



# INNOVATIVE PLANNING SOLUTIONS

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Town of Grimsby  
160 Livingston Avenue  
Grimsby, Ontario  
L3M 0J5

May 6, 2026

**Attention: Mani Singh**  
**Planner**  
**Planning Department**

**Re: Cover Letter – Official Plan Amendment & Zoning By-law  
Amendment**

1-21 John Street, 46-48 & 50 Ontario Street  
Town of Grimsby, Niagara Region

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On behalf of 1000104674 Ontario Inc (the “Owner”), Innovative Planning Solutions (IPS) is pleased to submit a Official Plan Amendment and Zoning By-law Amendment applications and associated supporting documents for the lands municipally known as 1-21 John Street, 46-48 & 50 Ontario Street in the Town of Grimsby, Region of Niagara, and legally described as *part of Lot 9 Concession 1* (the “Subject Lands”).

The purpose of the Application is to facilitate the development of a 16-storey mixed-use, purpose-built rental building comprising 305 residential units, with commercial retail and office, and a total gross floor area of 30,687.91 m<sup>2</sup> (excluding parking), along with 428 parking spaces.

The Official Plan Amendment (OPA) Application proposes to redesignate the Subject Lands from “Downtown – Transition” to “Downtown – Intensification” on Schedule B-3 of the Town of Grimsby Official Plan. The Amendment also introduces a site-specific policy within Section 3.5.5.7 to permit a maximum building height of 16 storeys, whereas the current policy permits a maximum

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height of 4 storeys. Refer to the Draft OPA enclosed in submission package for the detailed proposed amendment to the Official Plan.

The Zoning By-law Amendment (ZBA) Application proposes to rezone the Subject Lands from Transitional Residential Multiple (TRM), Transitional Residential Multiple – Commercial (TRMC), and Neighbourhood Development (ND) to Downtown – Intensification (DI) under Town of Grimsby Zoning By-law 14-45. The ZBA also introduces site-specific exceptions to implement the Proposed Development, including provisions related to parking, maximum lot coverage, Minimum interior yard, minimum rear yard setback, and a maximum building height of 61.70 metres (16 storeys), as well as modification to certain general provisions. Refer to the Draft Zoning By-law Amendment in the submission package for the proposed zoning provisions and site-specific regulations to implement the development.

Materials required in response to the pre-consultation comments dated August 7, 2025, are outlined in the attached table.

We trust the above is satisfactory and look forward to working with City staff throughout the review process. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

**Innovative Planning Solutions**



**Kevin Bechard, BES M.Sc. RPP**

*Senior Associate*



**Alfiya Kakal, M.PI, RPP**

*Senior Planner*

1-21 John Street, 46-48 & 50 Ontario Street, Town of Grimsby  
**Official Plan Amendment & Zoning By-law Amendment Applications**

May 2025

IPS File No. 25-1203

#	Document or Report and Plans	Copies
	Link: <a href="#">15. Submission (Shared Folder)</a>	
1.	John st/ Ontario st Cover Letter	Digital
2.	John st/ Ontario st Official Plan Amendment Application Form	Digital
3.	John st/ Ontario st Zoning By-law Amendment Application Form	Digital
4.	John st/ Ontario st Planning Justification Report (includes Urban Design Brief, Summary of Public Consultation and Zoning Matrix)	Digital
5.	John st/ Ontario st Draft Official Plan Amendment	Digital
6.	John st/ Ontario st Draft Zoning By-law Amendment	Digital
7.	John st/ Ontario st Topographic Survey	Digital
8.	John st/ Ontario st Site Plan and Architectural Set (incl Fire Route Plan and Sun/Shadow Study)	Digital
9.	John st/ Ontario st Full Colour Renderings	Digital
10.	John st/ Ontario st Traffic Impact Study (incl Parking Impact Study)	Digital
11.	John st/ Ontario st Interim Stage 1 Archeological Assessment	Digital
12.	John st/ Ontario st Cultural Heritage Impact Assessment	Digital
13.	John st/ Ontario st Functional Servicing and Stormwater Management Report	Digital
14.	John st/ Ontario st Geotechnical Study	Digital
15.	John st/ Ontario st Vibration Impact Study	Digital
16.	John st/ Ontario st Noise Impact Study	Digital
17.	John st/ Ontario st Phase 1 Environmental Site Assessment	Digital
18.	John st/ Ontario st Phase 2 Environmental Site Assessment	Digital
19.	John st/ Ontario st Rental Market Study	Digital
20.	John st/ Ontario st Draft Notice Sign	Digital
21.	Sketch Up File	Digital
22.	Scanned Cheques amounting to \$47,140.00	Digital