

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

**INITIATED BY:
502 Winston Road Inc.**

**PREPARED BY:
IBI GROUP**

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“The enacting portion attending the official status of this 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 IBI Group and was adopted by the Council of the Town of Grimsby by By-law No. XXX in accordance with Section 17 of the Planning Act, R.S.O 1990 , on the ____ day of ____ 2022.

Mayor

Town Clerk

The Corporation of the Town of Grimsby

By-law No. 22-__

A By-law to amend the Official Plan of the Town of Grimsby
(Official Plan Amendment No. ____ - 502 Winston Road)

Whereas the Council of the Corporation of the Town of Grimsby in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

1. Official Plan Amendment No. 22- _ to apply the Rural Area designation onto the portion of lands known as 502 Winston Road, currently designated 'Specialty Crop' on Schedules B & F of the Town of Grimsby Official Plan is hereby approved
2. Official Plan Amendment No. 22__ to permit the refinement of Rural Area designations onto areas designated as 'Specialty Crop' through a Regional Official Plan Amendment is hereby approved
3. This By-law shall come into force and take effect on the day of the final approval thereof

Read a first time ___ day of ____ 2022

Read a second and third time and finally passed this ___ day of ____ 2022

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. _____
To the Official Plan
Of the Town of Grimsby

2. PURPOSE OF THIS AMENDMENT

The purpose and effect of this Official Plan Amendment is to apply the Rural Area designation on the portion of the lands, municipally referred to as 502 Winston Road that are currently designated 'Specialty Crop Area'. It will also modify the existing Official plan to allow the refinement of Rural Area boundaries onto Specialty Crop Areas through a Regional Official Plan Amendment.

3. LOCATION OF THIS AMENDMENT

Amendment No. ___ applies to the lands on the north side of Winston Road and west side of Hunter Road, municipally referred to as 502 Winston Road, as illustrated on Schedule A of this Amendment

4. BASIS OF THIS AMENDMENT

The subject lands are identified by the Town of Grimsby Official Plan Schedules B & F as being within the Specialty Crop Area designation. Based on the policies and guidelines provided by the Province, the subject lands do not meet the criteria to be identified as a 'Specialty Crop Area' as confirmed within the technical information submitted.

As such, municipalities have the ability to refine the agricultural significance of lands, by refining the extent of Rural Area boundaries. The basis of this amendment is formed in the Planning Justification Report prepared by IBI Group.

PART III: THE AMENDMENT

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

PART III: THE AMENDMENT

1. THE AMENDMENT

1. The Official Plan of the Town of Grimsby is hereby amended by applying the Rural Area designation onto the portion of the subject lands designated 'Specialty Crop Area', as shown on Schedule A of this Amendment.
2. The following site-specific amendment is proposed to be added to the List of Amendments as Amendment No. X

"This Amendment affects the lands located at 502 Winston Road. Notwithstanding Section 2.3.5.8, the refinement of Rural Area boundaries onto Specialty Crop Areas can occur through a Regional Official Plan Amendment."

