

Official Plan Amendment Application
709-721 Winston Road, Grimsby

AMENDMENT NO. ____

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

709-721 WINSTON ROAD

INITIATED BY:
TOSCANI DEVELOPMENT LTD.

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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 accompanying map, was prepared by the Town of Grimsby Planning Department and was adopted by Council of the Town of Grimsby by By-law No. 17-__ in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the __ day of _____, 20__.

Mayor

Clerk

The Corporation of the Town of Grimsby

By-law No. 17-__

A By-law to amend the Official Plan of the Town of Grimsby
(Official Plan Amendment No. __ - 709-721 Winston Road)

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. __, to allow an increase of the permitted density in the Low Density Residential Area designation on the property known as 709-721 Winston Road is hereby adopted.
2. 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 _____, 20__.

Read a second and third time and finally passed this ____ day of _____, 20__.

Mayor

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 Low Density residential Area designation to permit single detached dwelling and a semi-detached condominium block on the lands known as 709-721 Winston Road.

3. LOCATION OF THIS AMENDMENT

Amendment No. __ applies to the lands on the south side of Winston Road, north of North Service Road east of Kelson Avenue North (709-721 Winston Road), as illustrated on Schedule "A" of this amendment.

4. BASIS OF THIS AMENDMENT

The subject lands are presently designated Low Density residential Area by the Grimsby Official Plan. The proposed development exceeds the permitted density of this designation. The proposed amendment to the designation will allow the proposed development at a density of 27 units per net residential hectare in the Low Density Residential Area designation for this property only.

For greater details see Part III.

PART III: THE AMENDMENT

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

PART III: THE AMENDMENT

1. THE AMENDMENT

The following changes are proposed to the Winston Road Neighbourhood Secondary Plan policies in Section 11 of the Official Plan. Changes are shown in bold font.

Section 11.3.1.2, Development Policies is amended by adding the following new subsection:

“h) Notwithstanding Policy 11.3.1.2 a) Density on lands south of Winston Road, north of North Service Road, and west of Kelson Avenue shall be between a minimum of 15 units to a maximum of **27 units** per net residential hectare. Accessory dwelling units shall not be included in the calculation of net residential density.”

2. IMPLEMENTATION & 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.

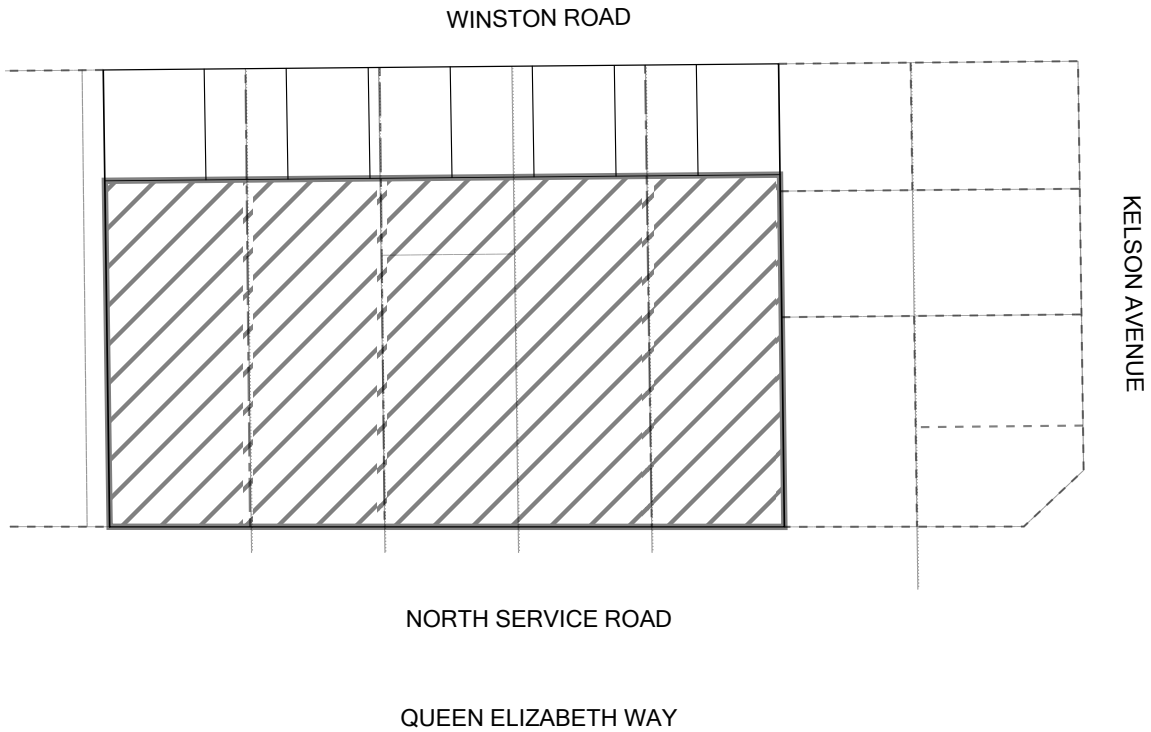
Official Plan Amendment Application
709-721 Winston Road, Grimsby



SUBJECT LANDS



LOW DENSITY
RESIDENTIAL AREA,
ADD EXCEPTION No. ____



THIS IS SCHEDULE 'A' TO DRAFT BY-LAW _____.

MAYOR

CLERK

THE CORPORATION OF THE TOWN OF GRIMSBY

SCALE:
NOT TO SCALE

FILE NUMBER
