

APPENDIX 'A'
THE CORPORATION OF THE TOWN OF GRIMSBY
BY-LAW No. 18-XX
A BY-LAW TO AMEND BY-LAW 14-45 (AS AMENDED)

(Fifth Wheel Lands, North Service Road)

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

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

1. Schedule "3A" of By-law No. 14-45, as amended, is hereby further amended by changing the zoning from "ND" (Neighbourhood Development) and "OS1" (Private Open Space) on the lands identified on Schedule 'A' to this By-law as:
 - a) Area A to a Mixed Use High Density (MHD) Zone; and
 - b) Area B to a Public Open Space (OS2) Zone.

2. Schedule "3B" of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding the Site Specific Exceptions as identified on Schedule 'A' to this By-law as:
 - a) Area A to exception number AAA; and
 - b) Area B to exception number BBB.

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

4. Notwithstanding Table 10 of Section 7.1.1 of the By-law, the following uses shall be permitted within Area A:
 - a) Apartment building;
 - b) Back to back townhouse dwelling;
 - c) Block townhouse dwelling;
 - d) Stacked townhouse dwelling;
 - e) Street townhouse dwelling;
 - f) Banquet facility;
 - g) Office;
 - h) Restaurant;
 - i) Theatre;
 - j) Hotel;

- k) Studios;
- l) Ancillary retail sale;
- m) Commercial school;
- n) Custom workshop;
- o) Data processing;
- ~~p) Industrial use;~~
- ~~q) Research and laboratory;~~
- ~~r) Professional and administrative office;~~
- ~~s) Parking lot;~~
- ~~t) Photocopy and print shop;~~
- ~~u) Servicing shop;~~
- ~~v) Warehousing and Wholesaleing;~~
- ~~w) Entertainment facilities such as art galleries, outdoor theatre and musical facilities;~~
- ~~x) Institutional uses, including government services, research and training facilities;~~
- ~~y) Prestige employment uses provided all operations are conducted indoors and the operations are deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;~~
- ~~z) Daycare facilities provided that such uses are internally integrated as a component of an office, hotel, institutional or mixed use building; and~~
- ~~aa) Parks including a public waterfront promenade, parkettes and public squares.~~

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

- a) The maximum permitted front yard shall be 19.3 metres.
- b) The maximum permitted exterior side yard shall be 6.1 metres.
- c) The minimum permitted interior side yard shall be 2.6 metres.
- d) The minimum permitted rear yard shall be 2.3 metres.
- e) The maximum building height shall be 73.0 metres or 22 storeys.

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

- a) ~~The minimum percent of lot area dedicated to employment generating uses shall be 24%. A minimum area of 46,000 square feet of employment use shall be provided on the site.~~

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

a) The required parking rate for *Residential Dwelling Unit – Apartment Building* shall be 1.250 spaces per unit dwelling ~~unit~~ plus 0.15 visitor parking spaces for each dwelling unit in an apartment building including visitor parking.

