

The Corporation of the Town of Grimsby
By-Law No. 25-___

A By-Law to Amend the Town of Grimsby Official Plan, As Amended

Whereas the Council of The Corporation of the Town of Grimsby deems it expedient to amend The Town of Grimsby Official Plan, as amended.

Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

1. That Amendment No. ___ to the Official Plan of the Town of Grimsby, being the attached text, is hereby adopted.
2. That this By-law shall come into force on the day it is adopted by the Town of Grimsby

Read a first time this ___ day of _____, 2025.

Read a second and third time and finally passed this ___ day of _____, 2025.

J.A. Jordan, Mayor

V. Steele, Town Clerk

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

INITIATED BY
TOWN OF GRIMSBY

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PART I: THE CERTIFICATION

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

DRAFT

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, was prepared by the Town of Grimsby Planning department and was adopted by the Council of the Town of Grimsby by By-law No 25-____ in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the _____ day of _____, 2025.

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.

DRAFT

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 of this Amendment is to amend the Town of Grimsby Official Plan to provide the Town with policies regarding Additional Residential Units (ARUs) that conform with the Provincial changes to legislation), policy and plans (Planning Act, 1990, 2024 Provincial Planning Statement (PPS 2024), Greenbelt Plan and Niagara Escarpment Plan), in addition to further clarifying the Official Plan through minor amendments to definitions and references.

3. LOCATION OF THIS AMENDMENT

Amendment No. ____ applies to all of Grimsby, providing specific permissions for Additional Residential Units within the Urban Settlement Area, Rural and Agricultural Areas, and the Hamlets. This amendment also provides minor clarifying amendments for definitions and references in the Plan.

4. BASIS OF THIS AMENDMENT

Changes to Provincial legislation, regulation and policy have resulted in new permissions regarding Additional Residential Units (ARUs). This amendment provides clarification regarding permissions for ARUs in Residential Neighbourhoods, Agricultural and Rural Areas, and Hamlet Areas.

The Planning Act requires that Official Plans must permit ARUs on parcels of

municipally serviced land within the Urban Settlement Area where single detached, semi-detached, or rowhouse dwellings are permitted (Planning Act, 1990). This amendment aims update Grimsby's Official Plan with the requirements of the Planning Act by permitting up to 2 ARUs in designations within the Urban Settlement Area Boundary.

The Provincial Policy Statement (PPS 2024) indicates that ARUs shall be permitted within Prime Agricultural Areas where a residential dwelling is permitted subject to certain conditions. In Grimsby, Prime Agricultural Areas (primarily Specialty Crop in the Greenbelt) comprise the majority of lands outside of the Urban Settlement Area Boundary. Lands within the Greenbelt only permit 1 Additional Residential Unit subject to certain conditions. Some lands are also included in the Niagara Escarpment Plan, which only permits 1 Additional Residential Unit subject to certain conditions.

The new policies expand the permission for 1 ARU to where a single detached dwelling is permitted to all Rural, Agricultural, and Specialty Crop designations, subject to certain conditions.

This amendment also includes policies to permit ARUs within the Hamlet Areas.

PART III: THE AMENDMENT

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

DRAFT

PART III: THE AMENDMENT

THE AMENDMENT

The following changes are proposed for the Official Plan. Deletions are shown in strikethrough lettering, while additions are shown in bold font.

The following amendments describe the permissions for Additional Residential Units within the Agricultural and Rural Area.

1. New Section 3.3.1.11 (General Rural and Agricultural Policies) be added as follows:

3.3.1.11 Additional Residential Units (ARUs) within Agricultural and Rural Areas

A maximum of one (1) Additional Residential Unit shall be permitted on a lot where a single detached dwelling is permitted subject to the following criteria and the regulations of the Zoning By-law:

- a) **The additional residential unit shall be permitted:**
 - i. **Within or attached to the principal dwelling; or**
 - ii. **Within an existing detached accessory building within the farm building cluster.**
- b) **The additional residential unit shall be clearly subordinate to the principal dwelling;**
- c) **Adequate on-site parking for the additional residential unit shall be provided;**
- d) **Comply with the minimum distance separation formulae;**
- e) **Compatible with and does not hinder surrounding agricultural uses;**
- f) **Water supply and sewage disposal shall meet the requirements of the Town and / or the Region; and,**
- g) **An application to sever an additional residential unit shall not be permitted.**

2. New Section 3.3.1.12 (General Rural and Agricultural Policies) be added as follows:

3.3.1.12 Within the Escarpment Rural Area, *additional residential unit(s)* are subject to the policies of the Niagara Escarpment Plan. Within the Niagara Escarpment Plan Area, an *additional residential unit* shall require a development permit issued by the Niagara Escarpment Commission provided that the criteria in Section 3.3.1.11 is met.

3. New Sections 3.3.2.1 b) i. (Specialty Crop Area – Tender Fruit and Grape Lands), 3.3.3.1 b) i. (Agricultural Area), and 3.3.4.1 b) i. (Rural Area) be added as follows:

i. *Additional Residential Unit* on a lot that contains a single detached dwelling subject to Section 3.3.1.11.

