October 2, 2026

Kirsten McCauley, MCIP, RPP
Director of Planning and Development -Town of Grimsby
160 Livingston Avenue
Grimsby ON L3M 0J5

RE: 206 & 210 Main Street E, Application for a Zoning By-law Amendment and Relief from Part Lot Control

1000693093 Ontario Inc. is pleased to submit an application to amend the Town's Zoning By-law and request relief from Part Lot Control respecting the lands municipally known as 206 & 210 Main Street E. The purpose of the requested application is to permit the construction of six single-detached dwellings.

On June 11, 2026 a request to amend the Town's Zoning By-law and request relief from Part Lot Control was filed with the Town. On July 9, 2026 the application was deemed incomplete. The Town's letter described the required deliverables for a complete application. 1000693093 Ontario Inc. submits the following deliverables for the Town's review and approval:

1. Application Form
2. Planning Justification Report prepared by Niagara Planning Solutions Inc.
3. Environmental Site Assessment prepared by Soil-Mat Engineers & Consultants
4. Environmental Soil Sampling prepared by Soil-Mat Engineers & Consultants
5. Civil Engineering Set prepared by S. Llewellyn & Associates
6. Stormwater Management Brief prepared by S. Llewellyn & Associates
7. Environmental Noise Assessment Report prepared by S. Llewellyn & Associates
8. Site Plan
9. Registered Plan of Subdivision Drawing 30M236
10. Executed Subdivision Agreement
11. Draft Reference Plan prepared by A.T. McLaren Limited
12. Scan of Application fees

According to the Town's incomplete application letter dated July 9, 2026, the above deliverables would be considered a complete application.

In support of the requested zoning by-law amendment application and part lot control application, the following fees have been included in this submission:

- One (1) cheque in the amount of $15,834.00 representing the Town's fee for a Zoning By-law amendment application – previously submitted
- One (1) cheque in the amount of $2,718.00 representing the Town's fee for Relief of Part Lot Control– previously submitted
- One (1) cheque in the amount of $1,515 representing the Region of Niagara's fee for a Zoning By-law amendment application – previously submitted
- One (1) cheque in the amount of $725 representing the Region of Niagara's fee for Stormwater Management review
- One (1) cheque in the amount of $780 representing the Region of Niagara's fee for Engineering Infrastructure review

The fulsome application will be submitted digitally to planning@grimsby.ca.

Sincerely,
1000693093 Ontario Inc.
Per:



Daniel Borrelli, M.PL., RPP, MCIP
Planner and Project Coordinator

Encl.