



NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT THE CORPORATION OF THE TOWN OF GRIMSBY

File Number: 26OP-16-2502

TAKE NOTICE that on **May 11, 2026**, the Council of the Corporation of the Town of Grimsby passed By-law 2026-28 to adopt Official Plan Amendment No. 22, pursuant to Section 34 of the *Planning Act*, RSO., 1990.

THE PURPOSE AND EFFECT of OPA No.22 to increase the permitted building height on 23 Elm street, Grimsby to 7-storeys:

"a) Notwithstanding policy 3.5.5.8, the maximum height for a building at 13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street shall be 7 storeys."

OTHER RELATED PLANNING APPLICATIONS: 26Z-16-2505 (Zoning By-law Amendment application). Information regarding the By-law No. 2026-28 can be viewed on the Town of Grimsby website at <https://www.grimsby.ca/en/doing-business/planning-notices.aspx>.

PUBLIC CONSULTATION on the proposed Official Plan amendment and Zoning By-law amendment was provided prior to Council making a decision. As a result of public consultation, all comments/questions received at the statutory Public Meeting on September 17, 2025, were presented, along with a recommendation report, on April 22nd, 2026.

THE DECISION OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRIMSBY IS FINAL IF A NOTICE OF APPEAL IS NOT RECEIVED ON OR BEFORE THE LAST DAY FOR FILING A NOTICE OF APPEAL.

ONLY THE FOLLOWING MAY APPEAL to the Ontario Land Tribunal (OLT) in respect of Council's decision:

1. The applicant.
2. A public body that, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council.
3. A specified person (as defined in subsection 1(1) of the Planning Act) who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
4. The Minister.
5. The municipality in which the land is located or the planning board in whose planning area the land is located.
6. If the land is not located in a municipality or in the planning area of a planning board, any person or public body.

The applicant, the Minister or any public body that made oral submissions at a public meeting or written submissions to the Town of Grimsby may, at any time before the approval of the final plan of condominium, appeal any of the conditions imposed by the Town to the Ontario Land Tribunal (OLT) by filing a notice of appeal with the Town of Grimsby.

A Notice of Appeal, if any, should be made by filing a notice of appeal with the Town Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Grimsby (Town of) as the Approval Authority or be made in writing to:

Clerk
Town of Grimsby
160 Livingston Avenue
Grimsby, ON L3M 0J5

Additionally, a Notice of Appeal must set out reasons for the appeal and must be accompanied by the \$1,100.00 (corporate fee) or \$400.00 (private citizen, registered charity, or non-profit ratepayers' association) fee prescribed by the Ontario Land Tribunal. Alternatively, the appeal fee can be paid online through e-file. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@grimsby.ca.

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium only if you have made a written request to be notified of changes to the

conditions of approval.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Date Mailed: May 15, 2026

Last Day for Filing a Notice of Appeal: June 4, 2026

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 26-28

A BY-LAW TO AMEND THE OFFICIAL PLAN OF THE TOWN OF GRIMSBY
(OFFICIAL PLAN AMENDMENT NO. 22 – 13 MOUNTAIN STREET, 19 ELM
STREET, 21 ELM STREET and 23 ELM STREET)

Whereas the Council of The Corporation of the Town of Grimsby deems it expedient to amend the Official Plan in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990;

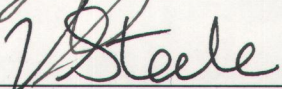
Therefore the Council of the Corporation of the Town of Grimsby hereby enacts as follows:

1. Official Plan Amendment No. 22, which applies to the lands known as 13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street in the Town of Grimsby, as delineated by a thick black line and illustrated on Schedule "A" of this amendment, to permit an increase in building height to facilitate the development of a new residential building that integrates two of the existing low-rise buildings with new residential units and ground floor retail/commercial space.
2. Section 3.5.5.8 of the Official Plan is amended by revising subsection a) to add the underlined text as follows:

"a) Notwithstanding policy 3.5.5.8, the maximum height for a building at 13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street shall be 7 storeys."
3. Official Plan Amendment No. 22 shall come into force and take effect the day of the final approval thereof.