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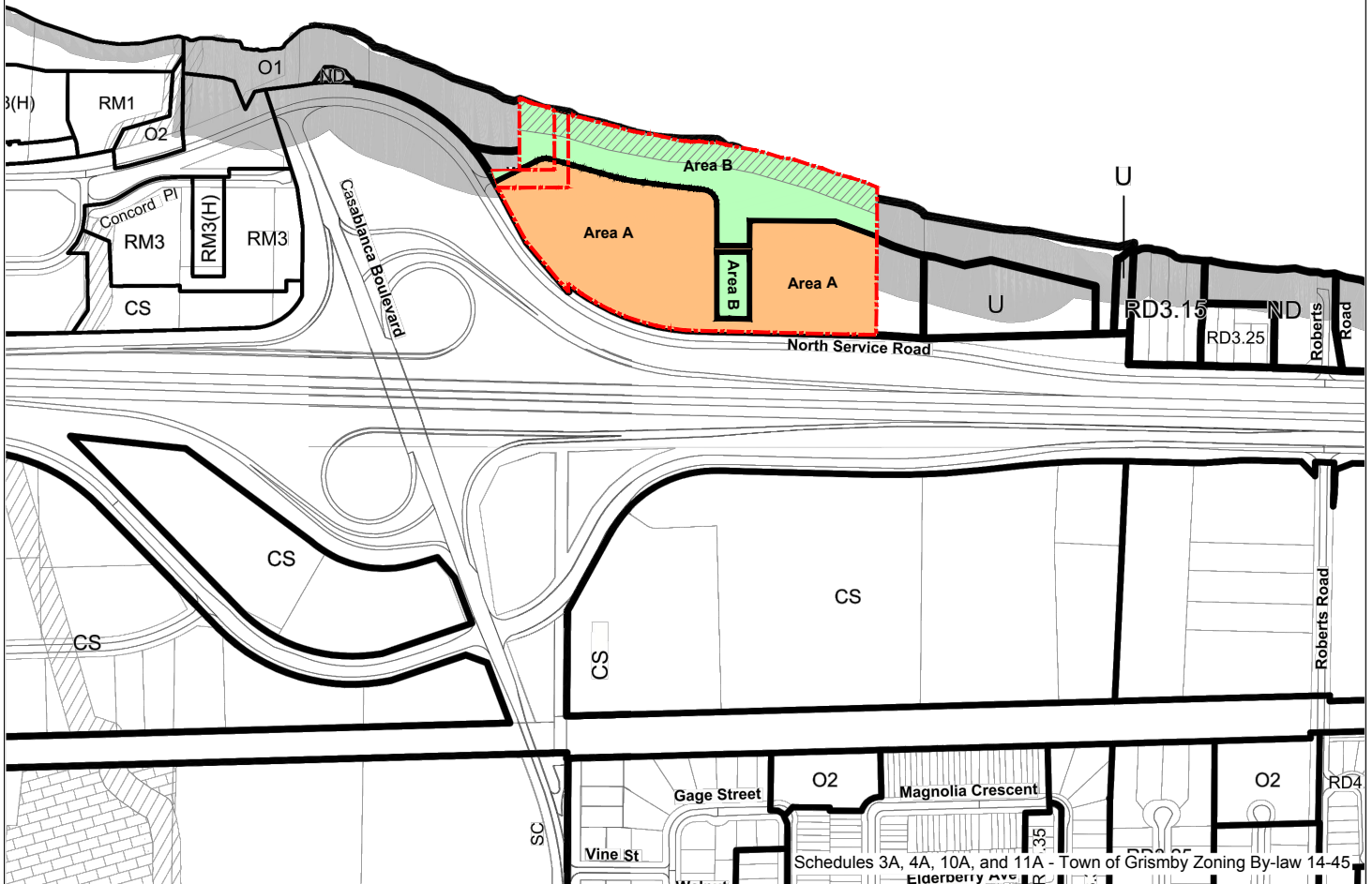






Figure
Proposed Zoning

LEGEND

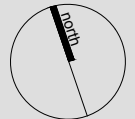
-  Subject Lands
-  Area A to be zoned MHD
-  Area B to be zoned OS2
-  EP Overlay based on 7.5m setback from stable top of bank based on 2H:1V slope

DATE: Oct. 10, 2019

SCALE: 1:7,500

FILE: 141961

DRAWN: JB



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362 & 398 North Service Rd
Town of Grimsby
Niagara Region

