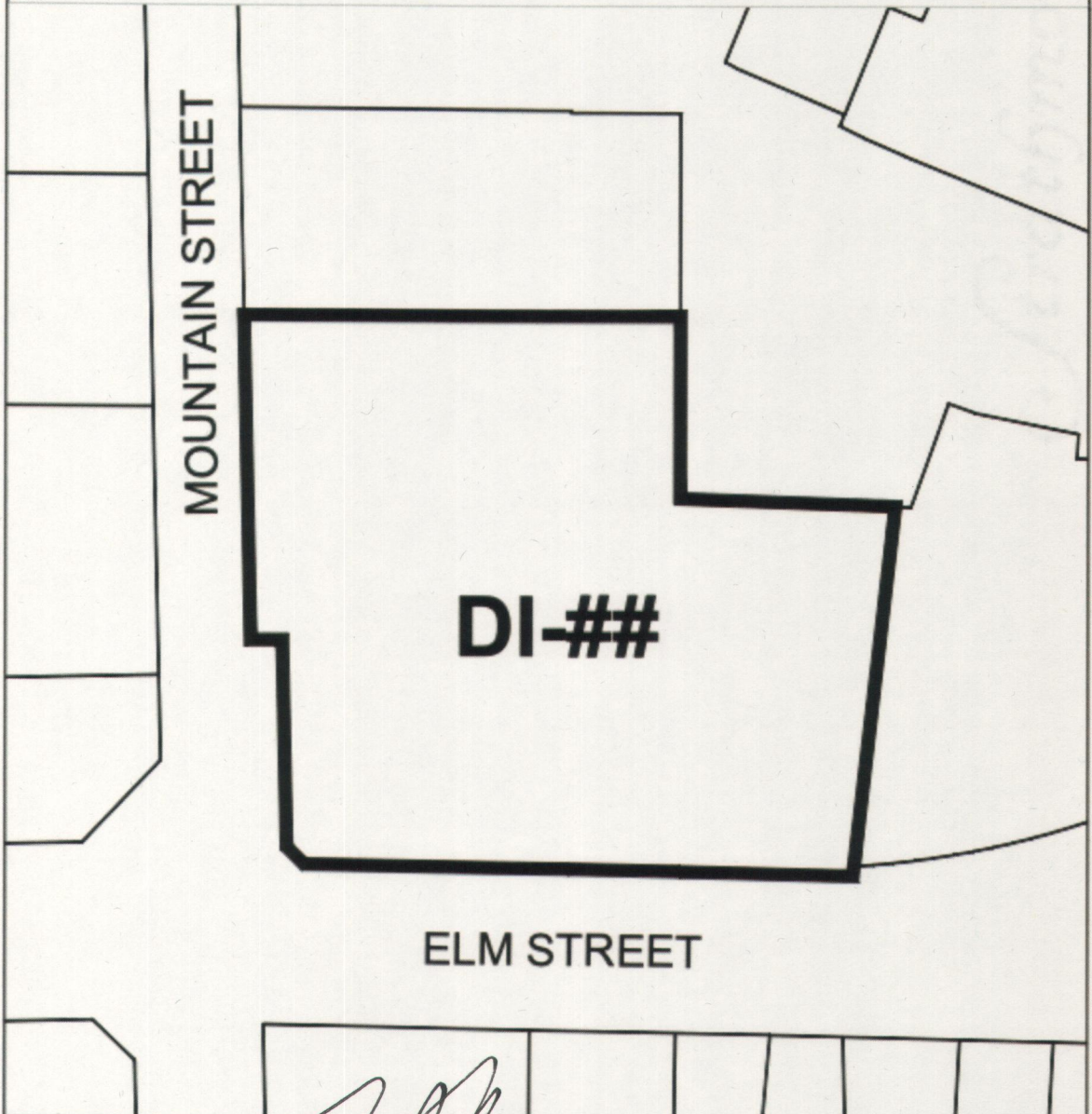
Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structural Exceptions
377	26-27	13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street	DI	Dwelling units at or above the first storey.			<ul style="list-style-type: none"> <li>The <i>front lot line</i> shall be deemed to be the <i>lot line</i> abutting Elm Street.</li> <li>Maximum <i>Lot Coverage</i>: 70%.</li> <li>Minimum <i>yard</i> and building setbacks are as shown in metres on Schedule 79 of the Appendices to this By-law.</li> <li>Maximum <i>height</i>, inclusive of a mechanical penthouse, is as shown in metres (m) and metres above sea level (MASL) on Schedule 79 of the Appendices to this By-law.</li> <li>Notwithstanding Schedule 79 of the Appendices of the Appendices to this By-law, additional minor rooftop projections shall be permitted to a maximum height of 3 metres.</li> <li>In addition to the permitted <i>yard</i> encroachments set out in Section 4.9, cladding, vents and window washing equipment shall be permitted within the required <i>yard</i> and building setbacks.</li> <li>The provisions of Section 8.3.2.2 shall not apply.</li> <li>The provisions of Section 8.3.2.4 d), f) and h) shall not apply.</li> <li>Minimum resident <i>parking space</i> requirement: 1 <i>parking spaces</i> per dwelling unit.</li> </ul>

