

NOTICE OF DRAFT PLAN OF CONDOMINIUM APPROVAL

TAKE NOTICE that on February 9, 2026, the Council of the Corporation of the Town of Grimsby passed resolution to grant Draft Plan of Standard Condominium approval to 15 Lake Street, Grimsby:

1. That report PA-26-03, Application for Draft Plan of Standard Condominium at 15 Lake Street (26CD-16-2502), date February 4, 2026, be received.
2. That Committee recommend Council approve the Draft Plan of Standard Condominium, attached as Appendix A, and subject to Conditions in Appendix B of report PA-26-03.

Information regarding the Draft Plan of Standard Condominium is available to the public for inspection during normal business hours at:

Town of Grimsby
Department of Planning
160 Livingston Avenue
Grimsby, ON L3M 0J5

OTHER RELATED PLANNING APPLICATIONS: A Zoning By-law Amendment (ZBA) was passed in December 2021, which rezoned the lands to a Site Specific RM1-367, for multi-residential development. A Site Plan Application was approved in May, 2025, File: 26SP-16-2105. The approved site plan permits the 8 townhouses within the Vacant Land Condo block, along with six (6) visitor parking spaces and the construction of the laneway.

THE DECISION OF THE COUNCIL OF THE CORPORATION 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: February 17, 2026

Last Day for Filing a Notice of Appeal: Friday, March 6, 2026 , no later than 4:30 p.m.