

The Corporation of the Town of Grimsby

By-law 18-64

A By-law to Amend By-Law 14-45 (as Amended) (various)

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

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

1. Clause 4.28 b) is hereby deleted in its entirety.
2. Clause 4.29 b) is hereby deleted in its entirety.
3. Clause 4.30 c) is hereby deleted in its entirety.
4. Clause 4.30 d) is hereby amended by replacing the words “The total width of all *garage* doors shall be no wider than the permitted width of the driveway” with the words “The *garage* shall be no larger than 50% of the total *building width*”.
5. Section 3.0 is hereby amended by adding the following definition: “**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.”
6. A new subsection is hereby added to section 4.0 as follows: “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 this By-law.”
7. A new subsection is hereby added to section 4.0 as follows: “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”.
8. Table 11 is hereby amended by replacing the following note at the bottom of the table: “Q4 In the Main Street Zone (MS), the distance between the *front lot line* and the rear wall of a *building* may be no more than the average of the distance between the *front lot line* and rear wall of the *buildings* on the two adjacent properties, plus 1 metre or where there is only one building on the adjacent lots, the current distance between the *front lot line* and rear wall of the one *building*, plus one metre”, with:
“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”.
9. Table 11 is hereby amended by changing the regulations for the MS Zone as follows:
- a. Minimum *Front Yard* from Q2 to Q4
 - b. Minimum *Rear Yard* from Q4 to Q3
10. The definition of “Building Depth” in section 3.0 is hereby amended by adding the word “greatest” after the words “means the” and the replacing the word “*dwelling*” with the word “*building*”.
11. The definition of “Garage” in section 3.0 is hereby amended by adding the following to the end of the definition: “A *parking lot* within a *building* shall not be considered to be a *garage*”.
12. Clause 4.9 c) is hereby amended by adding the words “whichever is the lesser” after the words “*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*”.
13. Clause 4.10 b) is hereby amended by the adding the following to the end of the clause: “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”.

14. Clause 4.10 c) is hereby deleted in its entirety.
15. Clause 4.10 e) is hereby amended to remove the words “provided that no part of the swimming pool, or hot tub wall protrudes more than 1.2 metres above *grade*”.
16. A new clause is hereby added to Section 4.10, stating as follows: “All above ground pools are subject to the provisions in Section 4.9i) of this By-Law”.
17. Clause 4.18 e) is hereby amended to remove the words “provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky”.
18. Clause 4.32 b) is hereby amended by removing the word “Residential” prior to the words “Zones provided:”
19. Sub clause 4.32 b) i) is hereby deleted in its entirety.
20. Sub clause 4.32 b) ii) is hereby amended as follows: “It is *used* exclusively for the sale of *residential or commercial units*”.
21. Clause 4.35 a) is hereby amended to remove the words “and the maximum acoustical fence height shall be 2.4 metres” and to add the words “An acoustical fence that is required by an approval authority shall be exempt from this requirement” at the end of the clause.
22. Sub clause 5.8 a) iii) B) is hereby amended to add the words “in a Residential Detached (RD) zone” prior to the words “shall be occupied by *parking spaces*”.
23. Table 7 is hereby amended by changing the regulations for a *Dwelling* as a principal *use* on a *existing serviced lot* as follows:
 - a. Minimum exterior side yard from “From 1.8m to 6.0m” to “6.0m”.
 - b. Minimum interior side yard from “From 3m to 1.8m” to “1.8m”.
24. Clause 7.2.2.4 b) is hereby amended to replace the word “GFA” with the words “*Gross Floor Area*”.
25. Table 13 is hereby amended by changing a *Daycare Facility* from a “permitted *use*” to a “*use* permitted only at or above the second *storey*” in the Downtown Main Street (DMS) Zone.
26. Note 2 of Table 14 is hereby amended to add the words “except the maximum *lot coverage* which shall be 40%” after the words “Permitted *single detached dwellings* shall be subject to the provisions of the RD4 zone”.
27. Note 1 of Table 20 is hereby amended to remove the word “*rear*” prior to the word “*yard*”.

28. Table 9 is hereby amended by adding the row identified on Table 'A' to this By-law.
29. Schedule 16B is hereby amended by adding exception 331 to the lands shown as Schedule 'A' to this By-law.
30. Table 15 is hereby amended by adding the row identified on Table 'B' to this By-Law.
31. Schedule 12B is hereby amended by adding exception 332 to the lands shown as Schedule 'B' to this By-law.
32. Appendix A is hereby amended to include as Schedule 74 the image shown as Schedule 'C' to this By-law.
33. Table 12 is hereby amended to include the words "as shown in Schedule 74 of Appendix A" after the word "Block 6" in the column labelled 'Lot, Building and Structure Exceptions' for site specific exception 208.
34. Table 18 is hereby amended by moving "Drive-throughs" from the column labelled "Sole Permitted Uses" to the column labelled "Excluded Uses" for site specific exception 254.
35. Table 18 is hereby amended in the first site specific exception 190 in the column labelled 'Lot, Building and Structure Exceptions' as follows:
 - a. In the paragraph beginning with the words "Area C on Schedule 43 of Appendix A", minimum *interior side yard* changed from "3m." to "1.3m".
 - b. In the paragraph beginning with the words "Areas E on Schedule 43 of Appendix A", add the words "Minimum *interior side yard*: 1.3 m".
 - c. In the paragraph beginning with the words "Area D on Schedule 43 of Appendix A", add the words "Minimum *front yard*: 6.0 m".
36. Table 18 is hereby amended in the second site specific exception 190 to add the words "Minimum *interior side yard*: 1.3 m" in the column labelled 'Lot, Building and Structure Exceptions'.
37. Table 18 is hereby amended in the third site specific exception 190 in the column labelled 'Lot, Building and Structure Exceptions' as follows:
 - a. In the paragraph beginning with the words "Areas B and E on Schedule 43 of Appendix A", add the words "Minimum *interior side yard*: 1.3 m.", and "Minimum *exterior side yard*: 4.5 m".
 - b. In the paragraph beginning with the words "Area D on Schedule 43 of Appendix A", add the words "Minimum *front yard*: 6.0 m".
38. Table 18 is hereby amended in the first site specific exception 152 in the column labelled 'Lot, Building and Structure Exceptions' as follows:
 - a. In the paragraph beginning with the words "Areas D and E on Schedule 32 of Appendix A, applied to *street townhouse dwellings*", add the following as clause ii) to the paragraph beginning with the words "Minimum interior side yard: 1.8 m. except": "ii) 4.5 m. where the *side yard* abuts a *public street*".

