

May 22, 2025

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

INITIATED BY  
Woolverton Holdings Corporation

TABLE OF CONTENTS

PART I: THE CERTIFICATION

Certification Page  
Adopting 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. The Amendment

PART I: THE CERTIFICATION

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

DRAFT

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. 25-XX in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the \_\_\_\_ day of \_\_\_\_ 2025.

\_\_\_\_\_  
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.

DRAFT

## 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 a combined total of 177 residential units with 279 square meters of 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 8 storeys.

PART III: THE AMENDMENT

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

DRAFT

### 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 8 storeys.”

This site-specific Amendment was approved by Town of Grimsby Council on \_\_\_\_ day of \_\_\_\_, 2025”.



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

