

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW No. XXXX

A BY-LAW TO AMEND BY-LAW 14-45 (AS AMENDED)

(540-544 North Service Road)

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 "XX" of By-law No. 14-45, as amended, is hereby further amended by changing the Zoning from CS "Service Commercial" on the lands identified on Schedule A of this By-law as:
  - a) Holding Mixed Use High Density (H) MHD Zone
2. Schedule "XX" of By-law No. 14-45, as amended, is hereby further amended by adding the specific exception number xxx to the lands identified on Schedule A to this By-law.
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. Table 29, Holding Zoning Provisions of Section 14.3 of By-law No. 14-45, as amended, is hereby further amended by adding the rows identified on Table 'B' to this By-law.

Read a first time this XX day of XXX, 202X

Read a second and third time and finally passed this XX day of XX, 202X

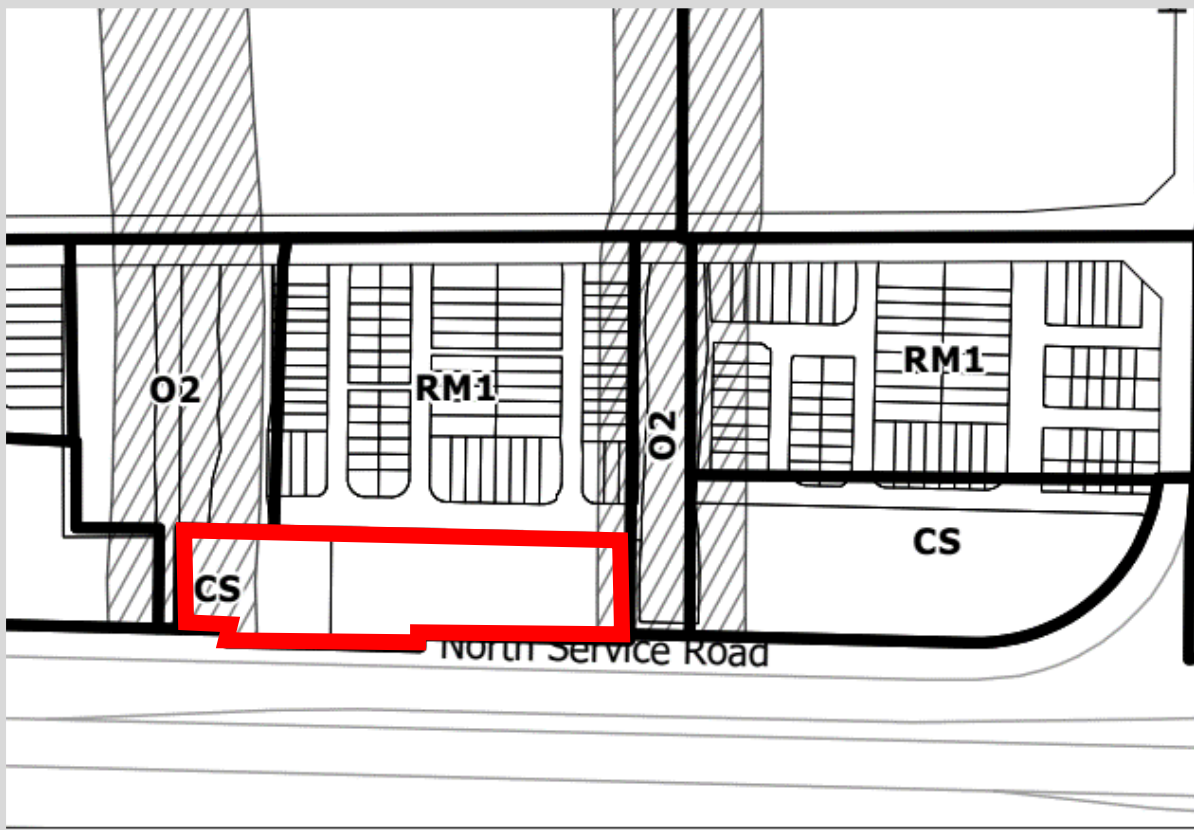
**Table 'A' to By-law XXXX**

| Site Specific | By-law # | Address                      | Description of Special Provision Lot, Building and Structure Exceptions   |
|---------------|----------|------------------------------|---|
| XXX           | XXXX     | 540 & 544 North Service Road | <ul style="list-style-type: none"> <li>• Maximum <i>front yard</i>: 18.9 metres for MTO setback</li> <li>• Minimum <i>rear yard</i>: 1 metre</li> <li>• Maximum Building Heights:</li> <li>• West Tower 22 Storeys 74m</li> <li>• East Tower 16 Storeys 56.5m</li> <li>• Minimum of 1.1 Parking Spaces per unit, inclusive of visitor parking and accessible parking.</li> <li>• Accessible Parking shall be provided at a rate of 2 + 2%.</li> <li>• 5.13 c) shall not apply.</li> <li>• A maximum of 108 of the required parking spaces shall be permitted to be tandem parking</li> <li>• Regulation 7.2.2.5.e) shall not apply</li> <li>• A minimum balcony depth of 1.0m is required.</li> <li>• Regulation 7.2.2.6 a) shall not apply</li> <li>• A Maximum Gross Floor Area of 37,400m<sup>2</sup> (FAR of 7.59) shall be permitted;</li> <li>• An enclosed parking lot shall be permitted within 1 metre of an abutting residential zone.</li> <li>• An entrance to a parking lot shall be permitted to be 6.5 metres wide measured along the street line.</li> <li>• An enclosed loading space shall be permitted within 15 metres of a residential zone.</li> <li>• A maximum lot coverage of 44% be permitted.</li> </ul> |

**Table 'B' to By-law XXXX**

| Zone | By-law # | Address                      | Requirement to Lift the Holding Provision   |
|------|----------|------------------------------|---|
| XXX  | XXXX     | 540 & 554 North Service Road | <ul style="list-style-type: none"><li>• That the applicant / proponent extend sanitary services to front onto the subject lands to the satisfaction of the Town of Grimsby and Niagara Region.</li><li>• That an updated Phase I and II ESA be completed and the filing of a Record of Site Condition with the Ministry of Environment and Parks.</li></ul> |

### SCHEDULE 'A' to Zoning By-law



**Subject Property**

544 & 550 North Service Road



Change in Zoning from CS "Service Commercial" Zone to (H)MHD "Mixed Use High Density"