

APPENDIX 'A'
THE CORPORATION OF THE TOWN OF GRIMSBY
BY-LAW No. 21-XX
A BY-LAW TO AMEND BY-LAW 14-45 (AS AMENDED)

(13 Mountain Street & 19 Elm Street)

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

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

1. Schedule "12-B" of Zoning By-Law No. 14-45, as amended, is hereby further amended by adding the site specific exception number XXXX to the lands as identified on Schedule 'A' to this By-law.
2. Table 15: Permitted Use, Lot, Building and Structure Exceptions of Section 8.0 Downtown Zones of By-law 14-45, as amended, is hereby further amended by adding the rows identified on Table 'A' to this By-law.

READ A FIRST TIME this ____ day of _____, 2021.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this ____ day of _____, 2021.

J.A. Jordan, Mayor

S. Kim, Clerk

Table 'A' to By-law XX-XX

Site Specific	By-law #	Address	Zone	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses	Description of Special Provision Lot, Building and Structural Exceptions
XXX	XX-XX	13 Mountain Street and 19 Elm Street	DI	<p>Community Hub, meaning a premises or facility providing non-residential and/or community-based activities and services, such as arts, crafts, technology and multi-media, food and beverage, recreational, social, charitable and educational activities</p> <p>Dwelling units at or above the first storey.</p>			<ul style="list-style-type: none"> • The <i>front lot line</i> shall be deemed to be the <i>lot line</i> abutting Elm Street. • Maximum <i>Lot Coverage</i>: 55%. • Minimum <i>Interior Side Yard</i>: 1.3 m. • Maximum <i>Height</i> excluding mechanical penthouse: 26 m (7 storeys). • The provisions of Section 8. 8.3.2.2 shall not apply. • The provisions of Section 8.3.2.4 b), d), and f) shall not apply. • Minimum resident parking space requirement: 1.0 spaces per dwelling unit. • Minimum visitor parking space requirement: 0.15 spaces per dwelling unit. • Minimum non-resident parking space requirement: 1.0 spaces per 30 square metres of Community Hub GFA and 1.0 spaces per 28 square metres of Retail Use GFA. • Visitor and non-resident parking spaces may be provided in a common area and available on a non-exclusive basis. • Exception 115 with respect to a parking reduction where a road widening has been dedicated continues to apply.