

AMENDMENT No. __

**TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY**

133-137 MAIN STREET EAST

INITIATED BY:

BURGESS HERITAGE GROUP INC.

PREPARED BY:

IBI GROUP

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PART I: THE CERTIFICATION

“The enacting portion attesting the official status of the document.”

PART I: THE CERTIFICATION

AMENDMENT No. __

TO THE OFFICIAL PLAN

OF THE TOWN OF GRIMSBY

Amendment No. __ to the Official Plan of the Town of Grimsby constituting the following text and accompany map, was prepared by IBI Group and was adopted by the Council of the Town of Grimsby by By-law No. 19-__ in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the __ day of _____, 2019.

MAYOR

CLERK

The Corporation of the Town of Grimsby

By-law No. 19-__

A By-law to amend the Official Plan of the Town of Grimsby
(Official Plan Amendment No. __ - 133-137 Main Street East)

Whereas the Council of The Corporation of the Town of Grimsby in accordance with the provisions of Section 17 of The Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Official Plan Amendment No. 19-__, to permit mid-rise, multi-unit, mixed-use residential and commercial buildings is hereby adopted.
2. Official Plan Amendment No. 19-__, to permit building heights within a range of 2 to 5 storeys on lands known as 133-137 Main Street East is hereby adopted.
3. Official Plan Amendment No. 19-__, to permit a density range of 150 – 235 units per net residential on lands known as 133-137 Main Street East hectare is hereby adopted.
4. Official Plan Amendment No. 19-__, to permit Neighbourhood Commercial designations on sites with a minimum lot area of 0.6 hectares is hereby adopted.
5. Official Plan Amendment No. 19-__, to permit a built form that reflects the urban design criteria in Section 3.4.7.7 on lands known as 133-137 Main Street East is hereby adopted.
6. This By-law shall come into force and take effect on the day of the final approval thereof.

Read a first time this __ day of _____ 2019.

Read a second and third time and finally passed this __ day of _____ 2019.

Mayor

Town Clerk

PART II: THE PREAMBLE

“An introduction to the Amendment and a summary
of its background and basis.”

The Preamble does not constitute part of the Amendment.

PART II: THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. __
To the Official Plan
Of the Town of Grimsby

2. PURPOSE OF THIS AMENDMENT

The purpose and effect of this Official Plan Amendment is to modify the existing Neighbourhood Commercial designation in the Official Plan to permit a mixed-use residential and commercial building, a maximum building height of 5 storeys, a maximum density of 235 units per net residential hectare, a minimum lot area of 0.6 hectares, and identify applicable urban design criteria.

3. LOCATION OF THIS AMENDMENT

Amendment No. __ applies to the lands on the north side of Main Street East and east of Nelles Road North, municipally referred to as 133-137 Main Street East, as illustrated on Schedule “A” of this amendment.

4. BASIS OF THIS AMENDMENT

The subject lands are currently designated Neighbourhood Commercial by the Grimsby Official Plan. The proposed mixed-use three to five storey building is not permitted on the subject lands by this designation. The proposed amendment to the designation would allow the proposed mixed-use three to five storey building. The basis of this amendment is formed in the Planning Justification Report prepared by IBI Group.

For greater details see Appendix III.

PART III: THE AMENDMENT

“The operative part of this document which amends
The original Official Plan.”

PART III: THE AMENDMENT

1. THE AMENDMENT

1. The Official Plan of the Town of Grimsby is hereby amended by adding the following site specific policy to section 3.6.1.1:

“Grocery stores, retail stores servicing the local neighbourhood, studios, personal services, pharmacies, banks, restaurants, and coffee shops as well as institutions, recreation, medical clinics, offices, places of worship, and dwelling units in conjunction with commercial uses shall be permitted on the lands municipally known as 133-137 Main Street East.”

2. The Official Plan of the Town of Grimsby is hereby amended by adding the following site specific policy to section 3.6.1.3:

“The lot area for the Neighbourhood Commercial designation shall be a minimum of 0.6 hectares on the lands municipally known as 133-137 Main Street East.”

3. The Official Plan of the Town of Grimsby is hereby amended by adding the following site specific policy to section 3.6.1.11:

“A maximum building height of 5 storeys shall be permitted on the lands municipally known as 133-137 Main Street East.”

4. The Official Plan of the Town of Grimsby is hereby amended by adding the following site specific policy as section 3.6.1.12:

“New residential development shall be between 150 – 235 units per net residential hectare on the lands municipally known as 133-137 Main Street East.”

5. The Official Plan of the Town of Grimsby is hereby amended by adding the following site specific policy as section 3.6.1.13:

“New development shall conform to the urban design criteria set out in Section 3.4.7.7 on the lands municipally known as 133-137 Main Street East.”

6. Schedule B, B-1 and B-2 of the Town of Grimsby Official Plan are hereby amended by adding a reference to Site Specific Policy 3.6.1.1, 3.6.1.3, 3.6.1.11, 3.6.1.12, and 3.6.1.13.

2. IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this amendment shall be in accordance with the policies of the Town of Grimsby Official Plan.

3. SCHEDULE OF THIS AMENDMENT

Schedule “A” of this amendment illustrates the location of this amendment.

PART IV: THE APPENDICES

- Appendix I - Application and Planning Justification Report
- Appendix II - Public Meeting Minutes
- Appendix III - Planning Report P.A. 19-__
- Appendix IV - Planning and Development Committee Meeting Minutes
- Appendix V - Council Meeting Minutes

APPENDIX I

THE APPLICATION