



2024

Annual Report

PLANNING AND BUILDING

Town of Grimsby



TOWN OF
GRIMSBY



Message from the **Mayor of the Town of Grimsby**

I am immensely proud of the accomplishments of the Planning and Building Team in 2024. Grimsby thrives because of its people and its places, and I've witnessed our Town grow through diverse land uses while preserving its rich cultural and natural heritage. Nestled between the majestic Niagara Escarpment and picturesque shores of Lake Ontario, our community continues to flourish.

This Annual Report is part of our ongoing commitment to transparency and accessibility in the planning process. It highlights the achievements of the past year and showcases the invaluable contributions of our Planning Department to the Town of Grimsby.

In 2024, we reached significant milestones—from groundbreaking residential developments to key community projects including the rebuilding of West Lincoln Memorial Hospital. This report reflects the dedication and professionalism of our Planning and Building team in delivering high-quality service across all types of applications.

In closing, the Planning and Building Team remains committed to advancing Council's Strategic Priorities, fostering development that preserves and enhances Grimsby's distinctive character and vibrant sense of place.

Jeff Jordan



Message from the Chief Administrative Officer

As we reflect on the past year, I'm proud of the progress made by Grimsby's Planning and Building Team. Through collaboration with the Mayor, Town Council, the Planning team and our dedicated Staff, we've continued to shape a vibrant, dynamic, and inclusive community.

Key initiatives in 2024 included the revitalization of Downtown Grimsby, the renovation of the Peach King Centre, as well as mixed-use developments that will introduce new residential, retail, and cultural spaces.

The ongoing update to the Official Plan, alongside the Transportation and Parks Master Plans, is a crucial step in balancing growth while preserving Grimsby's small-town charm.

Looking ahead to 2025, we remain committed to meeting the community's evolving needs – from supporting infill residential development to advancing plans for a new GO station. By working together with residents and the public, we are building a resilient, thriving Town that adapts to future generations.

Sarah Kim



Message from the Director of Planning and Building

It is with great enthusiasm that I introduce to you our inaugural Annual Report for the Planning and Building department. As Director, I have witnessed firsthand how our team has worked tirelessly to meet the demands of a growing community, while navigating the turbulence of unprecedented rapid changes in provincial planning policies that govern our everyday practices.

The Annual Report represents far more than just an accounting of our activities over the past year. While I am confident that you will be impressed by the extraordinary accomplishments, I am also hopeful that the mindfulness and effort that went into organizing the contents, visually communicating the data, and the overall quality of the presentation resonates. It is very intentional that the information provided not only be clearly understood, but that it also perks your interest and draws you in. Expect more efforts like this in the coming year as we strive to be more transparent, accessible and relatable.

For ease of reference or to get right to your topic of interest, 2024 Annual Report is organized according to four key areas of focus:

- **Paperwork** covers the top-down approach to planning, from provincial policies to our Official Plan and supporting secondary plans.
- **Community** highlights our engagement and consultation efforts, showcasing ongoing projects that connect and support residents.
- **heritage** underscores the conservation, education, and management of Grimsby's historic homes and sites.
- **Brickwork** provides a comprehensive look at planning and building applications from 2024, illustrating the process from start to finish.

In closing, I want to thank the entire Planning & Building team for contributing - this was truly a team effort to bring together. A special thank you and acknowledgement must go to Planner Sawroop Sandu for single-handedly managing this undertaking, conceiving the report format, assembling and analyzing the information, preparing the graphics, and ushering it over the finish line. Thank you Sawroop for a splendid outcome that sets the bar for future annuals.

Harold Madi

Snapshot of 2024

INPUT

Town planning is driven by inputs from various community stakeholders. This includes the public, developers, Town Council, and several standing committees. The volume and type of applications are divided amongst staff including development, policy, permits, and compliance.



16 Staff working in Planning and Building



100+ Planning applications



276 Permit applications

PROCESS

An application or permit received by the staff is often required to go through various tests to ensure it's suitability for the town. Guided by the Official Plan, the process can include elements of public consultation, site visits, committee meetings and Council approval.



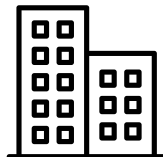
Council

19 Meetings
47 Reports



Heritage Committee

10 Meetings
29 Reports



Planning and Development Committee

12 Meetings
18 Reports



Committee of Adjustment

12 Meetings
62 Reports

OUTPUT

Community projects on the go:

Peach King Centre
Grimsby Art Gallery
Casablanca Waterfront Park
West Niagara Memorial Hospital

