

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

INITIATED BY

Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc.

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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 Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc. and was adopted by the Council of the Town of Grimsby by By-law No. XX-XX in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the ___ day of ___ 2021.

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 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 the existing low-rise buildings with a combined total of 74 residential units with 462 square meters of retail, commercial and community space. The proposed development will have a total site density of 2.3 times the area of the lot.

3. LOCATION OF THIS AMENDMENT

Amendment No. X applies to the lands known as 13 Mountain Street and 19 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 Region of Niagara 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.”

PART III: THE AMENDMENT

THE AMENDMENT

The following site-specific amendment is proposed to be added to the List of Amendments as Amendment No. X:

“This site specific Amendment affects the lands located at 13 Mountain Street & 19 Elm Street. The purpose of this Amendment is to permit a maximum building height of 7 storeys, on the subject lands. Schedule “A” of this Amendment illustrates the location of this amendment.

This site-specific Amendment was approved by Town of Grimsby Council on ____ day of ____, 2021”.

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