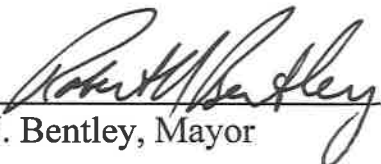
- b. In the paragraph beginning with the words “Areas D and E on Schedule 32 of Appendix A, applied to street townhouse dwellings”, add the word “attached” prior to the words “*dwelling units: 6*”.
 - c. In the paragraph beginning with the words “Area D and E on Schedule 32 of Appendix A, applied to *street townhouse dwellings*” add the words “Minimum *Front Yard: 6.5 m.*”
 - d. In the paragraph beginning with the words “Area D and E on Schedule 32 of Appendix A, applied to *street townhouse dwellings*” remove the words “Minimum *Rear Yard: 6 m.*”
 - e. In the paragraph beginning with the words “Area D on Schedule 32 of Appendix A, applied to *street townhouse dwellings*” add the words “Minimum *Rear Yard: 6 m.*”
 - f. Add a paragraph as follows: “Area E on Schedule 32 of Appendix A, applied to *street townhouse dwellings: Minimum Front Yard: 6.5 m. Minimum Rear Yard: 6.0 m.*”
39. Table 18 is hereby amended in the second site specific exception 160 in the column labelled ‘Lot, Building and Structure Exceptions’ as follows:
 - a. Add the words “Minimum *Front Yard* for an attached *garage: 5.75 m.*”.
 - b. Replace the words “Minimum *Rear Yard: 4.5 m.*” with the words “Minimum *Rear Yard: 6.5 m.*”
 40. Table 18 is hereby amended to remove in its entirety site specific exception 162.
 41. Appendix A is hereby amended to replace the image in Schedule 32 with the image shown as Schedule ‘D’ to this by-law.
 42. Schedule 15B is hereby amended to remove exception 162 from the lands shown as Schedule ‘E’ to this by-law.
 43. Schedule 15B is hereby amended to remove exception 150 and add exception 160 to the lands shown as Schedule ‘F’ to this by-law.
 44. Table 18 is hereby amended in site specific exception 202 to change the address from “207, 209 Main Street West” to “205, 207, 207A and 209 Main Street West”.
 45. Schedule 12A is hereby amended by changing the zone from a Main Street MS.15 zone to a Main Street MS.35 zone for the lands shown as Schedule ‘G’ to this by-law.
 46. Appendix A is hereby amended to replace the image in Schedule 47 with the image shown as Schedule ‘H’ to this by-law.
 47. Schedule 8A is hereby amended by changing the zone from a Residential Detached RD2.25 zone to a Public Open Space O2 zone for the lands shown as Schedule ‘I’ to this by-law.
 48. Schedule 14A and 15A are hereby amended by changing the zone from a Residential Detached 3.45 zone and a Residential Detached 1.15 zone

to a Residential Detached 5.45 zone for the lands shown as Schedule 'J' to this by-law.

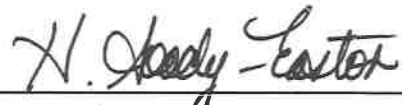
49. Schedule 14A and 15A are hereby amended by changing the zone from a Convenience Commercial CC zone to a Residential Detached 3.45 zone for the lands shown as Schedule 'K' to this by-law.
50. Schedule 15A is hereby amended by changing the zone from a Neighbourhood Development ND zone to a Residential Detached RD3.35 zone for the lands shown as Schedule 'L' to this by-law.