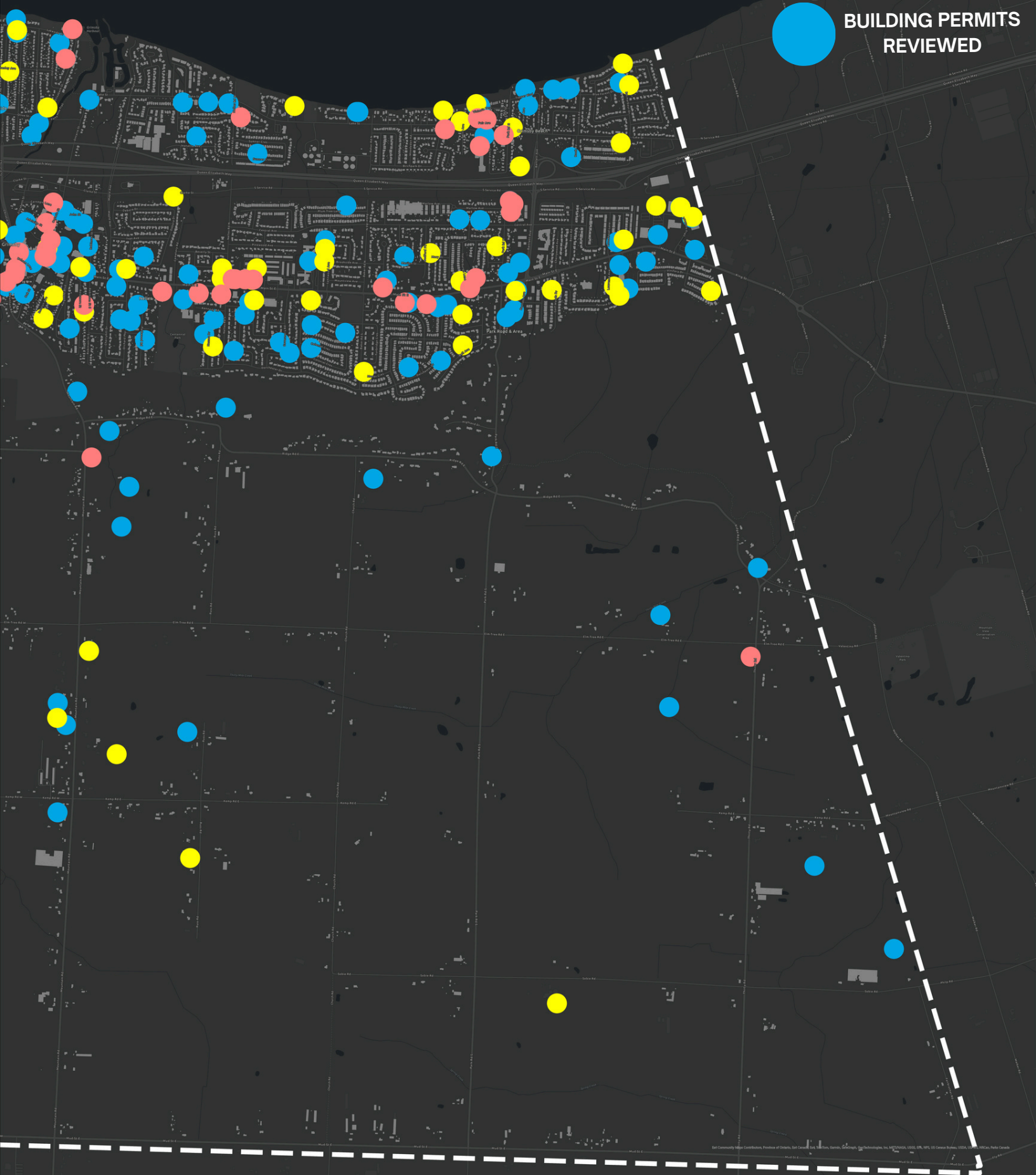
500+
Planned residential units

17
Newly Heritage designated properties

251
closed building permits

5000+
residents consulted in person and online





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PAPERWORK

Policy and Plans that make Grimsby work

Town Planning across Ontario begins with legislation that guides several provincial, regional, and municipal plans. Legislation and Plans are ever changing documents. The role of the municipality is to remain consistent with these documents, where applicable.

