



June 10, 2025

From:  
**West End Home Builders' Association**  
1112 Rymal Road East  
Hamilton, Ontario L8W 3N7

To:  
**Members of Planning and Development  
Committee**  
160 Livingston Ave  
Grimsby, Ontario L3M 4X1

### **WE HBA Letter: Official Plan and Zoning By-law Amendment for ARUs**

---

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction.

WE HBA appreciates the report being brought forward to align the Grimsby Official Plan ("OP") and Zoning By-law ("ZBL") with provincial policy, which by way of Bill 23 and updates to Ontario Regulation 299/19, allows for three units as-of-right through a principal residence and up to two Additional Residential Units ("ARUs"). By aligning the Town's policy and by-law with provincial policy, the Town is clarifying what property owners are permitted to develop on their lands and meet their housing needs. ARUs are an important component of meeting our overall housing supply needs and provide much needed opportunities for multigenerational living and rental supply.

WE HBA understands that these amendments act as a bridge between the current OP policies and ZBL standards, and the future Grimsby OP and ZBL. WE HBA encourages the Town to, in future, consider further easing of performance standards to ensure that property owners can proceed directly to building permit. This includes considering a higher maximum lot coverage, above the 45% required in 299/19, and further relaxing of parking standards to lower minimums for ARUs. By allowing for a more permissive framework, the Town can facilitate higher uptake of ARUs, reduce the need for minor variances, and allow residents to create housing supply through the gentle density provided by ARUs.

We look forward to future consultation on the updated Official Plan and future Zoning By-law as we work together to facilitate further housing opportunities in the Town of Grimsby.

Sincerely,

A handwritten signature in black ink, appearing to read 'A Salemi', is positioned above the printed name.

**Anthony Salemi, BURPI**  
Planner, Policy and Government Relations  
West End Home Builders' Association

