



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

**26Z-16-2002**

**TAKE NOTICE** that the Council of the Corporation of the Town of Grimsby passed Zoning By-law Amendment No. 21-48 on July 12, 2021. The zoning by-law amendment was for 16 Kemp Road West, pursuant to Section 34 of the Planning Act, RSO., 1990.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Town Clerk of the Town of Grimsby not later than **August 10, 2021**. A notice of appeal must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

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

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

Dated at the Town of Grimsby this July 21, 2021

Walter Basic  
Assistant Director of Planning

**THE PURPOSE AND EFFECT** is to amend the zoning from Specialty Crop (SC) to Hamlet Residential (HR) and General Employment (GE) to allow for the future severance of a 0.45 hectare lot for future residential purposes and the legal operation of an existing self-storage business on the rear portion of the property. The following site specific provisions apply to the GE zone on the subject lands:

- Sole Permitted Uses: Self Storage Warehousing; Outdoor Storage of Vehicles and Trailers; and Agricultural Uses
- 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.

Public consultation was provided between February 18, 2021, and May 25, 2021. As a result of public consultation the Town received 1 comment in writing and 8 comments at the public meetings. All comments received were considered as part of Planning Report P.A. 21-26 and Council's decision-making process.

A copy of the By-Law 21-48 is attached and includes a key plan on Schedule 'A' that illustrates the location of the affected lands.

THE CORPORATION OF THE TOWN OF GRIMSBY  
BY-LAW NO. 21-48  
A BY-LAW TO AMEND BY-LAW NO 14-45, AS AMENDED  
(16 Kemp Road West)

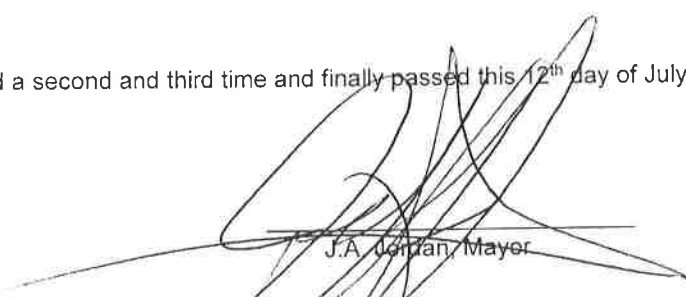
Whereas the Council of the Corporation of the Town of Grimsby deems it expedient to amend Zoning By-law No. 14-45, as amended;

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

1. Schedule 16-A of Zoning By-law No. 14-45, as amended, is hereby further amended by changing the zoning from a Specialty Crop (SC) zone on the lands identified as Schedule 'A' to this By-law as follows:
  - a) Area A to a Hamlet Residential (HR) Zone; and
  - b) Area B to a General Employment (GE) Zone;
2. Schedule 16-B of Zoning By-law No. 14-45, as amended, is hereby further amended by adding Site-Specific Exception 355 to the lands identified as Area B on Schedule 'A' to this By-law.
3. Table 21: Permitted Use, Lot, Building and Structure Exceptions of Zoning By-law No. 14-45, as amended, is hereby further amended by adding the rows identified on Table 'A' of this By-law.

Read a first time this 12<sup>th</sup> day of July, 2021.

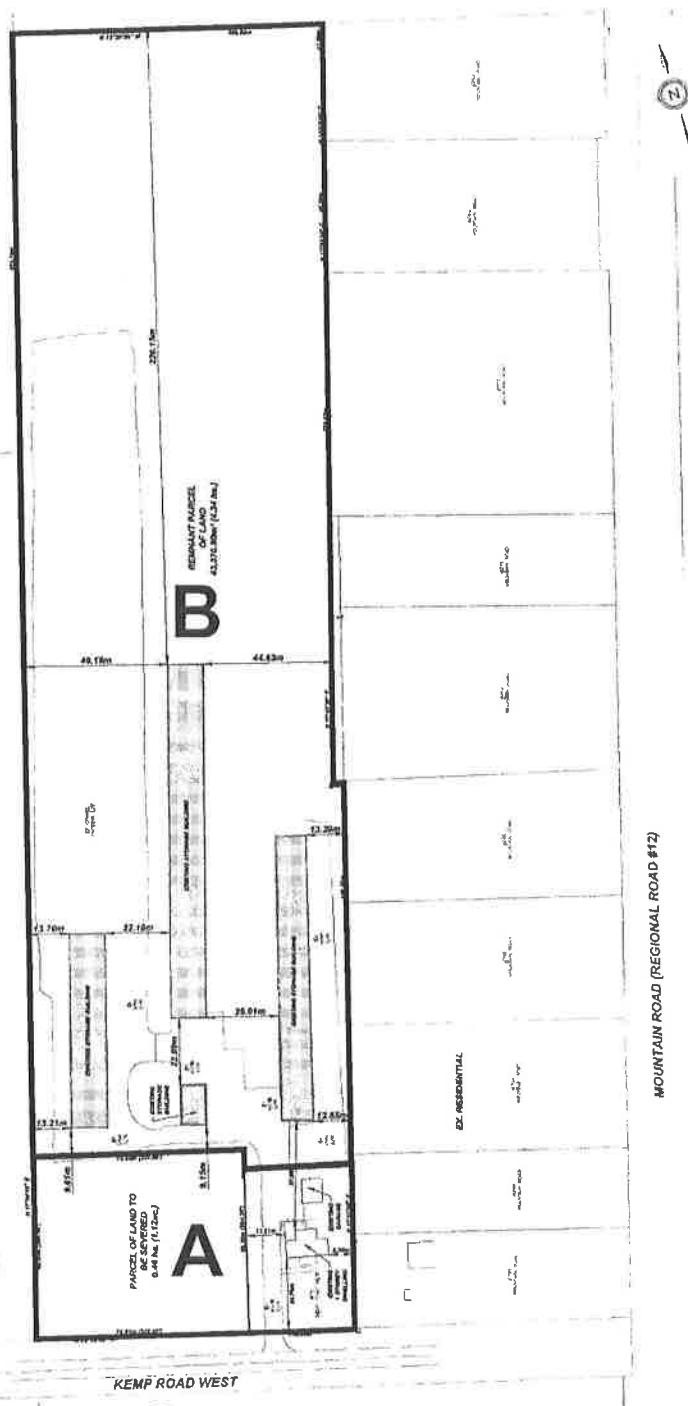
Read a second and third time and finally passed this 12<sup>th</sup> day of July, 2021.



J.A. Jordan, Mayor



S. Kim, Town Clerk



THIS IS SCHEDULE 'A' TO BY-LAW NO. 21-48  
 PASSED THE 12<sup>TH</sup> DAY OF JULY, 2021

*[Signature]*  
 MAYOR

*[Signature]*  
 CLERK

CORPORATION OF THE TOWN OF GRIMSBY

NOT TO SCALE

FILE: 26Z-16-2002

Table 'A' to By-Law 21-48

Site Sp. #	By-law #	Address	Zone	Add. Prmtd. Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exception
355	21-48	16 Kemp Road West	GE		Self Storage Warehousing  Outdoor Storage of Vehicles and Trailers  Agricultural Uses	Automobile Service Garage  Automobile Body Shop  Custom Workshop  Dry Cleaning Facility  Industrial Use  Research and Laboratory  Service shop  Transport Terminal  Warehousing  Wholesaling	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.