PLANS

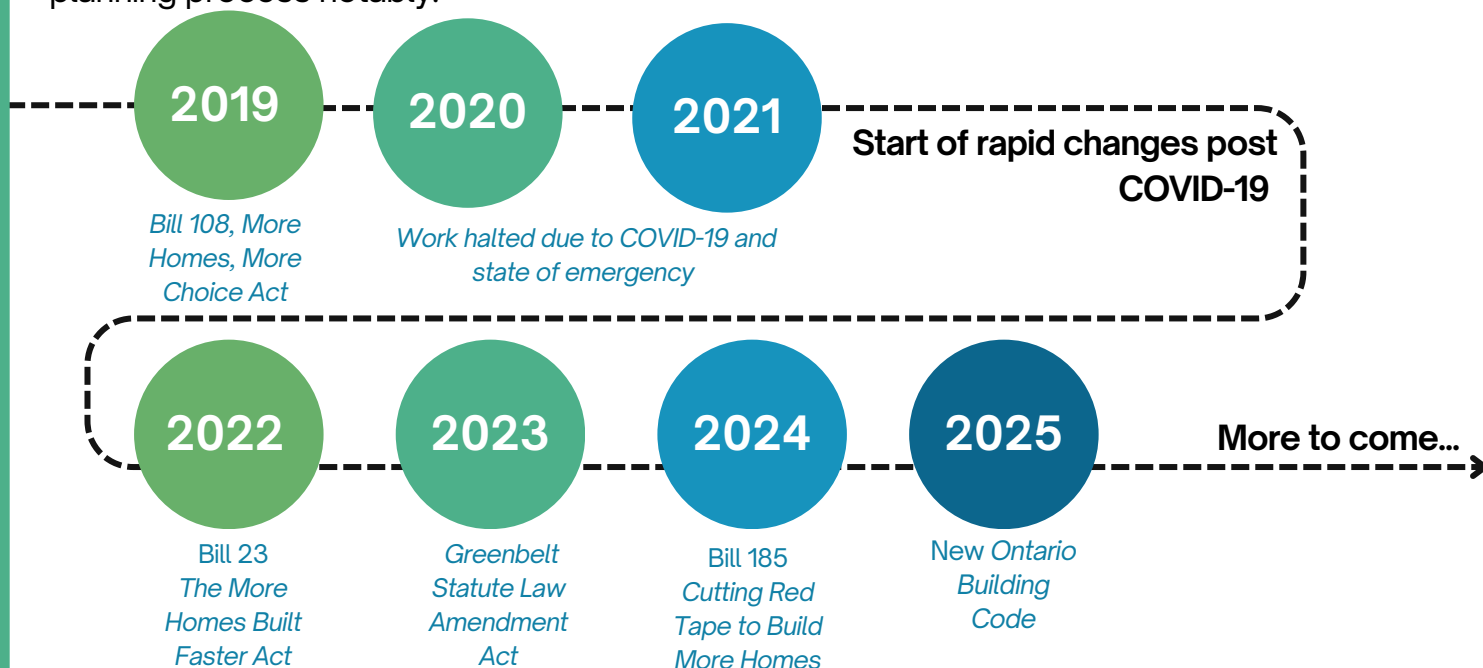
The map displays the city of Grimsby, Ontario, with a yellow outline highlighting the project area. The map includes labels for various locations and roads, such as Queen Elizabeth Way, Grimsby Downtown, Grimsby Mountain, and Grimsby Conservation Area. A dashed white line runs along the left edge of the map.

- OFFICIAL PLAN REVIEW AREA
- TRANSPORTATION MASTER PLAN REVIEW AREA
- PARKS MASTER PLAN REVIEW AREA



Paperwork: A timeline of Change

Since 2019, the province had plans to implement several legislative changes that impact planning across Ontario. After 2021, these changes came rapidly, altering the planning process notably.



In 2022, Bill 23, *the More Homes Built Faster Act*, changed the Planning Act to create a new provincewide standard threshold that aims to strengthen the framework of residential development. Bill 23 put forth several changes to come for the following relevant Acts and Plans:

- **Planning Act**
- **Greenbelt Plan**
- **Development Charges Act**
- **Provincial Planning Statement**
- **Ontario Heritage Act**
- **Conservation Authorities Act**
- **Ontario Land Tribunal Act**

On June 6, 2024, the Cutting Red Tape to Build More Homes Act, 2024 (“Bill 185”) received royal assent. Bill 185 is another piece of legislation introduced by the Ontario Government as part of its ongoing commitment to building at least 1.5 million homes by 2031. The new *Provincial Planning Statement (PPS)*, was introduced in October of 2024, consolidating the PPS with the Golden horse Shoe Growth Plan.

A GUIDE TO THE PLANNING 1983

PLA

Paperwork: The Hierarchy

Legislation and Plans are ever changing documents. The role of the municipality is to remain consistent and in compliance with these documents, where applicable.

Planning in Grimsby, is guided by the following hierarchy:

Provincial Legislation

- **The Planning Act**
- **Provincial Planning Statement**
- **Ontario Building Code**

Provincial Plans

- **The Greenbelt**
- **Niagara Escarpment**

Local Official Plans

- **Niagara Region**
- **Town of Grimsby**

Additional Documentation

- **By-laws**
- **Secondary Plans**

Paperwork: Official Plan Review

In late 2023, the Town of Grimsby began the first phase of the Official Plan (OP) Review. The OP sets out the Town's vision for the future, directing responsible growth and development while building on the policy directions found in the Regional Official Plan, provincial plans, and Provincial Planning Statement. The Plan is expected to be complete in 2025, with approval from the Province.



** The project timeline may change as the Official Plan Review process unfolds.*



19+
Public
Consultation
Events



10+
reports written
by staff and
consultants



3886+
Individuals
engaged
online



500+
Individuals
engaged
in-person



4+
Meetings with
Council and
Planning
Committee



Next Steps
2025 marks the
start of phase 3

Paperwork: Supporting work

Similarly, to the OP, other departments in townhall are preparing secondary plans that will support the implementation of the official plan. The *Transportation Master Plan* and the *Parks Master Plan* are both municipal plans that are studying the need for improvements to the town's infrastructure, including traffic modes and circulation, and perseverance and utilization of green space and recreation. The Official Plan, Transportation Master Plan and Parks Master Plan will all work in conjunction.

The Transportation Master Plan

A Town-wide Transportation Master Plan (TMP) will strategically guide the planning, design and implementation of transportation and mobility infrastructure, maintenance, operations, policies, and programming over the next 20+ years. The project commenced in May of 2024, since then:

1
Collaborative public
information centre with
Planning and Building

772+
counts of interaction
online

73
Comments on
interactive Mapping
tool



Next Steps
2025 marks the start
of Phase 3



The Parks Master Plan

A Town-wide Parks Master Plan will assist Council and staff in managing the direction of parks, trail and waterfront assets and services. The project commenced in 2024, since then:

1
Collaborative public
information centre with
Planning and Building

400+
people engaged in-
person and online

10+
Meetings with
Council and
Committees.