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
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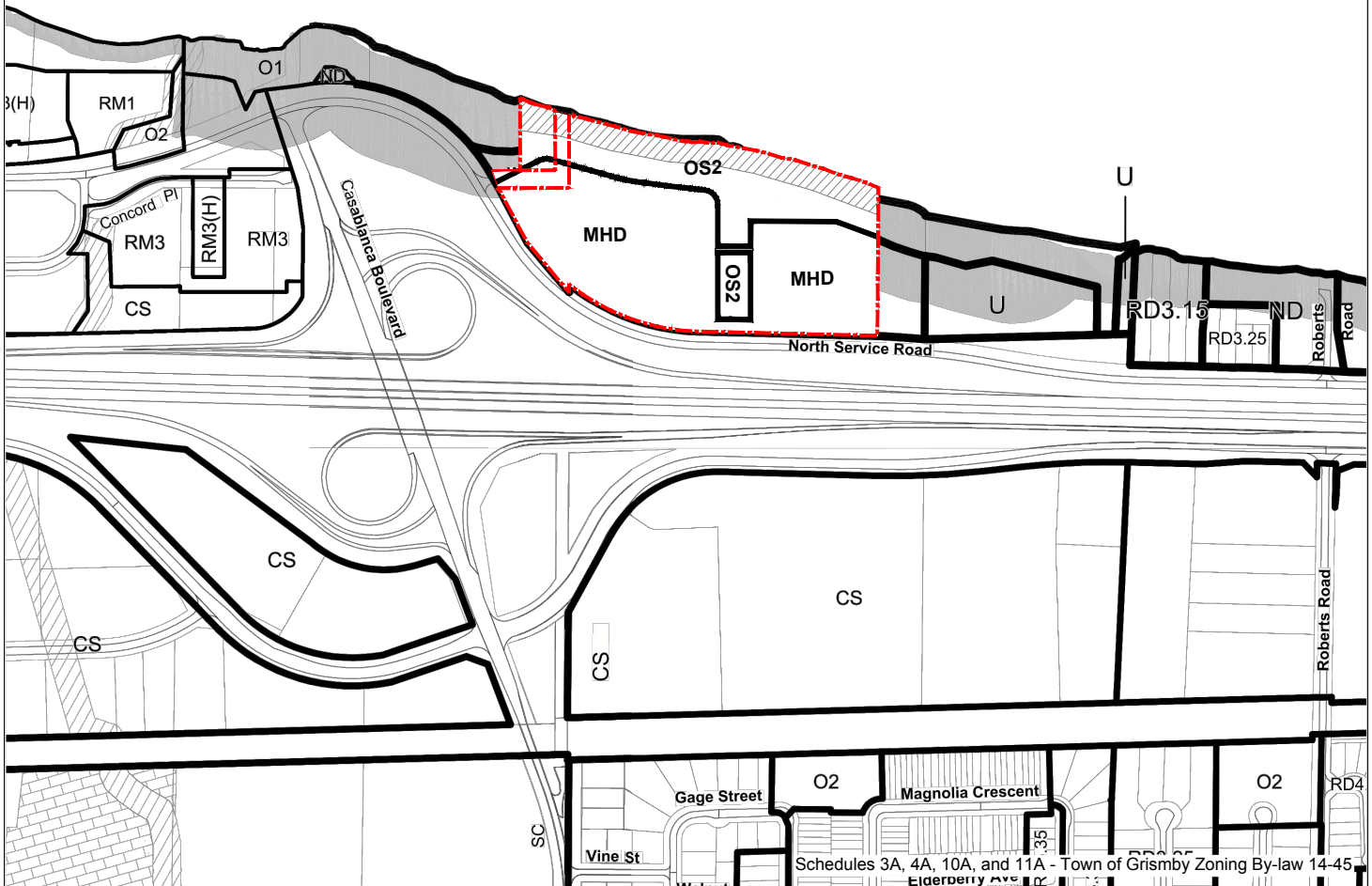




Figure
Proposed Zoning

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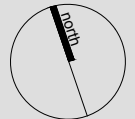
-  Subject Lands to be rezoned from ND and O1 to MHD and OS2
-  EP Overlay based on 7.5m setback from stable top of bank based on 2H:1V slope

DATE: Oct. 3, 2019

SCALE: 1:7,500

FILE: 141961

DRAWN: JB



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