Read a first time this 17th day of September 2018

Read a second and third time and finally passed this 17th day of September 2018



R.N. Bentley, Mayor

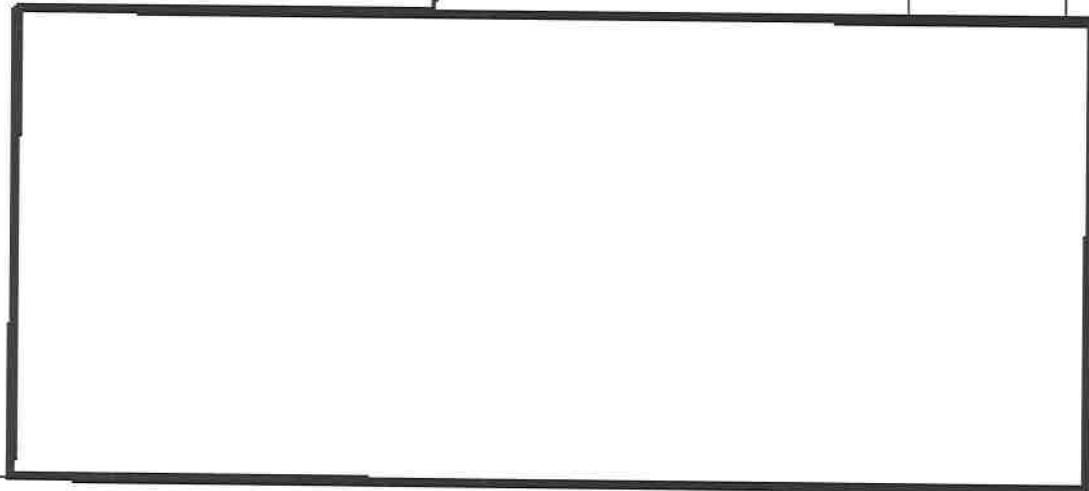


H. Soady-Easton, Town Clerk



SUBJECT LANDS

WOOLVERTON ROAD



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

Robert Bentley
MAYOR

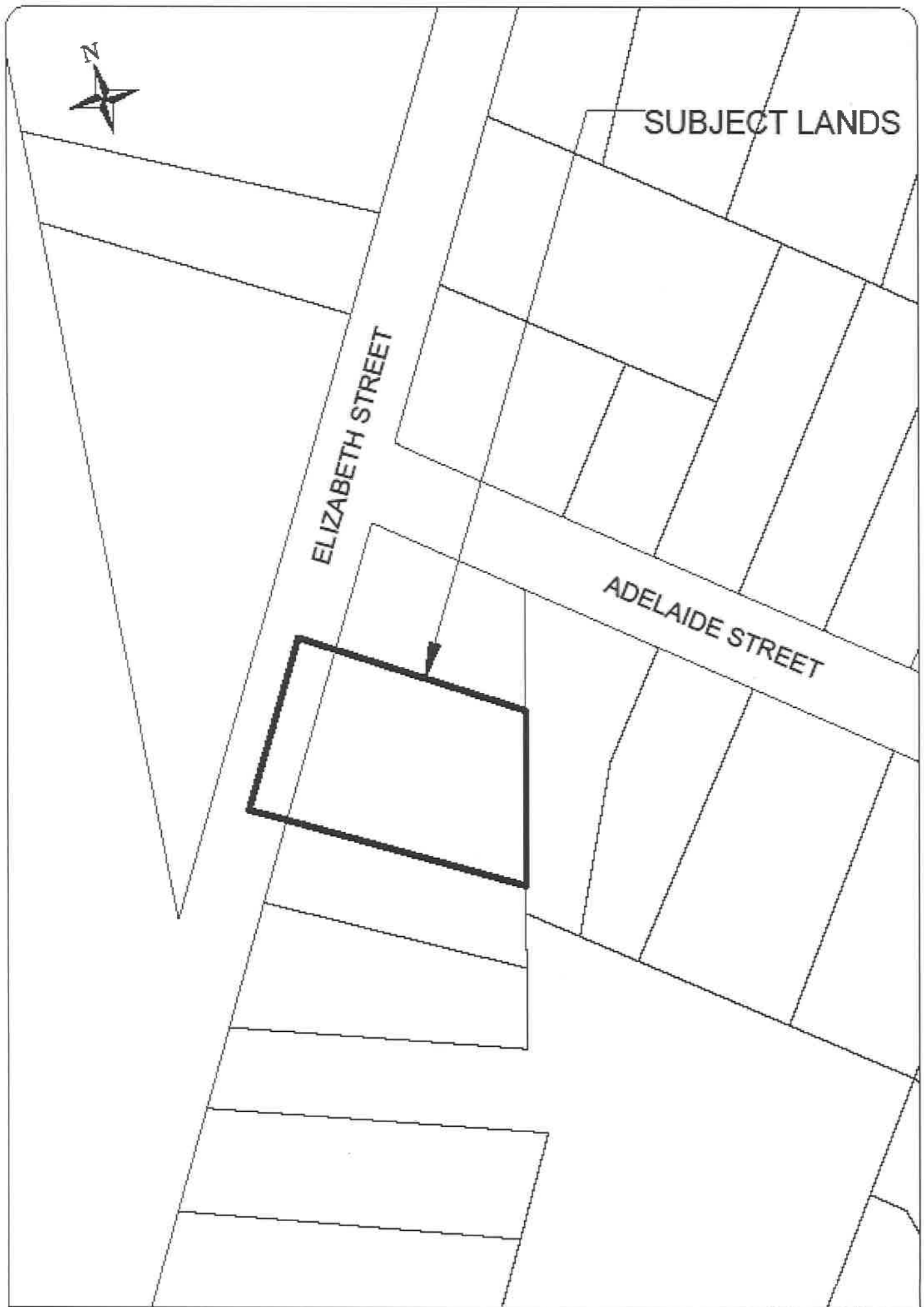
A. Hoody-Caster
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE
NOT TO SCALE

