

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

INITIATED BY
Woolverton Holdings Corporation

DRAFT

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DRAFT

PART I: THE CERTIFICATION

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

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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 Woolverton Holdings Corporation and was adopted by the Council of the Town of Grimsby by By-law No. 26-XX in accordance with Section 17 of the *Planning Act*, R.S.O. 1990, on the ___ day of ___ 2026.

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.

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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 site specific Amendment is to permit an increase in building height to facilitate the development of a new residential building that integrates two of the existing low-rise buildings with new residential units and ground floor retail/commercial space.

3. LOCATION OF THIS AMENDMENT

Amendment No. ## applies to the lands known as 13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street in the Town of Grimsby, as delineated by a thick black line and illustrated on Schedule "A" of this amendment.

4. BASIS OF THIS AMENDMENT

The subject lands are designated '*Built Up Area*' by the Niagara Region Official Plan. The subject lands are designated '*Commercial Core - Intensification*' on Schedule B-2 and '*Downtown - Intensification*' on Schedule B-3 of the Town of Grimsby Official Plan. This site specific amendment would allow for a maximum building height requirement of 7 storeys.

PART III: THE AMENDMENT

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

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PART III: THE AMENDMENT

THE AMENDMENT

The following revised site-specific amendment is proposed to Section 3 of the Official Plan and to be added to the List of Amendments as Amendment No. ##.

Section 3.5.5.8 of the Official Plan is amended by revising subsection a) as follows:

“a) Notwithstanding policy 3.5.5.8, the maximum height for a building at 13 Mountain Street, 19 Elm Street, 21 Elm Street and 23 Elm Street shall be 7 storeys.”

This site-specific Amendment was approved by Town of Grimsby Council on ____ day of ____, 2026”.

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THIS IS SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. ##