Read a first time, considered, and passed this 11th day of May, 2026.



J.A. Jordan, Mayor

V. Steele, Town Clerk

AMENDMENT NO. 22
TO THE OFFICIAL PLAN
OF THE TOWN OF
GRIMSBY

INITIATED BY
Woolverton Holdings Corporation

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1. The Amendment

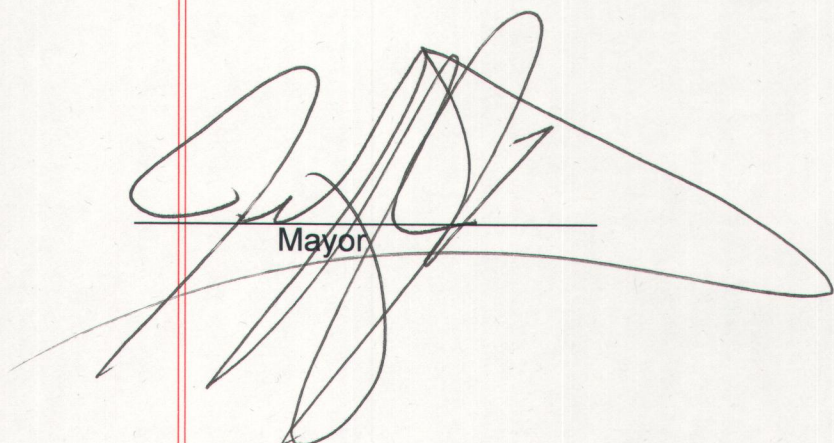
PART I: THE CERTIFICATION

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

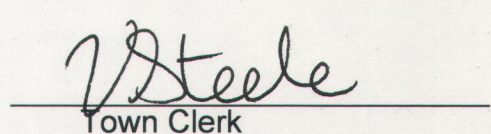
PART I: THE CERTIFICATION

AMENDMENT NO. 22
TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY

Amendment No. 22 to the Official Plan of the Town of Grimsby constituting the following text was prepared by Woolverton Holdings Corporation and was adopted by the Council of the Town of Grimsby by By-law No. 26-28 in accordance with Section 17 of the *Planning Act*, R.S.O. 1990, on the 11th day of May, 2026.



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.
22 to the Official
Plan of the Town
of Grimsby

2. PURPOSE OF THIS AMENDMENT

The purpose of this site specific Amendment is to permit an increase in building height to facilitate the development of a new residential building that integrates two of the existing low-rise buildings with new residential units and ground floor retail/commercial space.

3. LOCATION OF THIS AMENDMENT

Amendment No. 22 applies to the lands known as 13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street 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 Niagara Region Official Plan. The subject lands are designated '*Commercial Core - Intensification*' on Schedule B-2 and '*Downtown - Intensification*' on Schedule B-3 of the Town of Grimsby Official Plan. This site specific amendment would allow for a maximum building height requirement of 7 storeys.

