

**AMENDMENT NO. X
TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY**

INITIATED BY:

INNOVOMATRIX INC.

PREPARED BY:

THE TOWN OF GRIMSBY PLANNING DEPARTMENT

TABLE OF CONTENTS

PART I: THE CERTIFICATION

1. Certification Page
2. Adoption By-law of the Town of Grimsby

PART II: THE PREAMBLE

1. Title
2. Purpose of this Amendment
3. Location of this Amendment
4. Basis of this Amendment

PART III: THE AMENDMENT

1. Amendment

PART I: THE CERTIFICATION

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

PART I: THE CERTIFICATION
AMENDMENT NO. X
TO THE OFFICIAL PLAN
OF THE TOWN OF GRIMSBY

Amendment No. X 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. xxxx in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the x day of xxxx 202x.

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.

PART II: THE PREAMBLE

1. TITLE

This Amendment shall be known as:

**Amendment No. X
to the Official Plan
of the Town of Grimsby**

2. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from “Downtown – Transition” to “Downtown – Intensification” as shown on Schedule “A” and Schedule “B” of this amendment.

The purpose of this Amendment is also to increase the permitted height from a maximum of 4 storeys to a maximum of 16 storeys.

This change will facilitate the development of a mixed-use apartment building that will contain 305 residential units.

3. LOCATION OF THIS AMENDMENT

Amendment No.X applies to 1-21 John Street and 46-48 & 50 Ontario Street.

4. BASIS OF THIS AMENDMENT

The area is planned as part of the Downtown District, intended to accommodate a full range of housing opportunities and commercial uses. The proposed amendment establishes an appropriate density that aligns with the future direction of the area and supports meeting housing needs within the Downtown District.

PART III: THE AMENDMENT

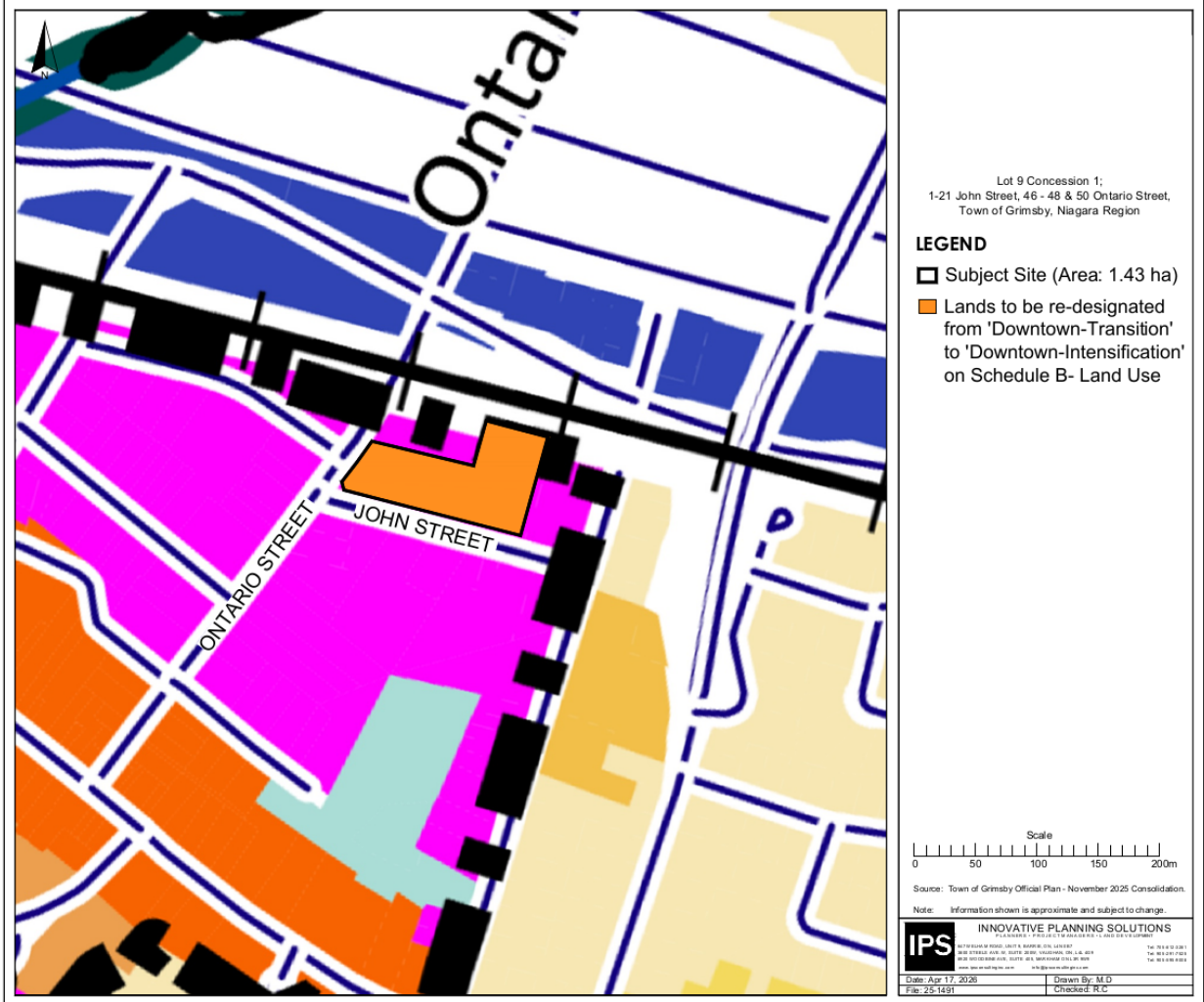
**“The operative part of this document which amends
the original Official Plan”**

PART III: THE AMENDMENT

THE AMENDMENT

1. Section 3.5.5.7 of the Town of Grimsby Official Plan is amended by adding the following policy as a subsection:
 - a. “Notwithstanding policy 3.5.5.7, the maximum height for the building at 1-21 John Street and 46-48 & 50 Ontario Street shall be 16 storeys.”
2. Schedule B of the Town of Grimsby Official Plan is amended by redesignating the subject lands from “Downtown – Transition” to “Downtown – Intensification”.
3. Schedule B-3 of the Town of Grimsby Official Plan is amended by redesignating the subject lands from “Downtown – Transition” to “Downtown – Intensification”.

SCHEDULE "A"



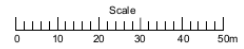
SCHEDULE "B"



Lot 9 Concession 1:
1-21 John Street, 46 - 48 & 50 Ontario Street,
Town of Grimsby, Niagara Region

LEGEND

- Subject Site (Area: 1.43 ha)
- Lands to be re-designated from 'Downtown-Transition' to 'Downtown Intensification' on Schedule B3- Land-Use - Downtown District



Source: Town of Grimsby Official Plan - November 2025 Consolidation.

Note: Information shown is approximate and subject to change.

IPS <small>INNOVATIVE PLANNING SOLUTIONS</small> <small>100 DELAWARE ROAD SUITE 4, GRIMSBY, ON L6R 6P7 505 TORBARRIE ROAD SUITE 200, THORNHILL, ON L4J 1W7 100 WOODBINE AVE SUITE 400, MARKHAM ON L3R 9W9 416-465-4444</small>	INNOVATIVE PLANNING SOLUTIONS <small>CONSULTING AND DESIGN SERVICES</small>		<small>TEL: 416-465-4444 FAX: 416-465-4444 WWW: INNOVATIVEPLANNINGSOLUTIONS.COM</small>
	<small>Date: Apr 17, 2026 File: 25-1491</small>	<small>Drawn By: M.D. Checked: R.C.</small>	