

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

INITIATED BY:

LJM Developments Ltd.

PREPARED BY:

THE TOWN OF GRIMSBY PLANNING DEPARTMENT

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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 the Town of Grimsby Planning department and was adopted by the Council of the Town of Grimsby by By-law No. xxxx in accordance with Section 17 of The Planning Act, R.S.O. 1990, on the x day of xxxx 202x.

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 amendment is to redesignate the subject lands from Mixed Use – Medium Density to Mixed Use - High Density as shown on Schedule “A”.

The purpose of the Amendment is also to increase the permitted height from a maximum height of 6 storeys to a maximum building height of 22 storeys for the westerly tower and 16 storeys for the easterly tower.

These changes facilitate the development of an apartment complex that will contain 548 residential units.

3. LOCATION OF THIS AMENDMENT

Amendment No. X applies to 540 & 544 North Service Road.

4. BASIS OF THIS AMENDMENT

The Winston Road Neighbourhood is planned to be a mixed use neighbourhood offering a full range of housing opportunities, the proposed amendment proposes an appropriate density to facilitate housing needs within the Winston Road Neighbourhood.

PART III: THE AMENDMENT

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

PART III: THE AMENDMENT

THE AMENDMENT

1. Section 11.3.2.2.a. of Winston Road Neighbourhood Secondary Plan is amended by adding the following policy as subsection ii.
“The maximum height for the buildings at 540 and 544 North Service Road shall be as follows:

Westerly Tower – 22 Storey’s
Easterly Tower – 16 Storey’s

2. Section 11.3.2.2.b. of Winston Road Neighbourhood Secondary Plan is amended by adding the following policy as subsection ii.
“Notwithstanding Section 11.3.2.2 b) this policy does not apply for the lands municipally known as 540 and 544 North Service Road:
3. Section 11.3.2.2 h) shall not apply to the subject lands.

Schedule "A"