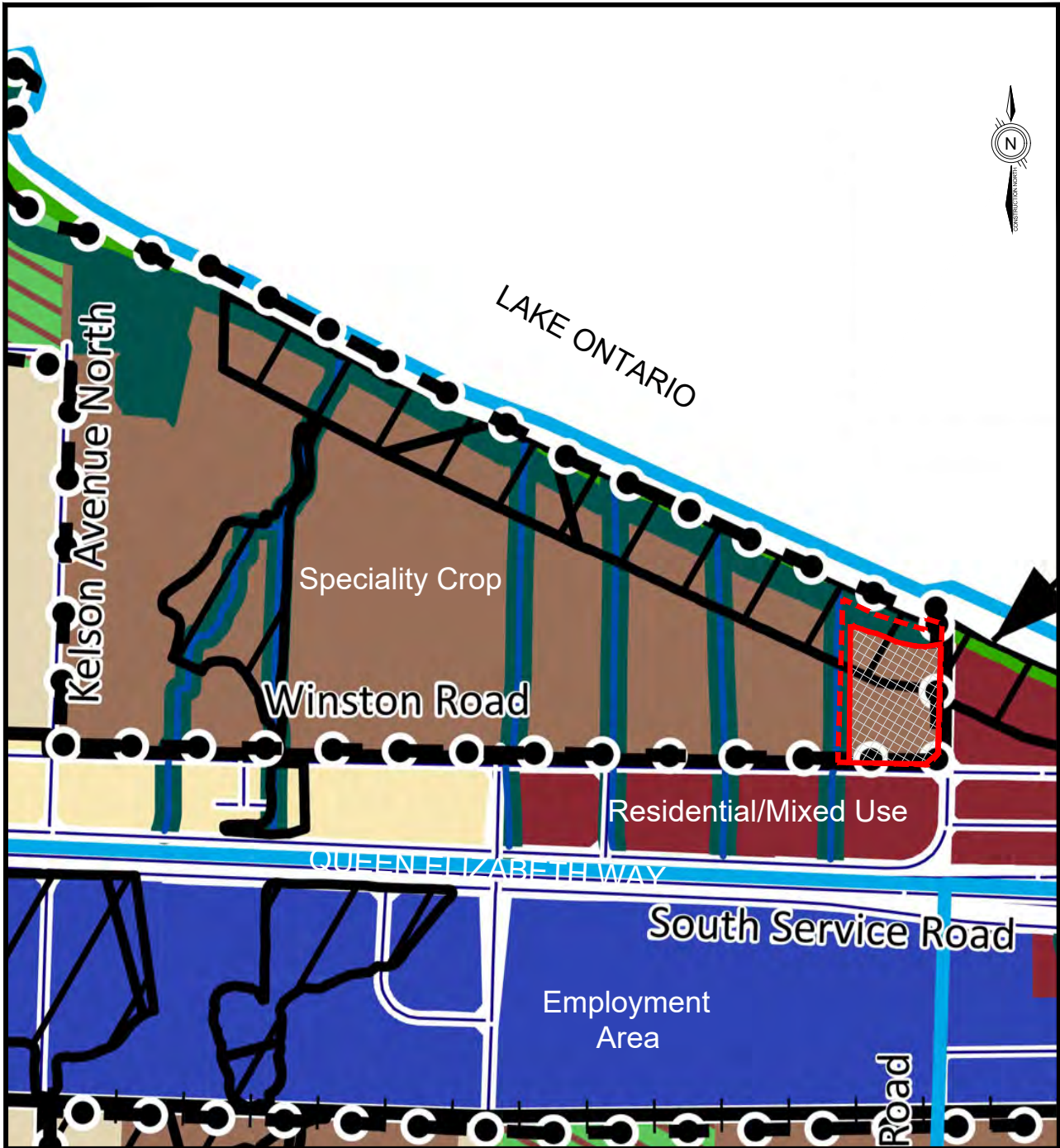
This site-specific amendment was approved by the Town of Grimsby Council on ____ day of _ 2022.

2. IMPLEMENTATION AND INTERPRETATION

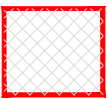
The implementation and interpretation of this amendment shall be in accordance with the policies of the Town of Grimsby Official Plan.

3. SCHEDULE OF THIS AMENDMENT

Schedule "A" of this amendment illustrates the location of this Amendment.