<ul style="list-style-type: none"> <li>Notwithstanding the above, the minimum resident <i>parking space</i> requirement for “affordable residential units” shall be 0.7 parking spaces per dwelling unit.</li> <li>For the purposes of this exception, “affordable residential unit” shall be as defined in Sections 4.1(1), (2), (3), (5) and (6) of the <i>Development Charges Act, 1997</i>, S.O 1997, c. 27. No other Sections of the <i>Development Charges Act, 1997</i>, S.O 1997, c. 27 shall apply in the interpretation of this exception.</li> <li>Minimum visitor <i>parking space</i> requirement: 0.15 <i>parking spaces</i> per dwelling unit.</li> <li>Visitor and non-residential <i>parking spaces</i> may be provided in a common area and available on a non-exclusive basis.</li> <li>The required <i>parking spaces</i> for residential visitor and non-residential uses on a <i>lot</i> may be shared provided that the minimum number of <i>parking spaces</i> required for a <i>lot</i> are based on the parking occupancy rates as set out below and are equal to the largest number of <i>parking spaces</i> required for any parking period:</li> </ul>	<table border="1"> <thead> <tr> <th colspan="4">Parking Occupancy Rates</th> </tr> <tr> <th>Land Use</th> <th>AM</th> <th>PM</th> <th>Eve</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>80%</td> <td>80%</td> <td>100%</td> </tr> <tr> <td>Residential visitor</td> <td>0%</td> <td>35%</td> <td>100%</td> </tr> <tr> <td>Retail store</td> <td>40%</td> <td>100%</td> <td>70%</td> </tr> </tbody> </table>	Parking Occupancy Rates				Land Use	AM	PM	Eve	Residential	80%	80%	100%	Residential visitor	0%	35%	100%	Retail store	40%	100%	70%
Parking Occupancy Rates																					
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									<ul style="list-style-type: none"> <li>Any deficiency from the requirement to provide the required <i>parking spaces</i> on site shall be offset by a cash payment-in-lieu up to a maximum of 25 <i>parking spaces</i>.</li> <li>Maximum number of <i>parking spaces</i> with a minimum width of 2.75 metres and a minimum length of 5.55 metres: 5 <i>parking spaces</i>.</li> <li>Zoning By-law 14-45 Exception 115 still applies to 19 Elm Street.</li> </ul>
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**SUBJECT LANDS -** REZONING EXISTING DOWNTOWN INTENSIFICATION (DI) ZONE TO DOWNTOWN INTENSIFICATION (DI) WITH SITE SPECIFIC PROVISIONS



