

EXECUTIVE SUMMARY

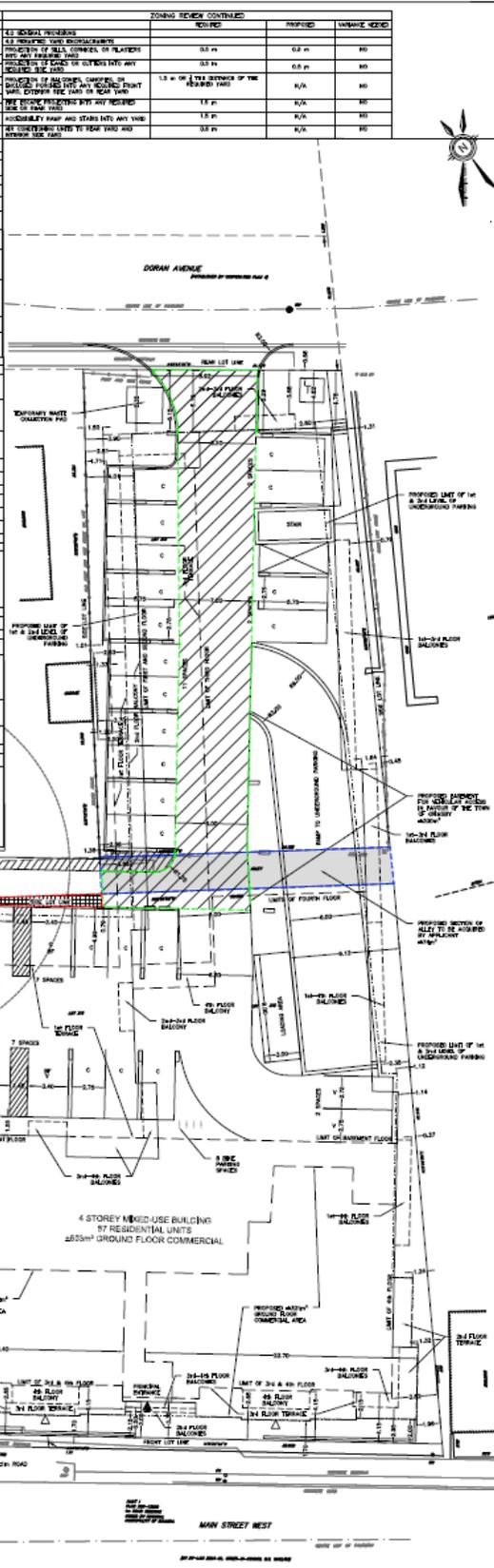
Homes by DeSantis (Downtown) Inc. (“**DeSantis**”) owns 21 and 23 Main Street East and 6 Doran Avenue in the Town of Grimsby (the “**Town**”). DeSantis submitted a development application for these lands in 2018, which required amendments to the Town’s Official Plan and Zoning By-Law. Town Planning Report (P.A. 18-32) recommended approval of DeSantis’s development application following substantial changes to the proposal and provided that a number of conditions were met. One of these conditions was that an easement be created over DeSantis’s property to allow for the improvement and expansion of Lane No. 313, which runs through the DeSantis property parallel to Main Street East.

Town Council did not reach a decision on DeSantis’s development application, resulting in an appeal by DeSantis of this non-decision to the Local Planning Appeal Tribunal. Around this time, it was discovered that ownership of Lane No. 313, which had long been considered to be a public laneway, was vested in James Doran, deceased 1912. Mr. Doran’s last surviving relative died in the 1960s. The Town and DeSantis then commenced applications in the Ontario Superior Court to resolve the ownership of Lane No. 313.

After negotiations, the Town and DeSantis, along with two neighbouring property owners, entered into a series of settlement agreements. The key terms of these agreements are as follows:

- The Town obtains ownership of Lane No. 313 up to the edge of the DeSantis property;
- DeSantis obtains ownership of the remainder of Lane No. 313, subject to an easement in favour of the Town (shown in blue on the below site plan diagram);
- DeSantis will construct an extension of Lane No. 313 through its development out to Doran Avenue, improving safety and traffic flow (shown in green on the below site plan diagram);
- Lane No. 313, as extended by DeSantis, will remain a public laneway; and
- DeSantis’s redevelopment plan is revised in accordance with the recommendation of the Town’s planning staff and planning consultants including a reduction in the number of residential units and an increase in the number of parking spaces.

ZONING REVIEW				ZONING REVIEW CONTINUED			
CONVENTIONAL ZONING	APPLICABLE ZONING	PROPOSED ONLY BY APPLICANT OR BY THE TOWN ENGINEER	PROPOSED ONLY BY APPLICANT OR BY THE TOWN ENGINEER	PROPOSED	UNWARRANTED	REMARKS	REMARKS
6.1.1.1.1.1	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.2	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.3	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.4	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.5	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.6	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.7	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.8	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.9	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.10	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.11	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.12	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.13	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.14	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.15	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.16	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.17	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.18	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.19	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.20	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.21	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.22	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.23	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.24	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.25	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.26	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.27	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.28	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.29	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.30	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.31	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.32	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.33	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.34	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.35	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.36	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.37	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.38	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.39	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.40	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.41	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.42	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.43	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.44	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.45	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.46	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.47	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.48	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.49	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
6.1.1.1.1.50	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL



LEGEND

NOT FOR CONSTRUCTION

THIS PLAN AND ANY INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE TOWN ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

SCALE

1:1000

APPROVALS

TOWN OF GRIMSBY
 21 & 23 MAIN STREET
 AND 6 DORAN AVENUE

CENTURY CONDOS
 PRELIMINARY SITE PLAN FOR
 ZONING AMENDMENT

102261 SP1

The Ontario Superior Court issued orders on December 21, 2020 with respect to the ownership of Lane No. 313, the Local Planning Appeal Tribunal approved the amendments to the Town's Official Plan on January 25, 2021, and the Town at the direction of the Tribunal passed Zoning By-Law #21-21 on April 6, 2021. The parties have registered the various easements contemplated in the settlement, and have progressed to the Site Plan Application stage for DeSantis's development.

While the settlement agreements form part of the public record filed with the Ontario Superior Court and the Local Planning Appeal Tribunal, the Town and DeSantis want to ensure that the public can easily access these documents, which are available at the following link:
<https://www.grimsby.ca/en/doing-business/planning-notices.aspx>