FILE NUMBER
26Z-16-1708

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

Robert W. Bentley
MAYOR

H. Hoody-Coster
CLERK

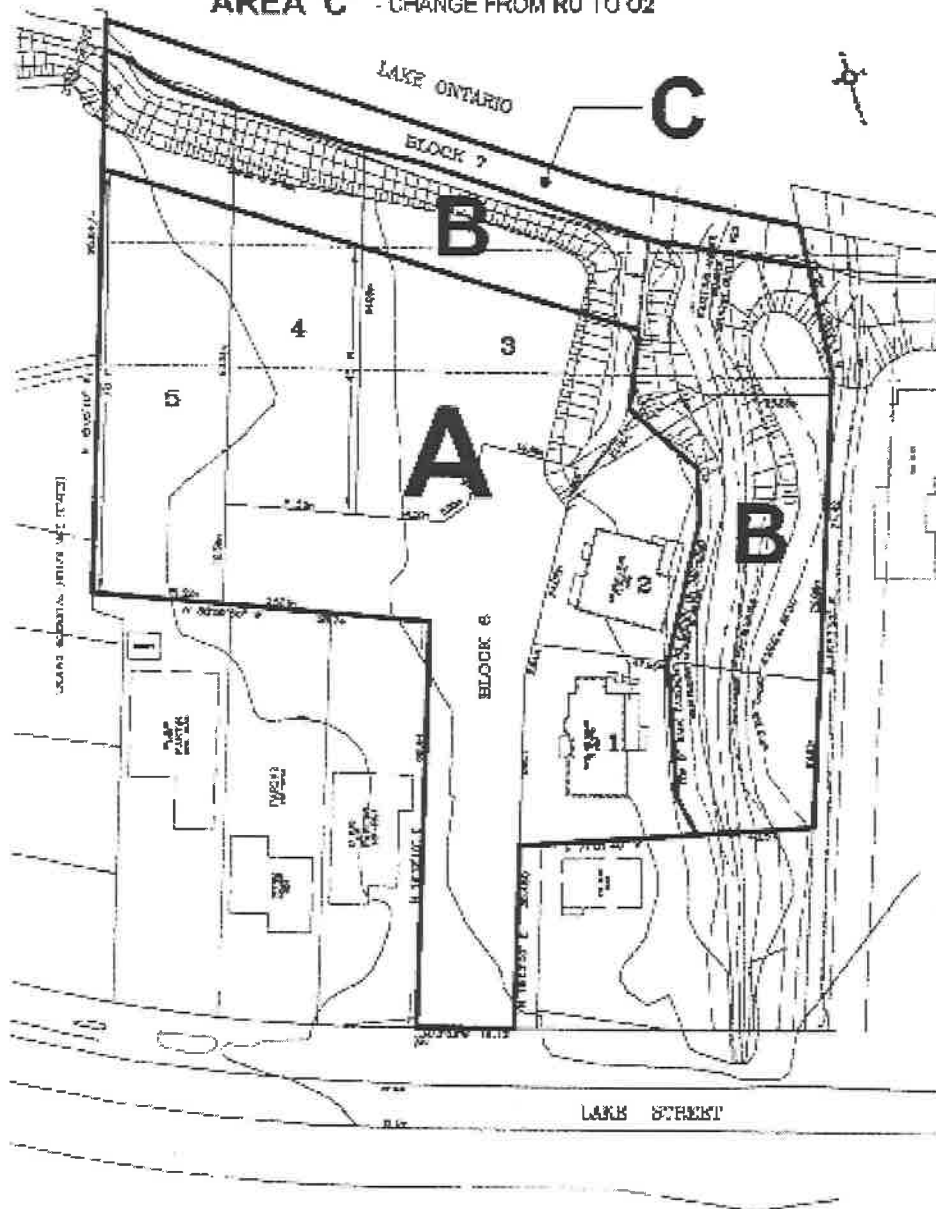
THE CORPORATION OF THE TOWN OF GRIMSBY

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FILE NUMBER
26Z-16-1708

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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. 05-81
 PASSED THE 7th DAY OF NOVEMBER, 2005.

Robert H. Bentley
MAYOR

Robert H. Bentley
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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 NOT TO SCALE

FILE NUMBER
 Z-04-2

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

Robert H. Bentley
MAYOR

H. Hoody-Lester
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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AREAS 'A', 'B' and 'C'
- CHANGE FROM NO + RU TO RM1(mod.)

AREAS 'D' and 'E'
- CHANGE FROM NO + M5 TO RM2(mod.)

