



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

File Number: 26Z-16-1902

**TAKE NOTICE** that on **November 18, 2019**, the Council of the Corporation of the Town of Grimsby passed By-law No.19-102, pursuant to Section 34 of the Planning Act, RSO., 1990.

**THE PURPOSE AND EFFECT** of By-law No. 19-102 is to change the zoning of the lands shown on Schedule "A" from a Main Street (MS.15) Zone to a:

Area "A" – Main Street (MS.25) zone

Area "B" – Residential Detached (RD4.45) zone and

Area "C" – Residential Detached (RD4.50) zone

- Schedule 14B of By-law No.14-45, as amended, is hereby further amended by adding Site Specific Exception: Area A 339; Area "B" 340 and Area "C" 341 on the lands as identified on Schedule "A" to this By-Law.
- Table 12: Permitted Use, Lot, Building and Structure Exception of Section 7.0 Residential Zones of By-law No. 14-45, as amended is hereby further amended by adding the rows identified on Table 'A' to this By-law.

Notwithstanding Section 3.0 on Definitions of By-law 14-45, as amended, the following provision shall apply to Areas A to C inclusive on Schedule "A" to this By-law.

**PUBLIC CONSULTATION** on the proposed By-law was provided prior to Council making a decision. As a result of public consultation, the Town received 8 comments at the statutory public meeting on August 27, 2019. All comments received were considered as part of Planning Report P.A. 19-3 and Council's decision-making process.

A copy of By-law 19-102 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 Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at <http://elto.gov.on.ca/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal 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:**

- Be made in writing to: Sarah Kim, Clerk  
Town of Grimsby  
P.O. Box 159, 160 Livingston Avenue  
Grimsby, ON L3M 4G3
- Set out the reasons for the appeal.
- Be accompanied by the fee required by the Local Planning Appeal Tribunal Act being \$300.00 payable to the Ontario Minister of Finance.

Date Mailed: November 27, 2019  
Last Day for Filing a Notice of Appeal: December 18, 2019

The Corporation of the Town of Grimsby

By-law No. 19-102

A By-law to amend By-law No. 14-45, as amended.

(226-228 Main Street East)

Whereas the Council of The Corporation 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 14A of By-Law 14-45, as amended, is hereby further amended by changing the zoning of the lands shown of Schedule 'A' to this By-Law as Subject Lands from a Main Street (MS.15) zone and a Main Street (MS.35) zone to:
  - a. Area 'A': Main Street (MS.25) zone;
  - b. Area 'B': Residential Detached (RD4.45) zone; and
  - c. Area 'C': Residential Detached (RD4.50) zone.
2. Schedule 14B of By-Law No. 14-45, as amended is hereby further amended by adding the following site specific exception numbers to the lands shown on Schedule 'A' to this by-law as follows:
  - a. Area 'A': exception number 339;
  - b. Area 'B': exception number 340; and
  - c. Area 'C': exception number 341.
3. Table 12: Permitted Use, Lot, Building and Structure Exceptions of Section 7.0 Residential Zones of By-Law 14-45, as amended, is hereby further amended by adding the rows identified on Table 'A' to this by-law.
4. Notwithstanding Section 3.0 on Definitions of By-law 14-45, as amended, the following provision shall apply to Areas A to C inclusive on Schedule 'A' to this By-law:

a) For the purpose of zoning interpretation only, any Private Street shall be deemed to be a Street.


READ A FIRST TIME this 18<sup>th</sup> day of November, 2019.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 18<sup>th</sup> day of November, 2019.



