

AMENDMENT NO. X
TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY

INITIATED BY
TRG Casablanca INC.

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PART I: THE CERTIFICATION

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

PART I: THE CERTIFICATION

AMENDMENT NO. X
TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY

Amendment No. X to the Official Plan of the Town of Grimsby constituting the following text was prepared by TRG Casablanca Inc. and was adopted by the Council of the Town of Grimsby by By-law No. XX-XX in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the ___ day of ___ 2020.

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. X
to the Official Plan
of the Town of Grimsby

2. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to permit an increase in building height and density to facilitate the development of two residential condominiums with a combined total of 420 residential units, 72 hotel rooms and 1,793 square metres of retail and restaurant space. The proposed development consists of a Phase One 19 storey building, which will consist of 72 hotel rooms, 212 residential units and new banquet hall space. Phase Two will include a 12 storey mid-rise building, which will consist of 173 residential units, 10 two-storey townhouses and 25 two-storey loft apartments. The proposed development will have a total site density of 4.83 times the area of the lot.

3. LOCATION OF THIS AMENDMENT

Amendment No. X applies to the lands known as 4 Windward Drive in the Town of Grimsby, as delineated by a thick black line and illustrated on Schedule "A" of this amendment.

4. BASIS OF THIS AMENDMENT

The subject lands are designated '*Built-up Area*' by the Region of Niagara Official Plan. The subject lands are designated '*Residential / Mixed Use Area*' on Schedule B and B-1 of the Town of Grimsby Official Plan. The subject lands are located within the Winston Road Neighbourhood Secondary Plan area and are designated '*Mixed Use – High Density*' on Schedule F of the Town of Grimsby Official Plan. The Amendment would allow for a maximum building height of 19 storeys for Phase One and a maximum combined site density of 4.83 times the area of the lot.

PART III: THE AMENDMENT

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

PART III: THE AMENDMENT

THE AMENDMENT

The following site-specific amendment is proposed to be added to the List of Amendments as Amendment No. X:

“This Amendment affects the lands located at 4 Windward Drive. Notwithstanding Section 11.3.3.2.a), the purpose of this Amendment is to permit a maximum building height of 19 storeys, and a maximum combined site density of 4.83 times the area of the lot, on the subject lands. Schedule “A” of this Amendment illustrates the location of this amendment.

This site-specific Amendment was approved by Town of Grimsby Council on ____ day of ____, 2020”.

THIS IS SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. X

Legend

- +— CN Railway
- Streams
- ▣ Secondary Plan Boundary
- ▣ Greenbelt Plan Area Boundary
- ▣ Urban Settlement Area Boundary
- ▣ PlacestoGrowBuiltBoundary
- ▣ Hazard Land Area (Ont. Reg. 155/06)
- ▣ Environmental Protection Area
- ▣ Environmental Protection Area
- ▣ Low Density Residential Area
- ▣ Mixed Use - Medium Density
- ▣ Mixed Use - High Density
- ▣ Parks and Open Space
- ▣ Utility Area
- ▣ Rural Area
- ▣ Specialty Crop Area - Tender Fruit and Grape Lands
- Parkette
- ▣ Winston Road Main Street overlay
- ▣ Employment overlay