Subject Site



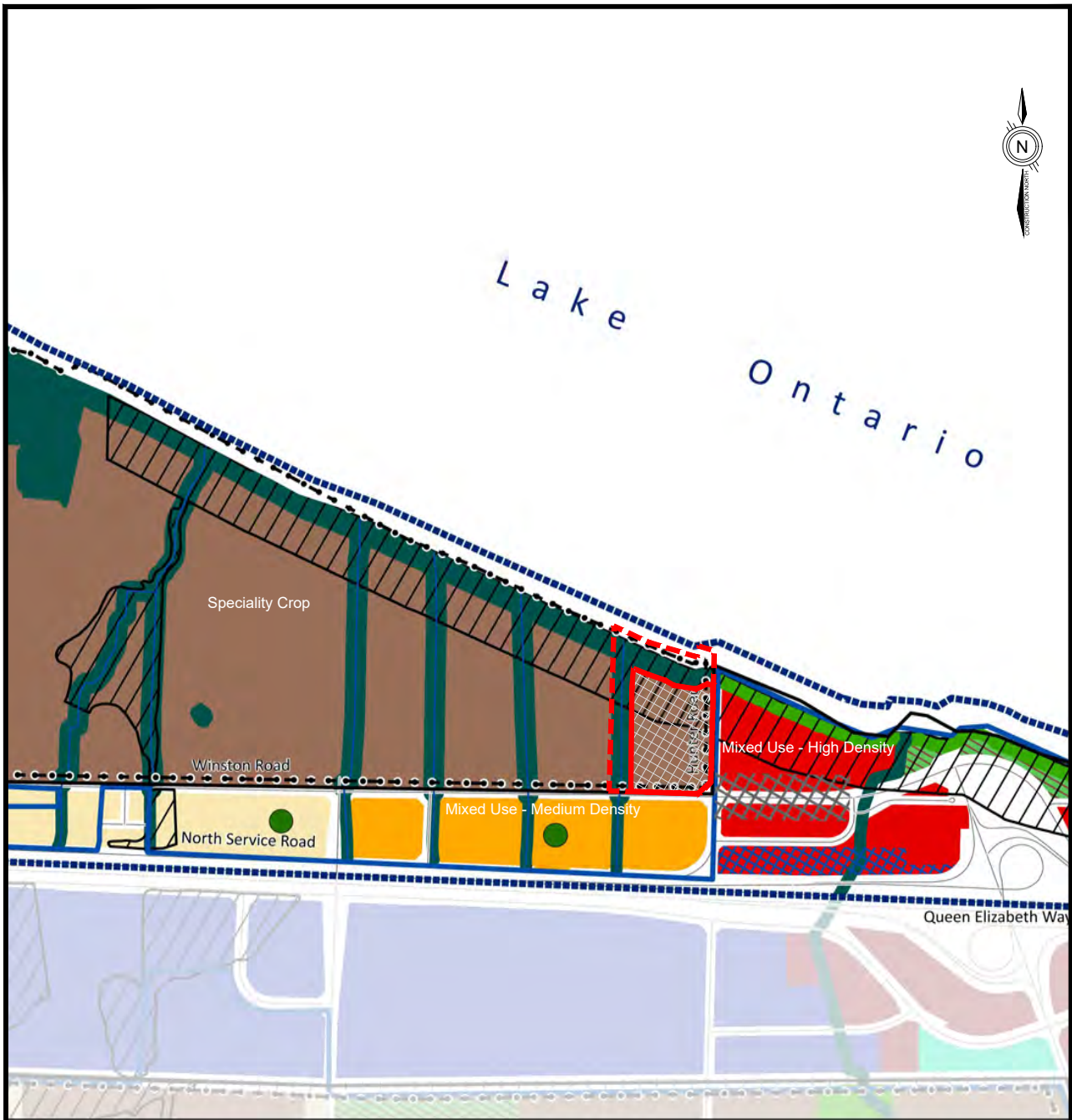
To be refined from Specialty Crop Area - Tender Fruits and Grape Lands to Rural Area

NOTE: Natural Hazard Overlay and Environmental Protection Area to be maintained

Town of Grimsby

Schedule "A" to amend Schedule B of the Official Plan

502 Winston Road



Subject Site



To be refined from Specialty Crop Area - Tender Fruits and Grape Lands to Rural Area

NOTE: Natural Hazard Overlay and Environmental Protection Area to be maintained

Town of Grimsby

Schedule "A" to amend Schedule F of the Official Plan - Winston Road Neighbourhood Secondary Plan

502 Winston Road