

March 7, 2024

Michaela Bray  
Intermediate Planner  
Planning Department  
Town of Grimsby

**RE: Zoning By-law Amendment Application for 129 Mountain Road, Grimsby | First Submission**

Dear Michaela,

Please accept this letter as supporting documentation for the submission of the Zoning By-law Amendment Application associated with the property municipally known as 129 Mountain Road. Linda and William Emslie (“Applicant/Owners of 129 Mountain Road”) have retained NPG Planning Solutions Inc. (NPG) as planning consultants for the Zoning By-law Amendment Application.

This Application is required as a condition of consent for Consent Application B08-24, which was approved subject to conditions by the Grimsby Committee of Adjustment on January 22, 2025. Condition No. 6 requires submission of a Zoning By-law Amendment to limit the permitted use of the retained farmlands to Agricultural Purposes Only (APO) with site-specific zoning for minimum lot area and frontage.

Planning fees for this Application are provided as follows:

- One (1) cheque for the Zoning By-law Amendment Application fee of \$6,724 will be provided by the Owner directly to the Town of Grimsby.

The following supporting studies/materials are provided with this Application:

- 1) A Planning Justification report prepared by NPG Planning Solutions Inc., dated November 26, 2024, which includes a draft copy of the proposed Zoning By-law Amendment and a Zoning matrix;
- 2) A Consent Sketch, prepared by the J.D. Barnes, dated February 12, 2025;
- 3) The Public Consultation Strategy has been included as an Appendix to this letter;
- 4) A copy of the Notice of Decision from the NEC indicating conditional approval for the Niagara Escarpment Development Permit for the Subject Lands, dated September 20, 2024.

We trust the above the submission materials are satisfactory. Should you require any further information or materials, or have any questions, please do not hesitate to contact the undersigned.

Yours Truly,

*Isabella Brioso*

**Isabella Brioso**

Planner

NPG Planning Solutions Inc.

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## Appendix A – Public Consultation Strategy

In accordance with Section 34 of the *Planning Act*, a minimum of one public meeting is required prior to the passing of a by-law. In addition, sufficient information and materials are to be made available to the public to provide a general understanding of the zoning proposal being considered by council.

NPG will attend a Public Meeting hosted by the Town of Grimsby and prepare a presentation to provide the public with an overview of the Application. In addition, NPG will answer any inquiries made by the public at this meeting. Furthermore, if any written comments are received, NPG will provide direct written responses that will be provided to the Town to inform their review and preparation of a Staff Report.

We trust this strategy will meet the statutory requirements for Public Consultation required under the *Planning Act*.