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# NOTICE OF DECISION CONSENT

Committee of Adjustment  
& Land Division  
Town of Grimsby  
160 Livingston Avenue  
Grimsby, ON L3M 4G3  
(905) 945-9634  
[coa@grimsby.ca](mailto:coa@grimsby.ca)

File Number: B05-23

NOTE: The last day for appealing this Decision is January 9, 2024

In the matter of the *Planning Act*; Revised Statutes of Ontario, 1990, Chapter P.13 and;

In the matter of an application for consent on behalf of:

Applicant(s):

[REDACTED]  
[REDACTED]  
[REDACTED]

Agent:

Bruce Trail Conservancy  
c/o [REDACTED]  
P.O. Box 857  
Hamilton, ON, L8N3N9

Subject property:

271A Main Street West

PT LT 13 CON 2, North Grimsby (FMLY PCL 13), as in RO254474 & RO480558; GRIMSBY

Type of Transaction for which application for consent is being made:

☒ Conveyance ☐ Mortgage or Charge ☐ Partial Discharge of Mortgage ☐ Other (Easement)

Subject to the application (as amended):

The purpose of the application is to sever 5682.8 ± square metres of land shown on the provided sketch as "PART 2"; to retain 9261.3 ± square metres of land shown on the provided sketch as "PART 1".

CONCUR in the following Decisions and Reasons for the Decision made on the 19<sup>th</sup> day of December, 2023

DECISION: GRANTED ☐ DENIED ☐ APPROVED WITH CONDITIONS ☒

SCHEDULE 'A' ATTACHED STATING CONDITIONS & REASONS

## Committee Members

"D. Bailey"

"K. Antonides"

"D. Collins"

"A. Mottershead"

"F. Billing"

Date of Decision: December 19, 2023

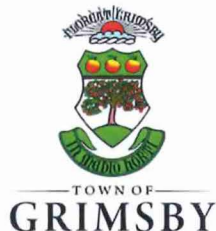
Notice of Decision mailing date: December 20, 2023

Last date to file an appeal to OLT: January 9, 2024

Conditions fulfilled by: December 19, 2025

Secretary/Treasurer

Last date for filing an appeal to the Ontario Land Tribunal (OLT) under Section 53 of the *Planning Act*: January 9, 2024



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## SCHEDULE 'A'

### CONDITIONS AND REASONS

This is Schedule "A" attached to and forming part of the decision on application for consent.

File Number: B05-23



**Committee Decision: APPROVED WITH CONDITIONS**

#### Reasons for Decision:

The application as proposed meets the intent of the Official Plan, and Zoning By-law and is appropriate development for the subject lands. Any written and verbal public input received was fully considered as part of this decision.

#### Conditions:

1. That the applicant provide the Secretary/Treasurer with deeds in triplicate for conveyance of the subject parcel, a registrable legal description of the subject parcel together with a copy of the deposited reference plan, if applicable, for the issuance of the Certificate of Consent.
2. That the final certificate fee, payable to the Town of Grimsby be submitted to the Secretary/Treasurer.
3. That all conditions of consent be fulfilled within two (2) years from the date of the notice of decision pursuant to Subsection 53(41) of the *Planning Act*, failing which this consent shall be deemed to be refused.
4. Subsection 3 or 5 of Section 50 of the *Planning Act* R.S.O 1990, shall apply to any subsequent conveyance or transaction involving the severed land.

**LAST DATE TO FULFILL CONDITIONS: December 19, 2025**

Received

DEC 28 2023

Ontario Heritage Trust