



NOTICE OF ADOPTION OFFICIAL PLAN AMENDMENT NO. 9 THE CORPORATION OF THE TOWN OF GRIMSBY

File Number: 26OP-16-1806

TAKE NOTICE that on **December 7, 2020**, the Council of the Corporation of the Town of Grimsby passed By-law 20-91 to adopt Official Plan Amendment No. 9 to the Town of Grimsby Official Plan, pursuant to Section 17 of the Planning Act, RSO., 1990. Please disregard a previous Notice of Passing that was sent in error.

THE PURPOSE AND EFFECT of Official Plan Amendment No. 9 applies at the property known municipally as **362 and 389 North Service Road**, and is to amend the extent of the Employment Overlay of the Winston Road Neighbourhood Secondary Plan, Section 11 of the Official Plan so that employment generating uses are focused in mixed use buildings furthest east on the site. The purpose of the Amendment is also to increase the permitted height from a maximum height of 12 storeys to a range of maximum building heights from 12 to 22 storeys.

These changes facilitate the development of a mixed use apartment complex that will contain 1,254 residential units on lands that are designated Mixed Use – High Density.

Schedule F of the Official Plan is amended by reducing the depth of the Employment Overlay on the subject property by approximately half to accommodate a proposed apartment complex.

OTHER RELATED PLANNING APPLICATIONS:

- Zoning By-law Amendment (File Number 26Z-16-1803)
- Draft Plan of Subdivision (File Number 26T-16-1801)

PUBLIC COMMENTS, as summarized in the Planning Staff Report (Report P.A. 20-19), were considered as part of the decision making process.

A COPY OF OFFICIAL PLAN AMENDMENT NO. 9 TO THE TOWN OF GRIMSBY OFFICIAL PLAN can be viewed on the Town of Grimsby website, or by contacting the Planning Department at planning@grimsby.ca or 905-945-9634.

Official Plan Amendment No. 9 is exempt from approval by the Regional Municipality of Niagara.

THE DECISION OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRIMSBY IS FINAL IF A NOTICE OF APPEAL IS NOT RECEIVED ON OR BEFORE THE LAST DAY FOR FILING A NOTICE OF APPEAL.

IF YOU WISH TO APPEAL to the Local Planning Appeal Tribunal a copy of an appeal form is available from the LPAT website at <http://elto.gov.on.ca/>

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

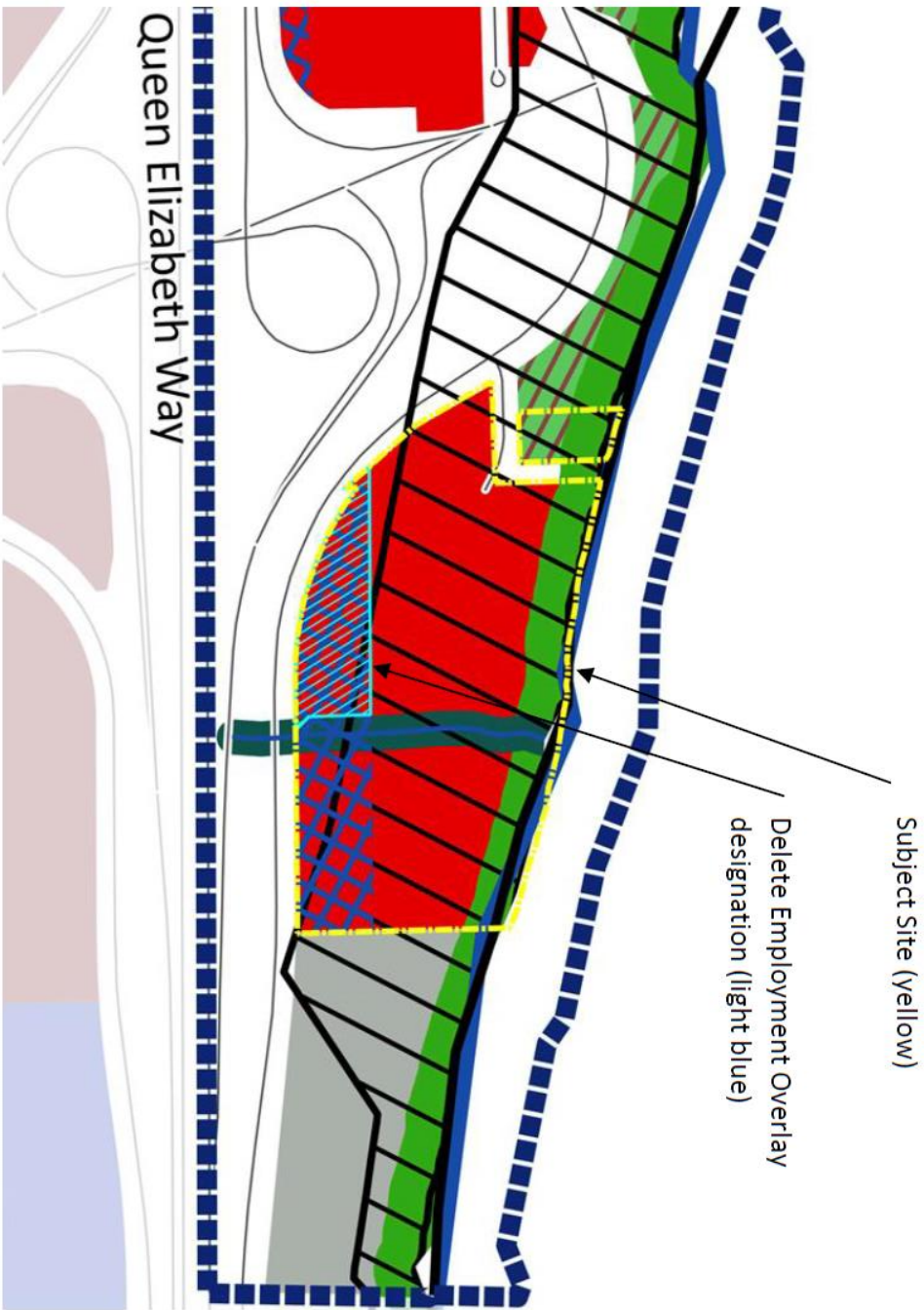
No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

A NOTICE OF APPEAL MUST:

- Be made in writing to: Sarah Kim, Clerk
Town of Grimsby
P.O. Box 159, 160 Livingston Avenue
Grimsby, ON L3M 4G3
- Set out the reasons for the appeal, and the specific part of the proposed Official Plan Amendment to which the appeal applies.
- Be accompanied by the fee required by the Local Planning Appeal Tribunal Act being \$300.00 payable to the Ontario Minister of Finance.

Date Mailed: January 6, 2021, last Day for Filing a Notice of Appeal: January 26, 2021

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT 9



- Secondary Plan Boundary
- Greenbelt Plan Area Boundary
- Urban Settlement Area Boundary
- Places to Grow Built Boundary
- Hazard Land Area (Ont. Reg. 155/06)
- Environmental Protection Area
- Environmental Conservation Area
- Low Density Residential Area
- Mixed Use - Medium Density
- Mixed Use - High Density
- Parks and Open Space
- Utility Area
- Rural Area
- Specialty Crop Area - Tender Fruit and Grape Lands
- Parkette
- Winston Road Main Street Overlay
- Employment Overlay