

THE CORPORATION OF THE TOWN OF GRIMSBY
BY-LAW NO. 23-04
A BY-LAW TO AMEND BY-LAW NO. 14-45, AS AMENDED
(9 & 11 Kerman Avenue)

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 14A of By-Law 14-45, as amended, is hereby further amended by changing the zoning of the lands shown on Schedule 'A' to this By-Law as Subject Lands from:
 - a. Area 'A': Residential Detached 1 (RD1.15) Zone, to Residential Detached 1 (RD1.25) Zone;
 - b. Area 'B': Residential Detached 1 (RD1.15) Zone, to Residential Multiple 1 (RM1.55) Zone; and
 - c. Area 'C': Neighbourhood Development (ND) Zone, to Residential Multiple 1 (RM1.55) 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 358;
 - b. Area 'B' & Area 'C': exception number 359.
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.

Read a first time this 16th day of January, 2023.

Read a second and third time and finally passed this 16th day of January, 2023.

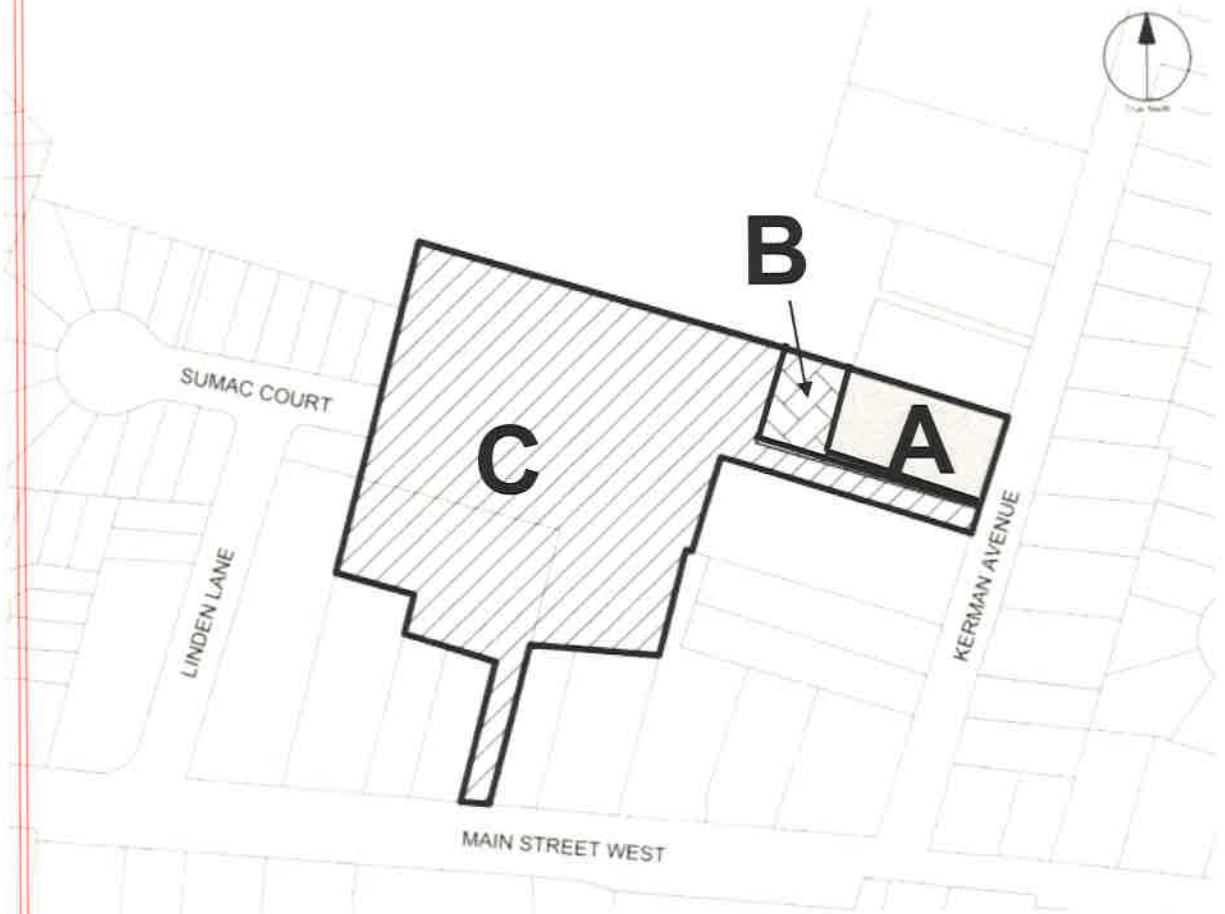


J.A. Jordan, Mayor



S. Kim, Town Clerk

Schedule 'A'



THIS IS SCHEDULE "A" TO BY-LAW NO. 23-04
PASSED THE 16TH DAY OF JANUARY, 2023



MAYOR



CLERK

CORPORATION OF THE TOWN OF GRIMSBY

NOT TO SCALE

FILE: 26Z-16-2104

Table 'A' to By-Law 23-04

Site Sp. #	By-law #	Address	Zone	Lot, Building and Structure Exception
358	23-04	9 & 11 Kerman Avenue	RD1.25	<ul style="list-style-type: none"> • Minimum Front Yard: 14.5 metres • Minimum Exterior Side Yard abutting a Private Street: 4.5 metres • Minimum Interior Side Yard: 2.5 metres • Maximum Lot Coverage: 25%
359	23-04	9 & 11 Kerman Avenue	RM1.55	<p>For all Dwellings:</p> <ul style="list-style-type: none"> • Minimum Accessible Parking Space Dimension: • Type A: 2.4 metres width x 5.75 metres length plus 1.5 metre painted access aisle • Type B: 3.4 metres width x 5.75 metres length plus 1.5 metre painted access aisle • Visitor Parking Spaces shall be permitted within 1.0 metres of a property line abutting a Residential Zone • A garage shall be permitted to be 55% of the total building width <p>For Semi-Detached Dwellings:</p> <ul style="list-style-type: none"> • Minimum Front Yard abutting a Private Street: 2.5 metres • Minimum Rear Yard for Lot 17-20: 6.0 metres • Minimum Exterior Side Yard abutting a Private Street: 1.0 metres • Maximum Lot Coverage: 55% <p>For Single-Detached Dwellings:</p> <ul style="list-style-type: none"> • Minimum Rear Yard 6.0 metres • Minimum Exterior Side Yard: 2.0 metres • Maximum Lot Coverage: 45%