



**IBI GROUP**  
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June 24, 2022

Pat Busnello MCIP RPP  
Manager - Development Planning  
Niagara Region – Planning and Development  
1815 Sir Isaac Brock Way  
Thorold Ontario  
L2V 4T7

Dear Mr. Busnello:

**502 WINSTON ROAD, GRIMSBY – FIRST SUBMISSION - REGIONAL OFFICIAL PLAN AMENDMENT**

On behalf of our client (502 Winston Road Inc.), we are pleased to submit our first formal submission for a Regional Official Plan Amendment application for the subject lands, municipally referred to as 502 Winston Road in the Town of Grimsby. The subject lands are located at the north-west corner of Winston Road and Hunter Road and are legally described as Part of Lot 19, Broken Front Concession in North Grimsby, Part 9 & 10 in Reference Plan 30R3352 save and except Part 1 in Reference Plan 30R14473, subject to an easement in gross over Part of Lot 19, Broken Front Concession, designated as Part 1 on Reference Plan 30R14772 as in NR421363 in the Town of Grimsby.

Based on the definition of 'Specialty Crop Areas' and the technical findings of supporting studies, it is our opinion that the subject lands should not be considered as 'Specialty Crop'. The purpose of the Regional Official Plan Amendment is to apply the 'Rural Area' designation on the subject lands, effectively replacing the 'Unique Agricultural Area' designation and add a new site-specific policy to permit the refinement of lower priority agricultural designations to replace the 'Unique Agricultural Area' designation through a Regional Official Plan Amendment.

A concurrent Local Official Plan Amendment is being submitted to refine the extent of the Town of Grimsby's 'Rural Areas' to include the portion of the subject lands, currently designated 'Specialty Crop Area' and add a new site-specific policy to allow the refinement of 'Rural Area' boundaries onto 'Specialty Crop Areas' through a Regional Official Plan Amendment.

Please note that the cheques addressed to the Region of Niagara will be provided subsequently to the Region under a separate submission cover letter. In support of the proposed application, we provide to you the digital submission with all materials in PDF format:

- Completed Regional Official Plan Amendment application, signed
- Regional Pre-Consultation Form
- Planning Justification Report dated June 23, 2022, as prepared by IBI Group
- Agricultural Impact Assessment dated March 25, 2022, as prepared by DBH Soil Services Inc.
- Draft Regional Official Plan Amendment, as prepared by IBI Group
- Draft Local Official Plan Amendment, as prepared by IBI Group

Pat Busnello MCIP RPP – June 24, 2022

We trust that the enclosed is to your satisfaction. Should you require physical copies of the submission or any additional information, please do not hesitate to contact the undersigned.

Yours Truly,

**IBI Group**

A handwritten signature in black ink, appearing to read 'Mike Crough', with a stylized flourish at the end.

Mike Crough MCIP RPP  
Associate Director – Practice Lead

A handwritten signature in black ink, appearing to read 'Ritee Haider', with a stylized flourish at the end.

Ritee Haider MCIP RPP  
Planner

Cc. John Ariens, Associate Director – Planning Lead