



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

File Number: 26Z-16-2005

TAKE NOTICE that on **October 4, 2021**, the Council of the Corporation of the Town of Grimsby passed By-law No. 21-73, pursuant to Section 34 of the Planning Act, RSO., 1990.

THE PURPOSE AND EFFECT of By-law No. 21-73 is to change the zoning of the lands shown on Schedule 'A':

1. Zoning amendment of lands from Main Street (MS.25) and/or Neighbourhood Development (ND) zone to Main Street (MS.25), Residential Detached 3 (RD3), Residential Detached 4 (RD4), and/or Neighbourhood Development (ND).
2. Site specific zoning/exceptions on Table 'A'
3. Key Plan showing location on Schedule 'A'.

PUBLIC CONSULTATION on the proposed By-law was provided prior to Council making a decision. As a result of public consultation, the Town received 4 comments at the statutory Public Meeting on June 23, 2021. All comments received were considered as part of Planning Report PA 21-37 and Council's decision-making process, and led to the reduction of proposed lots by one, and alignment of side lot lines through site specific zoning exceptions.

A copy of By-law No. 21-73 can be viewed on the Town of Grimsby website at <https://www.grimsby.ca/en/doing-business/planning-notices.aspx>

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.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal (OLT) a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

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 Tribunal, there are reasonable grounds to add the person or public body as a party.

A NOTICE OF APPEAL MUST:

- i) Be made in writing to: Sarah Kim, Clerk
Town of Grimsby
PO Box 159, 160 Livingston Avenue
Grimsby, ON L3M 4G3
- ii) Set out the reasons for the appeal, and
- iii) Be accompanied by the fee required by the Ontario Land Tribunal being \$1,100.00 payable to the Ontario Minister of Finance.

Date Mailed: October 14, 2021
Last Day for Filing a Notice of Appeal: November 3, 2021

THE CORPORATION OF THE TOWN OF GRIMSBY
BY-LAW NO. 21-73
A BY-LAW TO AMEND BY-LAW NO. 14-45, AS AMENDED
(240 & 244-248 Main Street East)

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

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

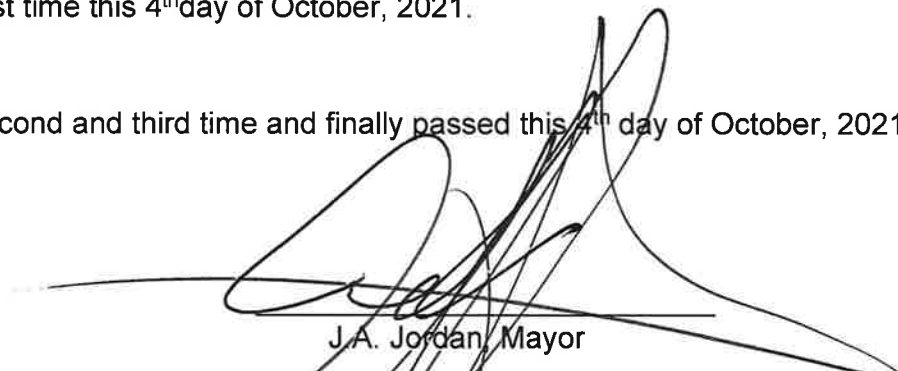

1. Schedule 14-A, of By-law 14-45, is hereby further amended by changing the zoning of the lands from a Main Street (MS.25) and / or Neighbourhood Development (ND) zone on lands shown on Schedule 'A' to this by-law as:
 - a) Areas A, B, C and D to a Main Street (MS.25) Zone;
 - b) Areas F and G to a Residential Detached 3 (RD3.45) Zone;
 - c) Areas E and H to a Residential Detached 4 (RD4.45) Zone; and
 - d) Area I to a Neighbourhood Development (ND) Zone