4. New Section 3.3.5.1 a) i., 3.3.5.1 c) i. (Escarpment Rural Area) be added as follows:

i. *Additional Residential Unit* on a lot that contains a single detached dwelling subject to Section 3.3.1.11 and 3.3.1.12.

The following amendments described the permissions for Additional Residential Units within the Urban Settlement Area Boundary.

5. Section 3.4.1.10 (General Residential Policies) shall be removed and replaced in its entirety with the following:

3.4.1.10 *Additional Residential Units*

A maximum of two (2) *Additional Residential Unit(s)* shall be permitted on lots within the Urban Settlement Boundary where single detached, semi-detached, or street townhouse dwellings are permitted subject to the following criteria and regulations of the Zoning By-law:

- a) ***Additional residential unit(s)* shall be permitted within or attached to the principal dwelling;**
- b) **A maximum of one (1) *additional residential unit* shall be permitted within or as a detached accessory building;**
- c) ***Additional residential unit(s)* shall be clearly subordinate to the principal dwelling;**

- d) Adequate on-site parking for all residential units shall be provided;
and,
 - e) The principal dwelling unit shall be connected to municipal water
and wastewater servicing.
6. Section 3.4.2.1 a) (Low Density Residential Area) shall be removed and replaced in its entirety with the following:
- a) **Single detached dwellings, semi-detached dwellings, linked semi-detached dwellings, and duplexes.**
 - i. ***Additional residential units* on a lot that contains a single detached, semi-detached or linked semi-detached dwelling subject to section 3.4.1.10.**
7. New Sections 3.4.3.1 a) i. (Medium Density Residential Area), 3.4.4.1 b) i. (High Density Residential Area), 3.4.5.1 c) i. (Residential/Mixed Use Area) and 3.5.4.1 b) i. (Downtown – Transition) be added as follows:
- i. ***Additional residential units* on a lot that contains a street townhouse dwelling subject to section 3.4.1.10.**
8. New Section 3.5.4.1 a) i. (Downtown – Transition) be added as follows:
- i. ***Additional residential units* on a lot that contains a single detached or semi-detached dwelling subject to section 3.4.1.10.**

The following amendments describe the permissions for Additional Residential Units within Hamlet Areas.

9. New Section 3.4.6.1 a) i. (Hamlet Residential Area) be added as follows:
- i. ***Additional residential unit* on a lot that contains a single detached dwelling subject to Section 3.4.6.8.**
10. New Section 3.4.6.8 (Hamlet Residential Area) be added as follows:

3.4.6.8 Additional Residential Units in Hamlets

A maximum of one (1) Additional Residential Unit shall be permitted on a lot where a single detached dwelling is permitted subject to the following criteria and the regulations of the Zoning By-law:

- a) **The *additional residential unit* shall be permitted:**
 - i. **Within or attached to the principal dwelling; or**
 - ii. **Within or as a detached *accessory building*.**
- b) **The *additional residential unit* shall be clearly subordinate to the principal dwelling;**
- c) **Adequate on-site parking for the *additional residential unit* shall be provided;**
- d) **Comply with the minimum distance separation formulae;**
- e) **Compatible with and does not hinder surrounding agricultural uses;**
- f) **Water supply and sewage disposal shall meet the requirements of the Town and/or the Region; and,**
- h) **An application to sever an *additional residential unit* shall not be permitted.**

11. Section 10.4.2 a) i. (Hamlet Residential Area) shall be removed and replaced in its entirety with the following:

- i. **Single detached dwellings and one (1) *additional residential unit* on a lot that contains a single detached dwelling subject to Section 3.4.6.8.**

12. Section 10.5.2 b) (Hamlet Mixed Use Area and Hamlet Residential/ Potential Mixed Use Area) shall be removed and replaced in its entirety with the following:

- b) **The Hamlet Residential/Potential Mixed Use Area designation on Schedule E means that the main permitted uses shall be the same as those permitted in the Mixed Use Area. However, in addition, single detached dwellings, shall be permitted subject to the policies of Section 10.11 and one *additional residential unit* on a lot that contains a single detached dwelling subject to Section 3.4.6.8.**

The following amendments clarify definitions and policies found within the Official Plan.

13. Section 9.20.142 (Definitions) shall be removed and replaced in its entirety with the following:

9.20.142 *Additional Residential Unit(s) (ARUs)*

Self-contained dwelling units with kitchen and bathroom facilities located within or attached to a principal dwelling or within an accessory building that is detached from the principal dwelling and is not a dwelling unit within a Duplex, Triplex, Converted dwelling, or Garden Suite.

14. Section 9.20.38 (Definitions) shall be removed and replaced in its entirety with the following:

9.20.38 ***Dwelling Unit***

Means one or more rooms designed and used or intended to be used as a home by one or more persons and usually containing cooking, living, sleeping and sanitary facilities.

15. The wording shall be removed from Section 3.1.4.3 (Escarpment Protection Area) as follows:

3.1.4.3 Applications for new development and expansions or alterations to existing uses will require a permit from the Niagara Escarpment Commission and will be evaluated using the development criteria of ~~Section 4.8~~ of the Niagara Escarpment Plan and the policies of this section and other relevant sections of this Plan.