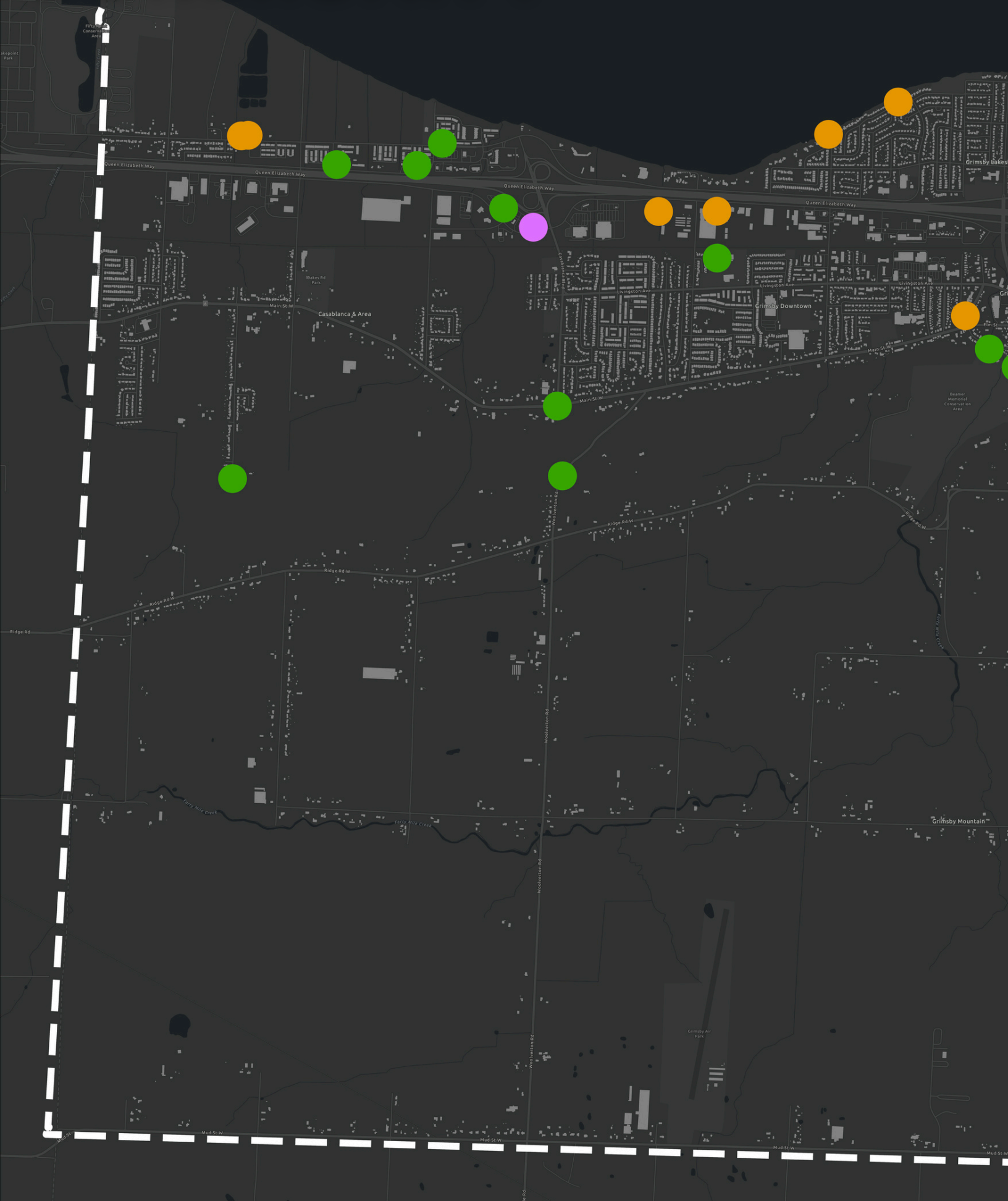
Next Steps
2025 marks the start
of Phase 4