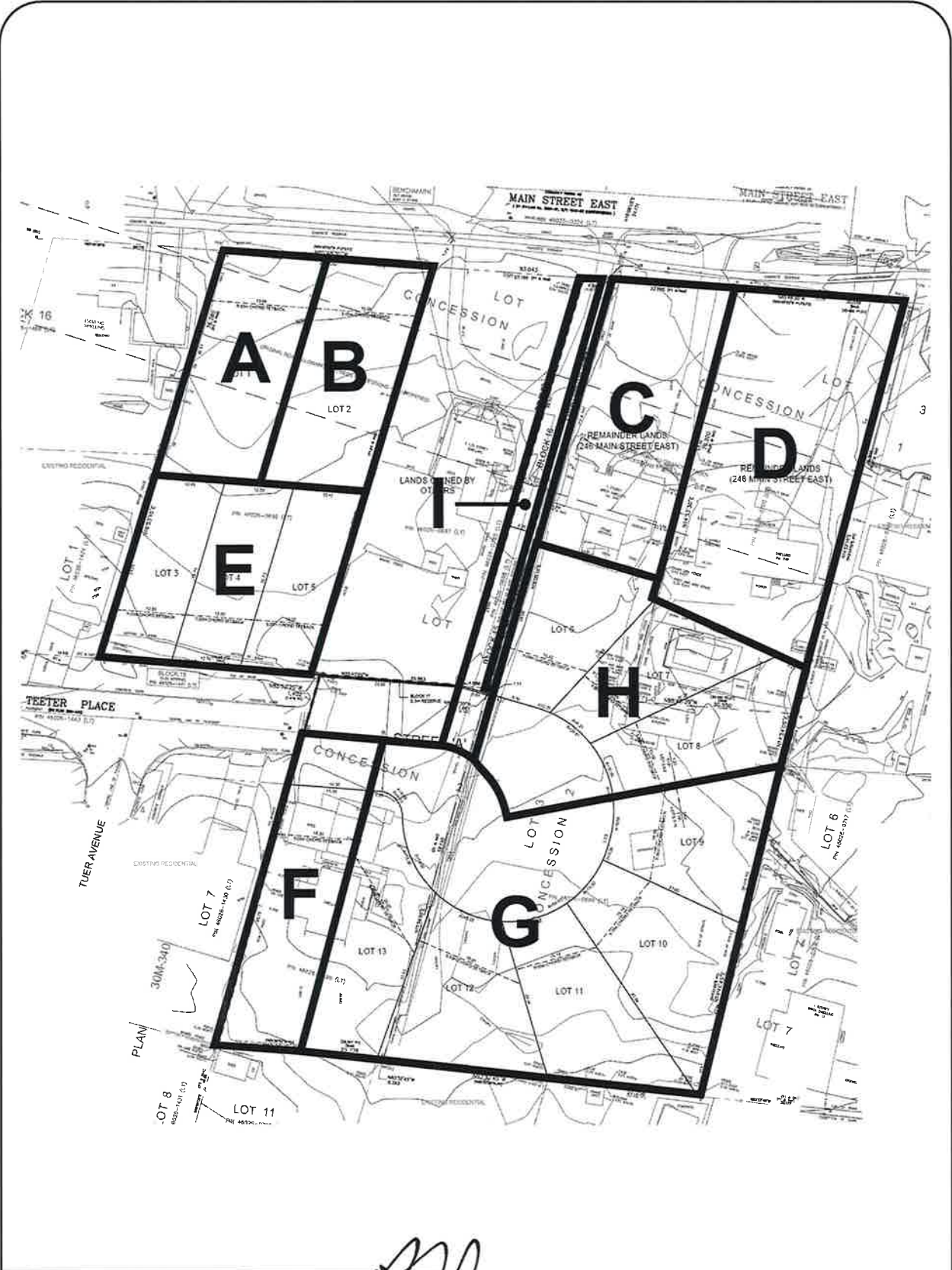
2. Schedule 14-B, of By-law 14-45, is hereby further amended by adding on lands shown on Schedule 'A' to this by-law as:
 - a) Area A as Site Specific Exception 355;
 - b) Area B as Site Specific Exception 356;
 - c) Area C as Site Specific Exception 357;
 - d) Area D as Site Specific Exception 358;
 - e) Area E as Site Specific Exception 359; and
 - f) Area F as Site Specific Exception 360

3. Table 12: Permitted Use, Lot, Building and Structure Exceptions of By-law No. 14-45, as amended is hereby further amended by adding the Site Specific Exceptions in Table 'A' to this by-law.

Read a first time this 4th day of October, 2021.

Read a second and third time and finally passed this 4th day of October, 2021.


 J.A. Jordan, Mayor

 S. Kim, Town Clerk



THIS IS SCHEDULE 'A' TO BY-LAW NO. 29-73
 PASSED THE 4TH DAY OF OCTOBER, 2021

[Handwritten Signature]
 MAYOR

[Handwritten Signature]
 CLERK

CORPORATION OF THE TOWN OF GRIMSBY

NOT TO SCALE

FILE: 26Z-16-2005

Table 'A' to By-Law 21-73

Site Sp. #	By-law #	Address	Zone	Lot, Building and Structure Exception
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.