THIS IS SCHEDULE "A" TO BY-LAW NO. 16  
PASSED THIS 11 DAY OF May, 2026

*[Signature]*  
 \_\_\_\_\_  
 MAYOR

*[Signature: Steele]*  
 \_\_\_\_\_  
 CLERK

**THE CORPORATION OF THE TOWN OF GRIMSBY**

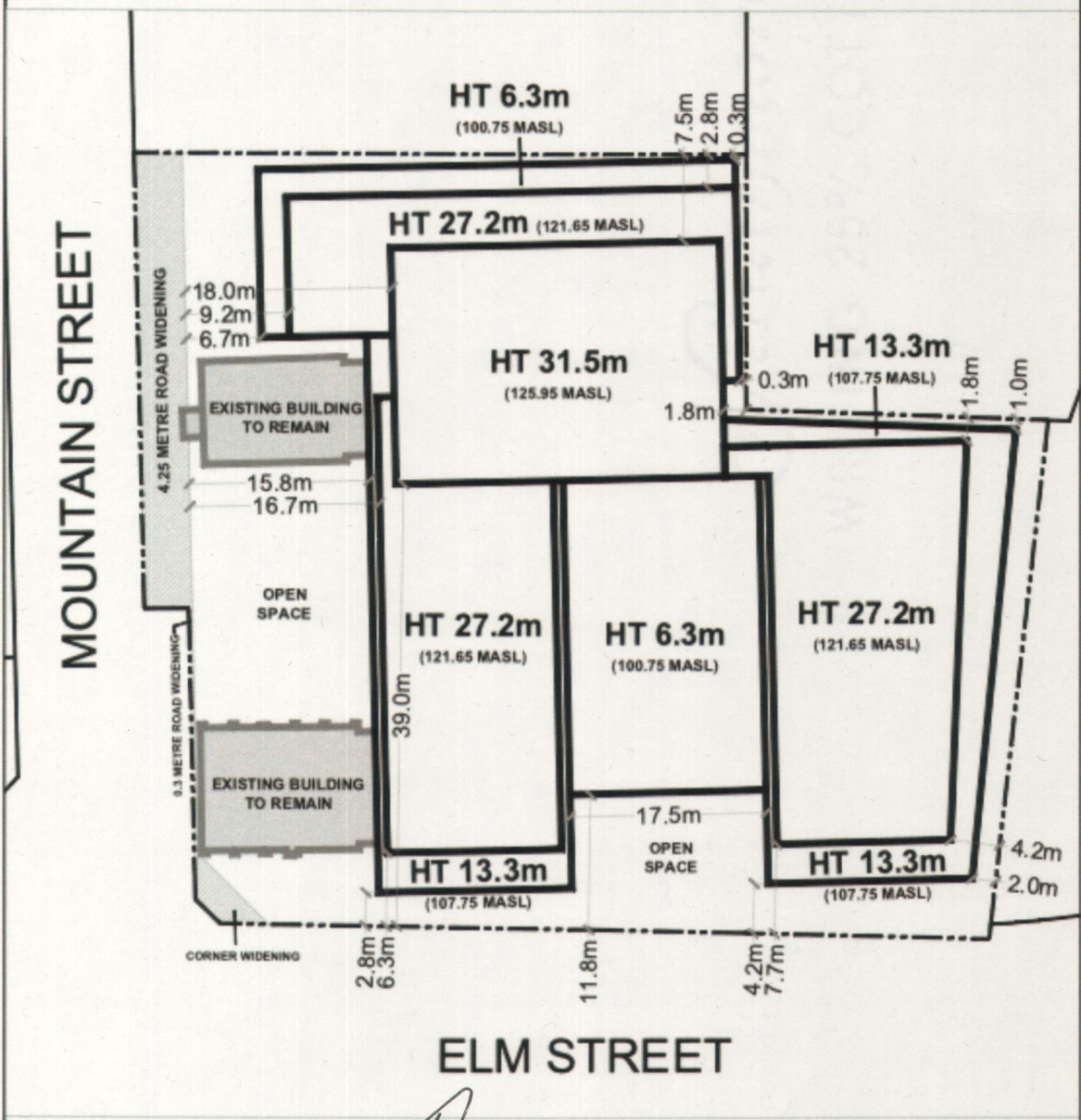
NOT TO SCALE

FILE NUMBER: 26Z-16-2505

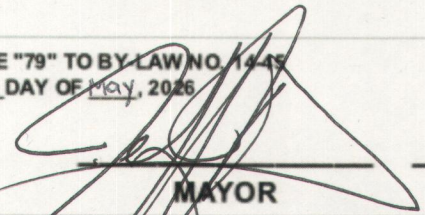
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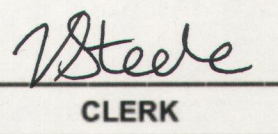
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 Grimsby  
 Writing Center

 SUBJECT LANDS



THIS IS SCHEDULE "79" TO BY LAW NO. 1445  
PASSED THIS 11 DAY OF May, 2026

  
MAYOR

  
CLERK

**THE CORPORATION OF THE TOWN OF GRIMSBY**

NOT TO SCALE

FILE NUMBER: 26Z-16-2505

PAGE \_\_\_ OF \_\_\_

*Scathmore*  
WRITING DIVISION