AREA 'F'
- CHANGE FROM NO, RU + M5 TO C2

AREA 'G'
- MODIFY EXISTING NO ZONE

THIS IS SCHEDULE "B" TO BY-LAW NO. 93-36
PASSED THE 2nd DAY OF May A.D. 1993

M. B. [Signature]
MAYOR

William A. [Signature]
TOWN CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NO SCALE	FILE NO. 2-99-1	PAGE 11 OF 11
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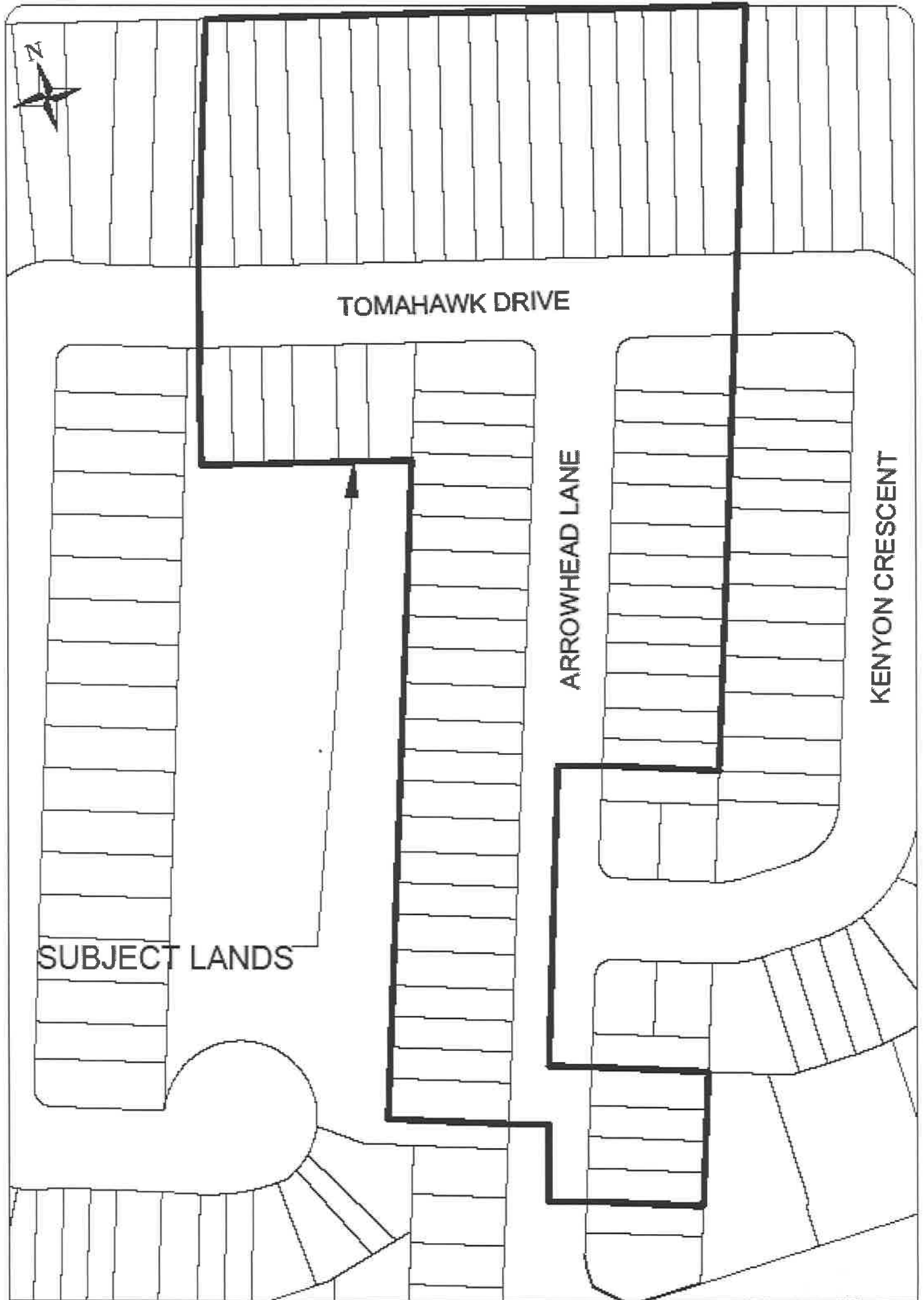
THIS IS SCHEDULE "D" TO BY-LAW NO. 18-64
PASSED THE 17TH DAY OF SEPTEMBER, 2018

[Signature]
MAYOR

H. Hoody-Carter
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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