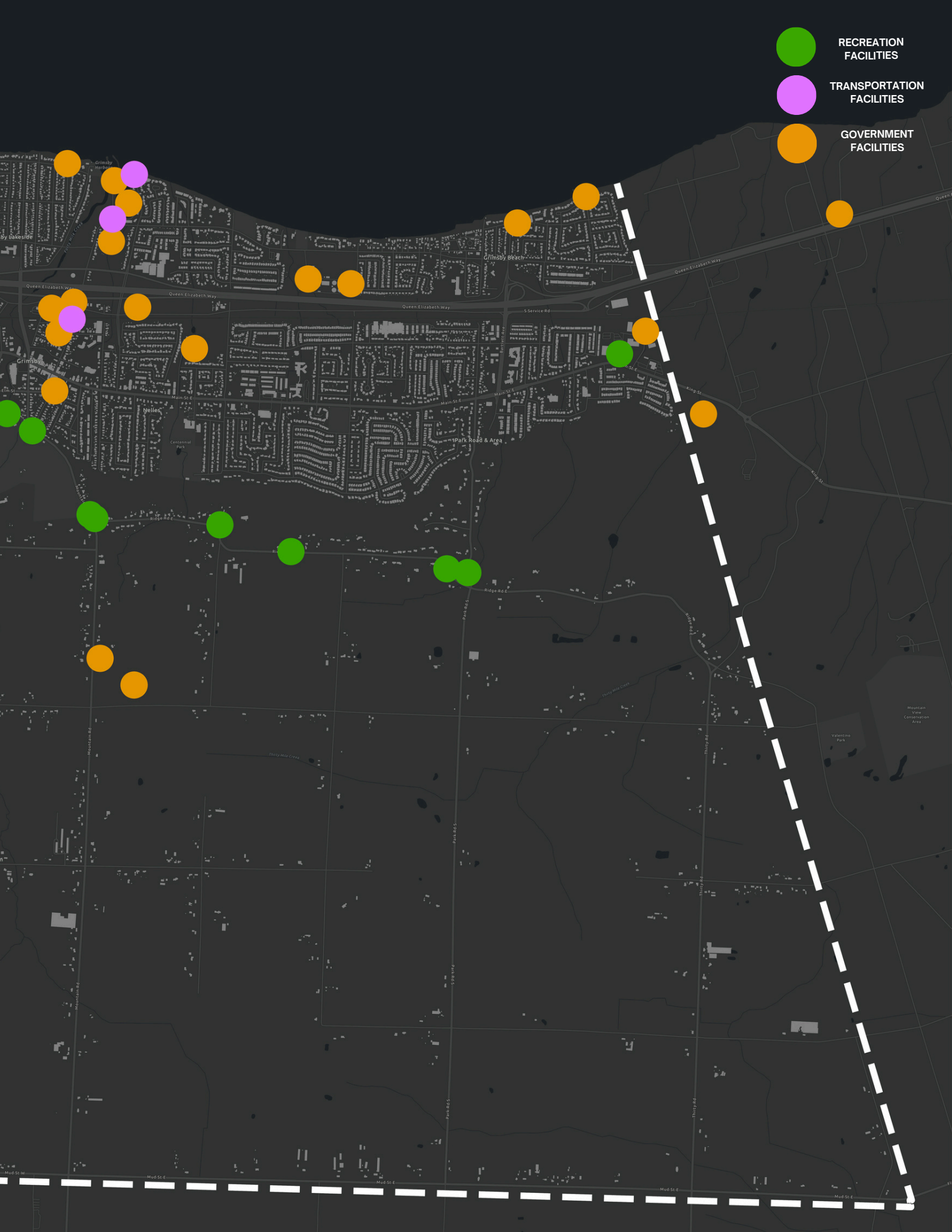




A vital part of Town Planning is the community itself. Planning seeks to understand the needs of the community and use it to forecast the future. This often includes infrastructure such as parks, roads, institutions that give the Town a sense of place.

COMMUNITY







Staff Led Heritage Walks



Farmers Market Downtown Charrette



Town Talks and Community Conversation



Public Open Houses

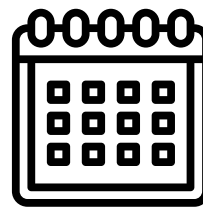


Stakeholder Brainstorming

Community: Consultation and Engagement

Under the *Planning Act*, planning as a process is incomplete without the input from the community. In Grimsby, planning staff, alongside several other departments, come together to find ways to hear from the community, where applicable. Some ways the community can engage with staff as follows:

- Public Meetings;
- Public Information Centres
- Council and Committee meetings;
- Letstalkgrimsby.ca;
- and Special Events such town walks, and World Town Planning day.



On **Grimsby.ca** you can find a **Calendar** of all Council and Committee Meetings



Stay up-to-Date on Community projects through **LetstalkGrimsby.ca**



Email Planning Staff at **Planning@grimsby.ca**

Community: More for the People



West Lincoln Memorial Hospital

This 3-storey expansion of the hospital is aimed at providing better access to health care and emergency services to the residents of Grimsby. With Site Plan review complete and Building Permits issued, this project has a value of construction estimated to be \$183 million.



Downtown Reimagined

In late, 2023, Planning, Parks, and Public works staff completed the *Downtown Reimagined Study*. Collecting public input and engaging with experts, This is the study will guide future plans for improvement and growth within the Downtown.



Peach King Centre Expansion

In 2021, Grimsby secured \$16 million towards the total project cost from the Federal and Province Government. With site plan and building permits approvals in place from, construction for this expansion began in 2024. This project has a value of construction estimated at \$27.2 million.



Casablanca Waterfront Project

A 3-phase project includes revitalizing Grimsby's Historical Waterfront to allow better access for all residents. Phase 1 is complete as of 2024, resulting a Waterfront Trail, playground, and other facilities.



