



TOWN OF GRIMSBY PLANNING DEPARTMENT

File Numbers: 26OP-16-2502, 26Z-16-2505
August 27, 2025

You are invited to a Public Meeting

An application has been received by the Town of Grimsby for an Official Plan Amendment and a Zoning By-law Amendment for the lands known as 13 Mountain Street and 19-23 Elm Street ("subject lands").

The proposed development consists of an 8-storey (34.0 m.) mixed-use building that integrates and adaptively reuses the existing heritage-designated Woolverton House and Woolverton Hall. There are 177 residential units, two ground-level retail units, and community hub spaces proposed. The proposed development has a total gross floor area of 13, 200 sq. m. (12,472 sq. m. residential, 279 sq. m. retail, and 449 sq. m. community hub space). 150 vehicular parking spaces (6 accessible), and 56 bicycle parking spaces are proposed.

The plans on the reverse side of this notice show the location of the subject lands.

The purpose and effect of the **proposed Official Plan Amendment** is to permit an 8-storey building on the subject lands in the Downtown – Intensification designated area.

The purpose and effect of the **proposed Zoning By-law Amendment** is to carry-over permissions from site specific By-law No. OLT 24-001 to the entirety of the subject lands in the Downtown Intensification (DI) zone. Site specific permissions include lot coverage, setbacks, height, retail unit widths, building size, parking ratios, and parking space dimensions.

The Public Meeting will be held as follows:

Date: Wednesday, September 17, 2025

Time: 5:00 p.m.

Location: Council Chambers (160 Livingston Avenue) and via Zoom

The meeting can be attended in-person or via Zoom. If you wish to appear as a delegation at the meeting via Zoom, please register with planning@grimsby.ca. Note only those individuals that register will be given the Zoom link. If you do not wish to speak, our meetings will be livestreamed at <https://www.grimsby.ca/livestream/>.

Additional information regarding the applications, including information about appeal rights, is available on the Town's website at www.grimsby.ca/currentplanningapplications, at Town Hall during normal business hours (8:30 a.m. to 4:30 p.m.), or you may contact:

Town of Grimsby, Planning Department
160 Livingston Avenue, Grimsby, Ontario L3M 0J5
Telephone: (905) 945-9634
Email: planning@grimsby.ca

An information report regarding this application will be available at Town Hall and on the Town's website at www.grimsby.ca by 4:00pm on Friday before meeting date. Following a staff review of this application, a staff recommendation report will be presented at a subsequent meeting of the Planning & Development Committee.

If you wish to be notified of the decision of the Town of Grimsby regarding this application, you must make a written request to the Director of Planning at the address above.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed zoning by-law amendment before the approval authority gives or refuses to give approval to the zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Town of Grimsby to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed zoning by-law amendment before the approval authority gives or refuses to give approval to the proposed zoning by-law amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the tribunal, there are reasonable grounds to do so.

The Town of Grimsby requests that this notice be posted by the owner of any land that contains 7 or more residential units in a location that is visible to all of the residents.