Robert M. Bentley
 MAYOR

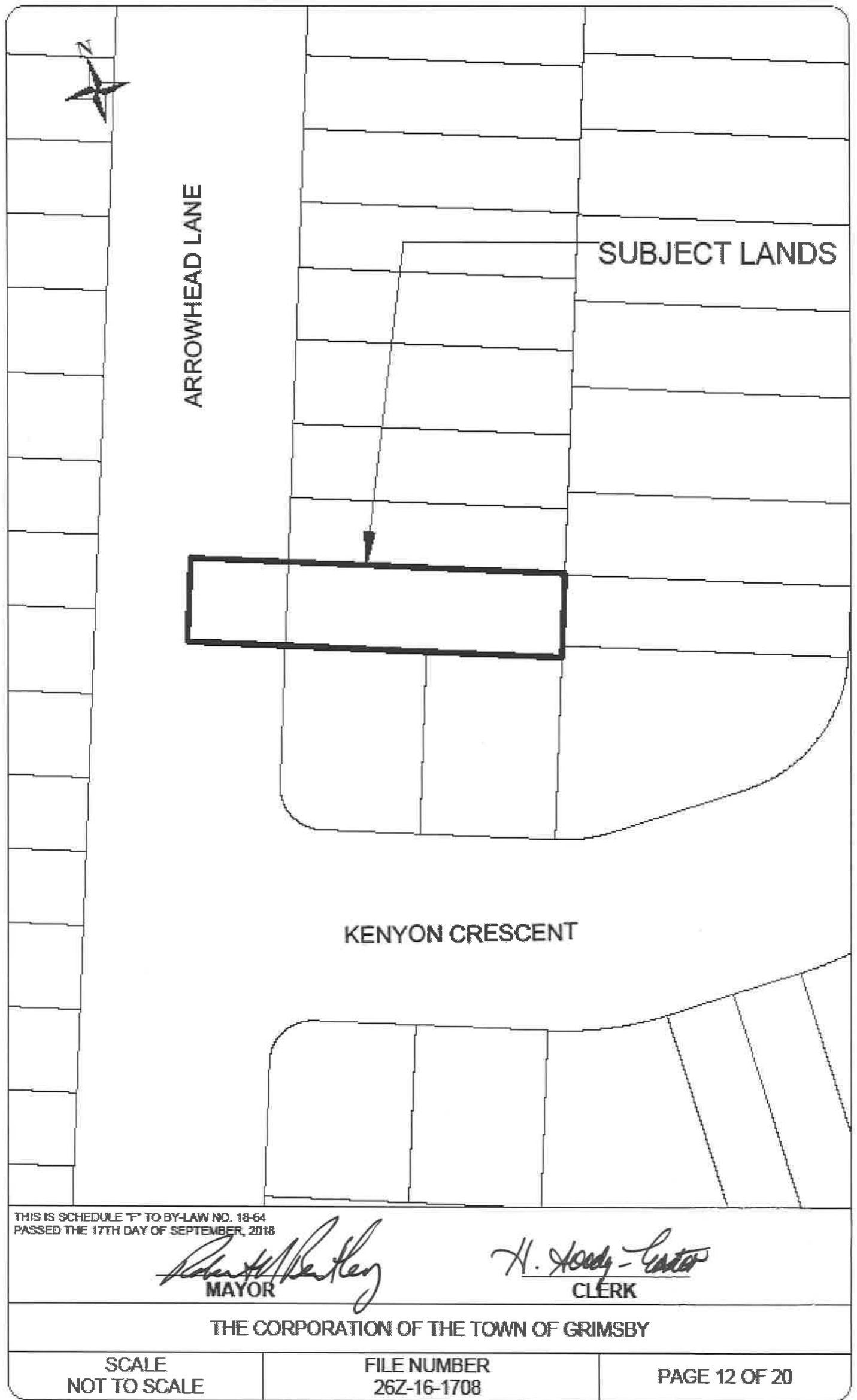
A. Hoody-Lester
 CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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

Robert Bentley
 MAYOR

H. Hoody-Carter
 CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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

Robert M. Parley
MAYOR

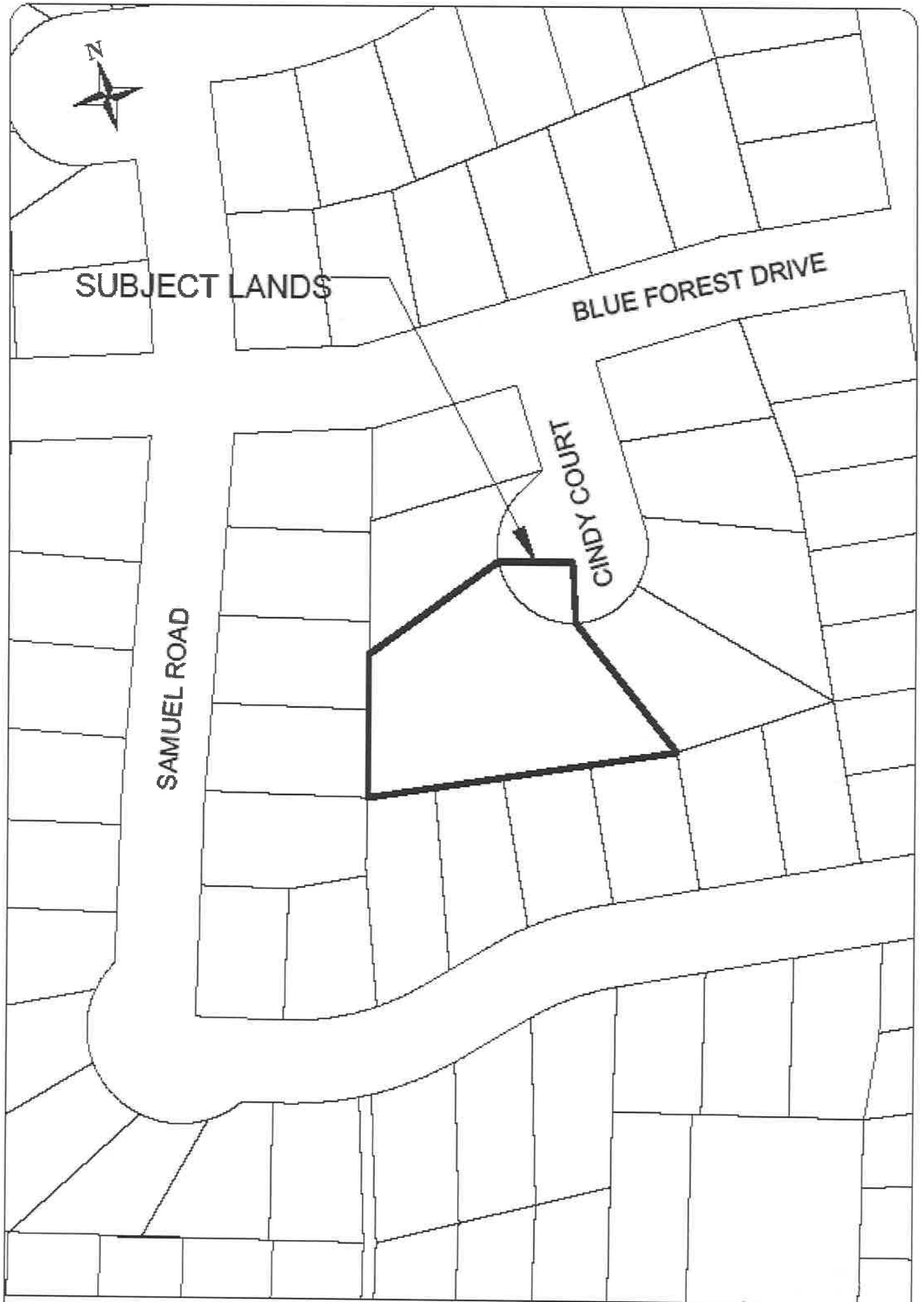
H. Hoody-Tatter
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE NOT TO SCALE	FILE NUMBER 26Z-16-1708	PAGE 13 OF 20
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<p>THIS IS SCHEDULE "B" TO BY-LAW NO.04-21 PASSED THE 1st DAY OF MARCH, 2004.</p>		
<p><i>[Signature]</i> MAYOR</p>	<p><i>[Signature]</i> TOWN CLERK</p>	
<p>THE CORPORATION OF THE TOWN OF GRIMSBY</p>		
<p>SCALE NOT TO SCALE</p>	<p>FILE NUMBER Z-09-16</p>	<p>PAGE 3 OF 3</p>