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J.A. Jordan, Mayor



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S. Kim, Clerk



Main Street East

**LEGEND**

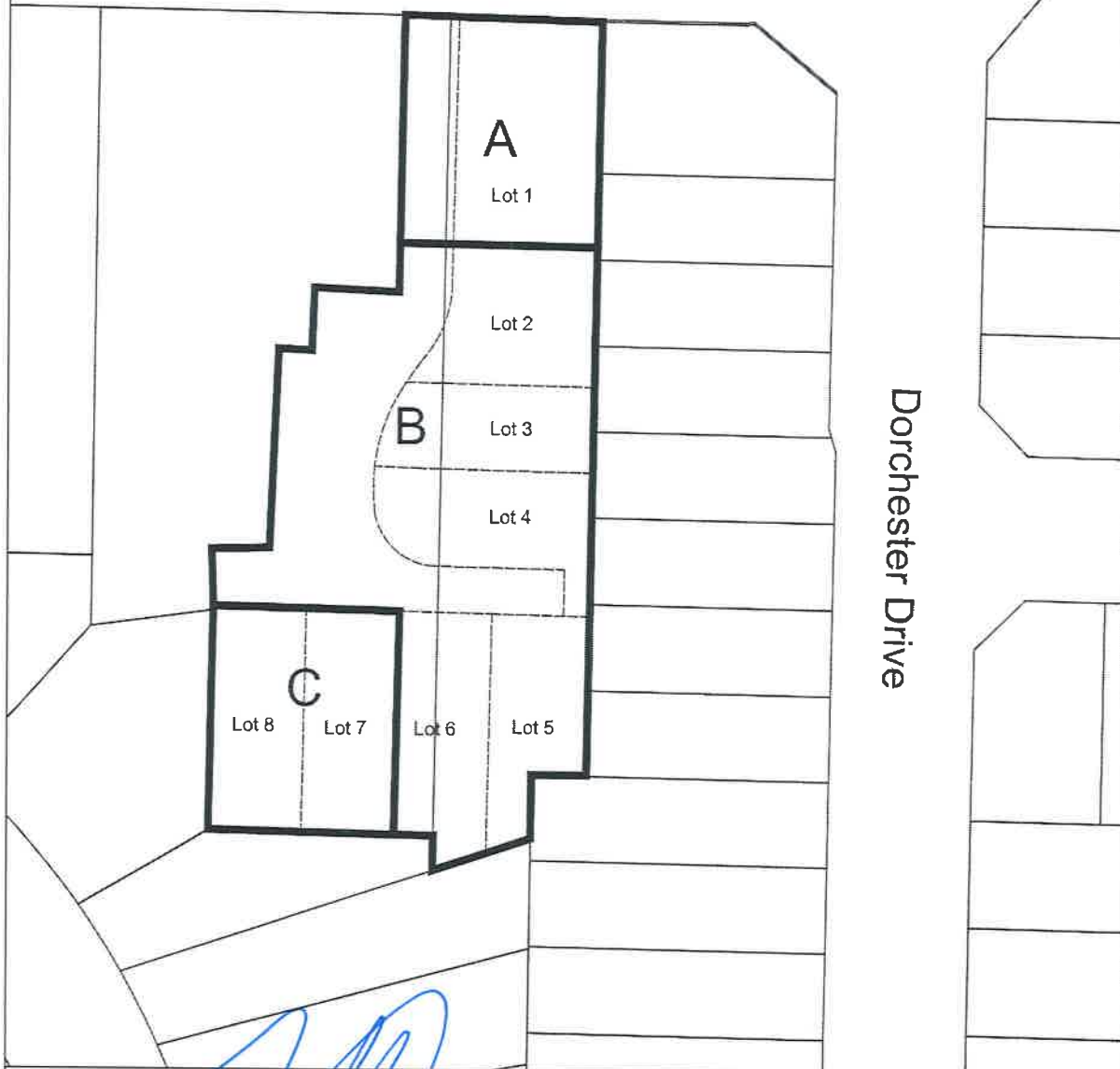
 **BOUNDARY OF SUBJECT LANDS**

 **PROPOSED LOT LINE**

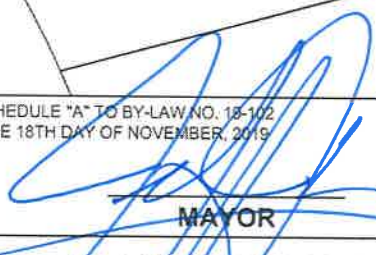
**AREA A:** ADD SITE SPECIFIC EXCEPTION NUMBER 339

**AREA B:** CHANGE FROM MAIN STREET (MS) ZONE TO RESIDENTIAL DETACHED (RD4) ZONE. ADD SITE SPECIFIC EXCEPTION NUMBER 340.

**AREA C:** CHANGE FROM MAIN STREET (MS) ZONE TO RESIDENTIAL DETACHED (RD4) ZONE. ADD SITE SPECIFIC EXCEPTION NUMBER 341.



THIS IS SCHEDULE "A" TO BY-LAW NO. 18-102  
PASSED THE 18TH DAY OF NOVEMBER, 2019

  
MAYOR

  
CLERK

**THE CORPORATION OF THE TOWN OF GRIMSBY**

SCALE  
NOT TO SCALE

FILE NUMBER  
26Z-16-1902

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**Table 'A' to By-Law 19-102**

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Lot, Building and Structure Exceptions
339	19-102	226-228 Main Street East (Lot 1)	MS				<ul style="list-style-type: none"> <li>• Maximum lot Area: 640 sq. metres</li> <li>• Maximum Lot Coverage: 25%</li> <li>• Minimum Front Yard: 12.8 metres</li> <li>• Minimum Exterior Side Yard: 4.5 metres</li> <li>• Minimum Easterly Side Yard: 6.0 metres</li> <li>• Minimum Exterior Side Yard to Garage: 6 metres</li> <li>• Minimum Rear Yard: 1.5 metres</li> </ul>
340	19-102	226-228 Main Street East (Lots 2, 3, 4, 5, 6)	RD4				<ul style="list-style-type: none"> <li>• Minimum Lot Area: 345 sq. metres</li> <li>• Maximum Lot Coverage: 45%</li> <li>• Minimum Exterior Side Yard: 3.0 metres</li> <li>• Minimum Interior Side Yard: 1.5 metres</li> <li>• Minimum Rear Yard: for Lots 2, 3, 4, 6: 6.0 metres</li> <li>• Minimum Rear Yard for Lot 5: 5 metres</li> <li>• Maximum Building Depth for Lot 6: 21 metres</li> </ul>
341	19-102	226-228 Main Street East (Lots 7, 8)	RD4				<ul style="list-style-type: none"> <li>• Minimum Lot Area: 345 sq. metres</li> <li>• Maximum Lot Coverage: 50%</li> <li>• Minimum Interior Side Yard: 1.5 metres</li> <li>• Minimum Westerly Interior Side Yard for Lot 8: 1.8 metres</li> <li>• Minimum Rear Yard: 6.0 metres</li> <li>• Maximum Building Depth: 21 metres</li> </ul>