PART III: THE AMENDMENT

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

PART III: THE AMENDMENT

THE AMENDMENT

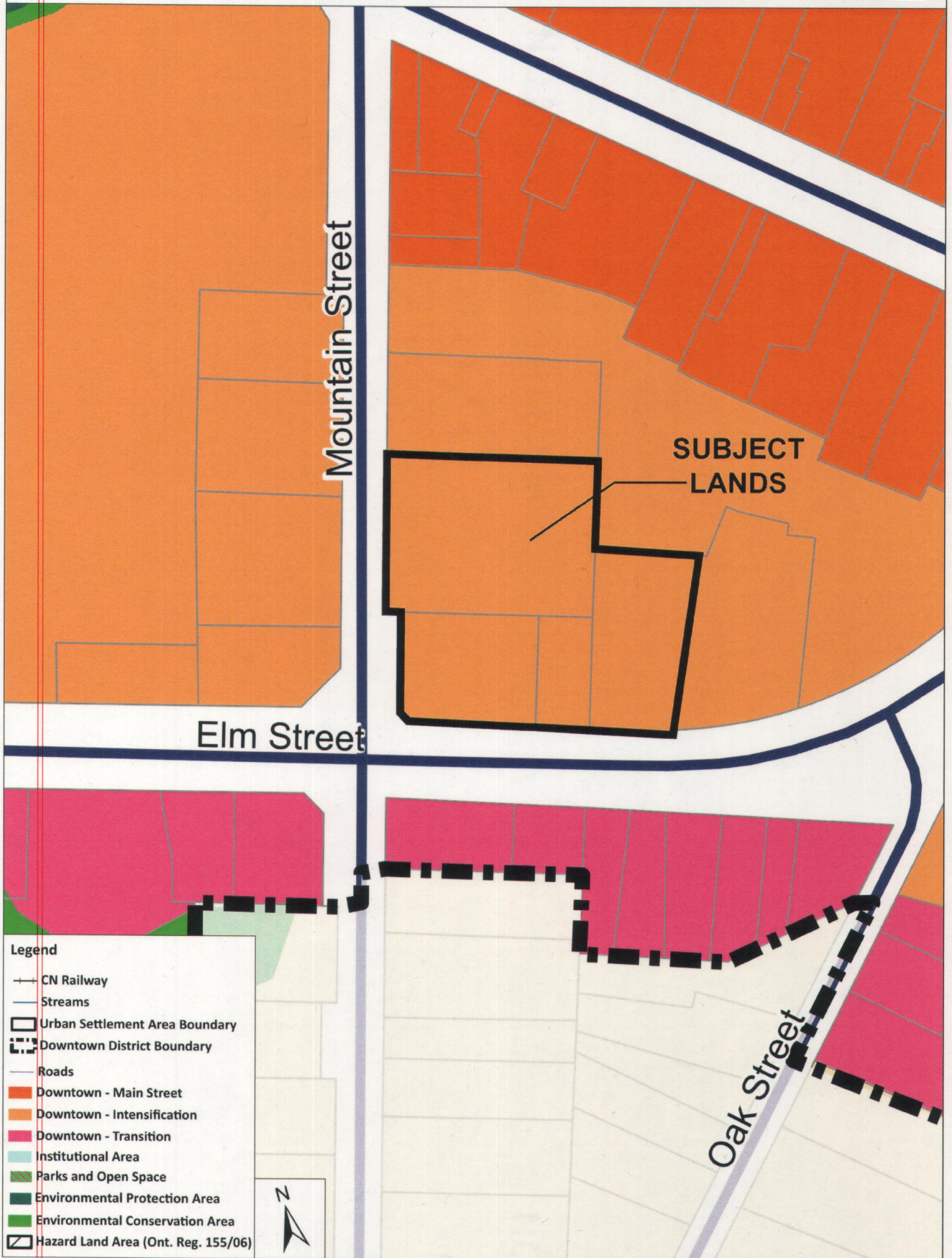
The following revised site-specific amendment is proposed to Section 3 of the Official Plan and to be added to the List of Amendments as Amendment No. 22.

Section 3.5.5.8 of the Official Plan is amended by revising subsection a) to add the underlined text as follows:

“a) Notwithstanding policy 3.5.5.8, the maximum height for a building at 13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street shall be 7 storeys.”

This site-specific Amendment was approved by Town of Grimsby Council on the 11th day of May, 2026”.

THIS IS SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 22



- Legend**
- +— CN Railway
 - Streams
 - ▭ Urban Settlement Area Boundary
 - - - Downtown District Boundary
 - Roads
 - Orange Downtown - Main Street
 - Light Orange Downtown - Intensification
 - Pink Downtown - Transition
 - Light Blue Institutional Area
 - Green Parks and Open Space
 - Dark Green Environmental Protection Area
 - Light Green Environmental Conservation Area
 - ▭ Hazard Land Area (Ont. Reg. 155/06)

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