HERITAGE

Preserving our stories,
traditions & buildings

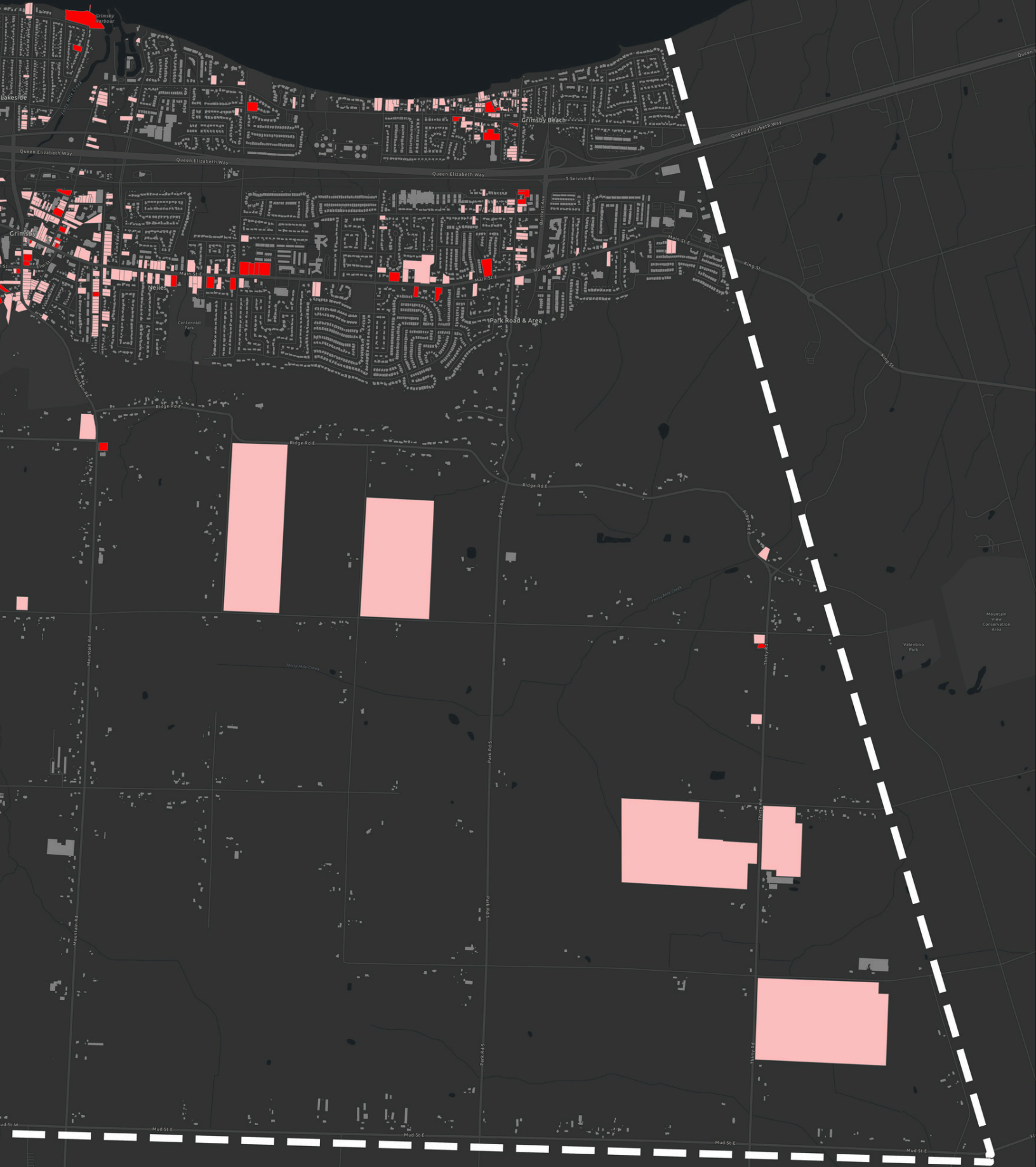
Main Street Grimsby, Ontario 1870

The Town of Grimsby, historically known as "The Forty," is a community deeply rooted in a rich and vibrant history. Grimsby was the site of the first municipal meeting in Upper Canada in 1790, later incorporated into the Village of Grimsby in 1876, and becoming a town in 1922. The goal of heritage planning is to guide and manage change, while celebrating our irreplaceable heritage as Grimsby continues to evolve.

HERITAGE



- PROPERTIES ON THE TOWN REGISTER
- PROPERTIES DESINGATED UNDER OHA





Heritage: More than Conservation

The *Ontario Heritage Act* is the primary legislative tool governing heritage conservation in Ontario, allowing municipalities to protect heritage properties while guiding and managing alterations.

The Heritage planning team, Grimsby Heritage Advisory Committee, and Council preserve the Town's Cultural Heritage through the following methods:

- Individual Designation
- Heritage Conservation Districts
- Heritage Easements
- Development Review
- Heritage Permits
- Heritage Property Standards/Enforcement
- Heritage Policy Development
- Property Owner Support
- Grants & Incentives
- Education

All Planning applications relating to or adjacent to a protected heritage property are reviewed by Heritage Staff and Grimsby Heritage Advisory Committee.

Since the start of this current term of Council, heritage staff have prepared and completed the following:

150+

Property owner
Consultations

175+

Recommendation
reports.

96%

of heritage staff recommendations endorsed



Heritage: Town Wide Heritage Review

The Town of Grimsby is currently undergoing a significant heritage resource review, with a focus on the designation and recognition of important historic structures.

The review was initiated following significant changes to the Ontario Heritage Act from the recent passing of Bill 23, “The More Homes Built Faster Act”. These changes have impacted over 30,000 properties across the province. The Town of Grimsby is not alone as 400+ municipalities work to secure their communities through the use of the designation process under the Ontario Heritage Act.