<p>THIS IS SCHEDULE "Y" TO BY-LAW NO. 18-64 PASSED THE 17TH DAY OF SEPTEMBER, 2018</p>		
<p><i>[Signature]</i> MAYOR</p>	<p><i>[Signature]</i> CLERK</p>	
<p>THE CORPORATION OF THE TOWN OF GRIMSBY</p>		
<p>SCALE NOT TO SCALE</p>	<p>FILE NUMBER 26Z-16-1708</p>	<p>PAGE 14 OF 20</p>



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

[Signature]
MAYOR

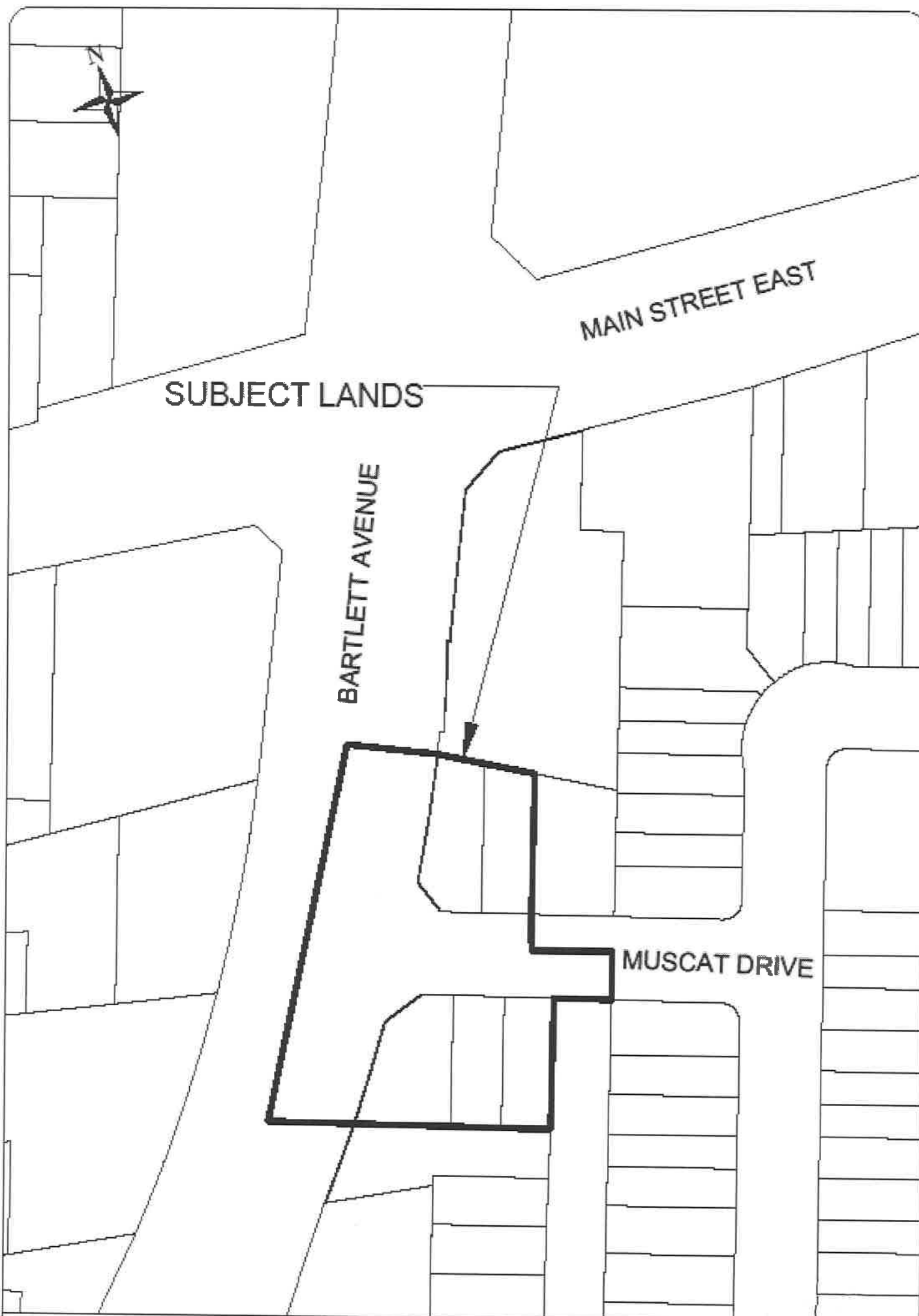
[Signature]
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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

