June 11, 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 lands have been tested by the rigour of the Town's subdivision application process and ultimately became registered as Blocks 82 and 83 on Plan 30M-236.

The Niagara Regional Official Plan, which is now an Official Plan of the Town, designates the site as Delineated Built-Up Area. According to the Official Plan, forecasted population growth will be accommodated primarily through residential intensification in built-up areas. Furthermore, 60 percent of all residential units occurring will be within built-up areas.

The Town's Official Plan designates the site as Low Density Residential Area. This designation permits the development of single-detached dwellings provided that the density does not exceed 25 units per hectare or breaches 2.5 storeys in height. The requested Zoning By-law amendment to permit the construction of 6 single-detached dwellings achieves a density of 20 units per hectare on 206 Main Street E and 15.9 units per hectare on 210 Main Street E.

The requested Zoning By-law amendment application seeks to rezone the lands from Neighbourhood Development (ND) Zone to the Residential Detached RD4.45 Zone with site-specific provisions to permit the construction of a total of 6 single-detached dwellings. The requested site-specific provisions are the following:

- To permit a minimum front yard setback of 7.5m;
- To permit a minimum rear yard setback of 7.5m; and
- To permit a maximum lot coverage of 45%

Included in this submission is an application for relief from Part Lot Control. A draft reference plan has been included with the submission. Parts 1-3 (inclusive) describe the division of Block 82 (206 Main Street E) into three equal parcels of land approximately measuring 12.316m by ~40m. Similarly, Parts 4-6 (inclusive) describe the division of Block 83 (210 Main Street E) into three parcels of land approximately measuring 14.703m by 42.6m.

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
- One (1) cheque in the amount of $2,718.00 representing the Town's fee for Relief of Part Lot Control

- One (1) cheque in the amount of $1,515 representing the Region of Niagara's fee for a Zoning By-law amendment application

The following deliverables are included in this submission for the Town's consideration:

1. Application Form
2. Registered Plan of Subdivision Drawing 30M236
3. Executed Subdivision Agreement
4. Draft Reference Plan
5. Application fees

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

Sincerely
1000693093 Ontario Inc.

Encl.