The Town would like to extend a special thank you to all the heritage property owners for their commitment to preserving and maintaining these important heritage properties.

500+

Properties under review

46

Properties protected since 2023

\$430,000

saved to date by completing all assessments in-house

100+

heritage property owner consultations completed to date

44

Properties designated without appeal to the Ontario Land Tribunal

The Town recognizes the invaluable contributions of Wayne Mullins and the Grimsby Historical Society. Their expertise and efforts have been instrumental to the success of this project.

Heritage: Project Profiles



Heritage Property Grant Review

A new grant incentive program was developed in 2024 to better serve the needs of the heritage property owners. **17** Municipalities and **50** property owners were consulted as a part of this review. The new program launched in September 2024 and **\$20,000** in grants have been awarded.



Heritage Conservation District Study

The project is now in Phase 2, focusing on property owner engagement. 40 of 58 owners have been consulted, with more planned for 2025. **80-85%** of those consulted support some type of heritage protection under the *Ontario Heritage Act*.



Grimsby Beach Preservation

The Town of Grimsby is very proud to be the home of the Oldest Chautauqua in Canada, the Grimsby Beach Neighbourhood have two exciting projects underway that include the restoration of two protected Folk Victorian Style cottages. These buildings are expected to be fully restored by 2026.



Main Street Preservation

The historic Main Street corridor will be undergoing significant restoration as the James Willison Grout Nelles house is on its way to be fully restored.

The project is currently going through site plan and restoration work is expect to start in 2025.

An aerial photograph of a suburban town, likely Grimsby, showing a mix of residential housing, green spaces, and a large forested hill in the background under a cloudy sky.

BRICKWORK

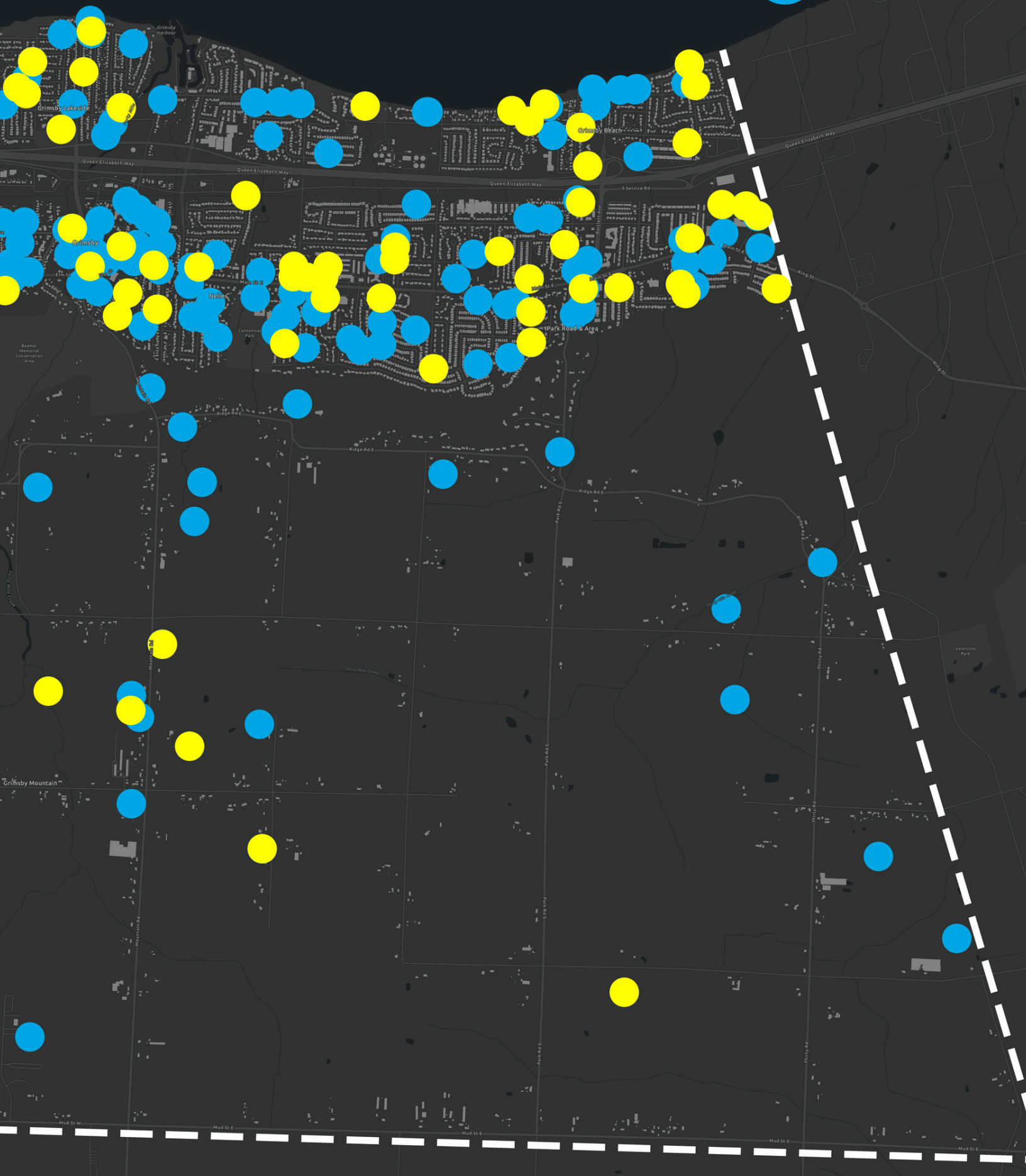
Planning the future of Grimsby

Town Planning is an evolving process much like the Town itself. Planning at its core is about shaping the future of the community by predicting this evolution and guiding development in the right direction.