Robert A. Bailey
 MAYOR

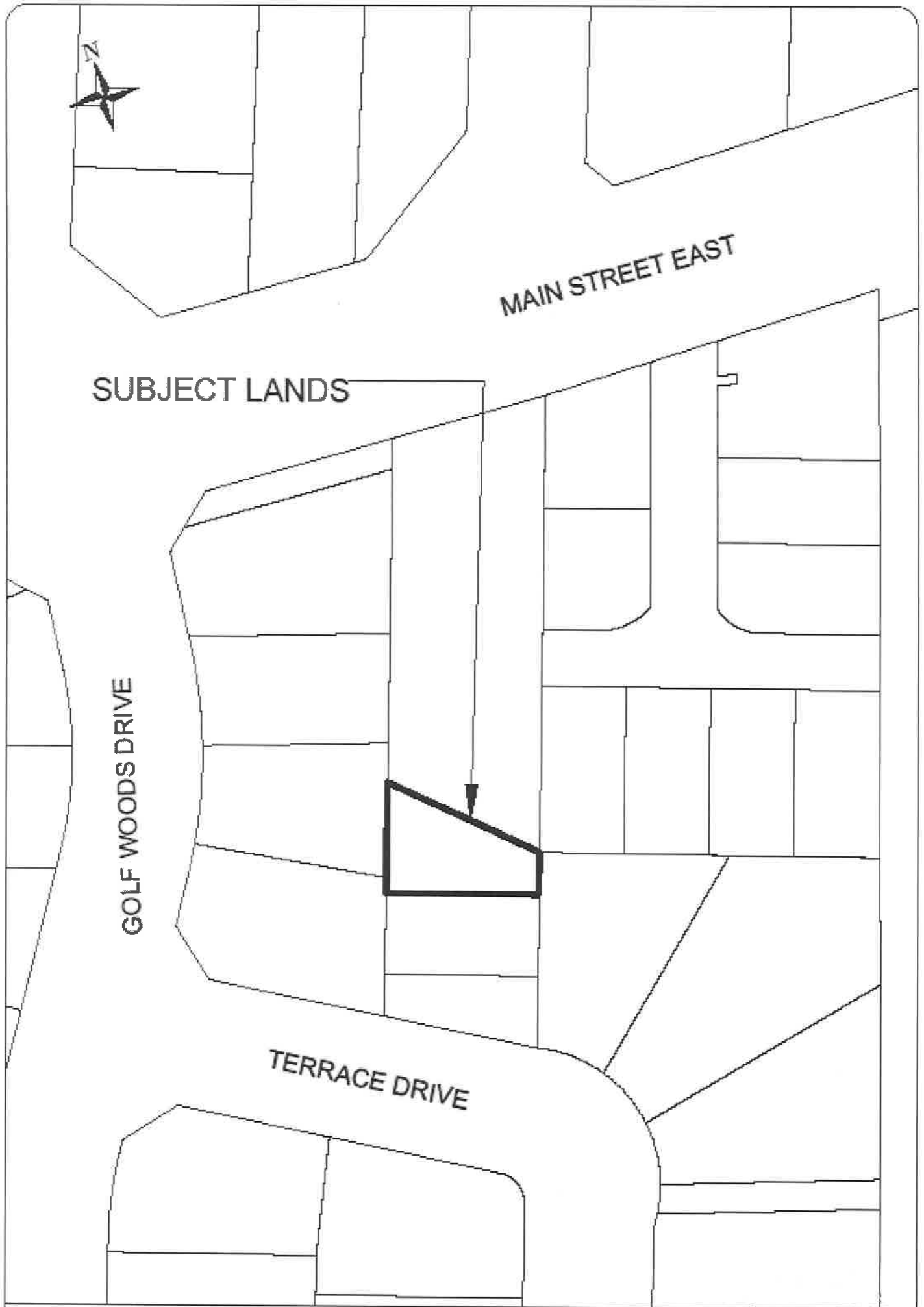
H. Hoody-Easter
 CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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THIS IS SCHEDULE "K" TO BY-LAW NO. 18-54
PASSED THE 17TH OF SEPTEMBER, 2018

Robert Bentley
MAYOR

H. Hoody-Carter
CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

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Table "A" to By-Law 18-64

Site Spec.	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
331	18-64	194 Woolverton Rd.	SC	Processing, packaging, storage, or shipment of agricultural products			

Table "B" to By-Law 18-64

Site Spec.	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
332	18-64	18 Elizabeth Street	TRMC	School			