DEVELOPMENT



- DEVELOPMENT APPLICATIONS
- BUILDING PERMITS REVIEWED





Brick Work: Building a Town

Under the *Planning Act* and guided by the *Provincial Planning Statement*, there are many types of planning applications.

An application made to the Planning Department can range from paving a sidewalk to building a new home. Here are some applications that are reviewed by staff:

- Consent and minor variance
- Official plan amendments
- Plan of condominium
- Plan of subdivision
- Site plan
- Zoning by-law amendments

Applications of consent and minor variance are all reviewed by staff and the Committee of Adjustment (COA). The COA is a Council appointed body that reviews evidence and public testimony to determine the best outcome for a proposed variance to the Town's *By-Law 14-45*. In 2024 there were:

12
COA Meetings

58+
Reports by staff

All other applications, exclusive to Site Plan, are reviewed by staff and the Planning and Development Committee (PDC), before being passed along to Council for decision. In 2024:

12
PDC Meetings

16+
Reports by staff



Brick Work: Over the Finish Line

Once Planning Staff have completed a review of a planning application, Staff will bring their recommendations to respective Committees and Council for decision, where applicable. Applications can be appealed at the Ontario Land Tribunal, after a decision is made by Council or Council appointed Committees. Between 2023-2024, planning staff brought reports and updates for:

1 Applications for Plan of Condominium	5 Applications for Plan of Subdivision
1 Applications for Official Plan Amendment	5 Applications for Zoning By-law Amendment
77 Applications for Minor Variance	13 Applications for Consents

As regulated by the *Planning Act*, Site Plan applications, are reviewed by Staff for approval.

12 New Site Plan Applications in 2024	29 Continuous Site Plan Applications from 2023
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Applications that were appealed to the OLT that processed by Staff in 2024:

9 New OLT appeals	7 Appeals resolved at OLT
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Brick Work: Shovels in the Ground

Once a plan is approved, construction can only begin with the appropriate building permits. The new 2024 *Ontario Building Code*, has 2000 changes from the last review in 2012, better aligning itself with Federal standards. As regulated by the *Ontario Building Code*, there are 5 major permit categories reviewed in 2024:

- **165** Residential Permits
- **9** Industrial Permits
- **54** Commercial Permits
- **16** Institutional Permits
- **1** Agricultural Permit

Application of building department are reviewed by staff to ensure compliance with the Building Code and with the Town's By-law. In 2024 staff completed:

276

Permit Applications
reviewed.

1500+

Site inspections

251

Permit Applications
Closed.

\$256 Million+

Total value of
construction

Brick Work: Major Project Profiles



Century Condos

A plan proposing a 4 storey residential building with 85 residential units was approved through an OLT appeal in late 2022. Century Condos is the first major development in the Downtown, aiming to introduce new vibrancy to the urban core. As of late 2024, the development has begun construction.



9&11 Kerman Avenue

A Draft Plan of Subdivision to create 2 detached lots and 42 semi detached lots; this application provides infill to Grimsby's urban boundary. The development first applied for a zoning by-law amendment. Draft Plans have been approved as of 2024.



165 Lake Street

This Plan proposes 24 semi-detached dwellings, 7 single detached dwellings, and an amenity clubhouse. Providing residential infill will assist with suppressing urban sprawl and maintaining growth within Urban Boundary. The Zoning by-law amendment was passed by Council in late 2024.



McNally Hospice

This development consists of a 2-storey facility with an entrance off of Lynwood Avenue. This project aims to meet future demand for hospice services from a growing and aging population in West Niagara. Plans and permits have been approved and construction has commenced.

Brick Work: Major Project Profiles



725 South Service Road.

A plan to build a major business park along the QEW in the west end of town that is anticipated to bring major employment growth to Grimsby. The proposal is to construct three multi tenant employment buildings on a 14.23 Ha lot. The plans are currently under review.



240-248 Main Street East.

The proposed development will create 14 new lots within an existing subdivision. Each of these new lots will have a single detached dwelling. This proposal required a zoning by-law and official plan amendment, along side site plan process. The site plan agreement has been finalized.



30 Niagara Street.

The proposed development includes one 8 storey apartment building with 90 residential units and 113 parking spaces. This application aims to provide relief to the growing demand for rental housing in Grimsby. This application will require a site plan application and a minor variance application. The plans are currently under review.



19 Elm Street & 13 Mountain Street.

An on-going proposal for a mix of residential, retail, and community uses, delivering housing and modern amenities into the community, while maintaining the prominence of 2 designated heritage buildings. A formal application is anticipated to be submitted in 2025.

**“Grimsby: An innovative, vibrant
community where people and
the environment matter.”**

Council Vision, 2023-2026 Strategic Priorities





TOWN OF
GRIMSBY