

TOWN OF  
GRIMSBY

# 2023 Vacant Employment Lands Directory



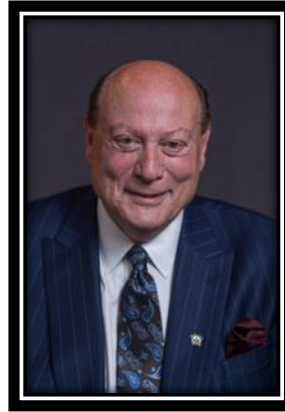
# 2022 – 2026 Grimsby Council Members



**Mayor  
Jeff Jordan**



**Councilor  
Delight Davoli**



**Councilor  
Reg Freake**



**Councilor  
Don Howe**



**Councilor  
Lianne Vardy**



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**Councilor  
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**Councilor  
Jacob Baradziei**



**Councilor  
Nick DiFlavio**

## Introduction

The Town of Grimsby has a small supply of vacant employment lands in the Niagara Region. The Vacant Employment Land Directory details all vacant land parcels designated for industrial, and commercial development in Grimsby's employment areas.

Please note that not all opportunities listed in the directory are available for purchase. The intended use of this directory is to promote the vacant employment lands to prospect investors for possible development. If there are any discrepancies, please report them directly to the Economic Development Department.

For more detailed information regarding the zoning of each parcel, please visit our [Town's Zoning By-law](#) or contact our Planning Department for specific permitted uses.

Every effort has been taken to ensure the Directory information is timely and as concise as possible. However, there is no guarantee on the accuracy and completeness of the information as it may change without notice. If interested, the prospective investor should contact the Planning and Economic Development Departments to verify and receive the most up-to-date information on each site.

The Vacant Employment Land Directory details all vacant land parcels (sites) designated for industrial, office and commercial development within the Town of Grimsby Employment Areas. Please note that not all opportunities listed in the directory are available for purchase.

For more information about each parcel and other economic indicators, contact our Economic Development team at [economicdevelopment@grimsby.ca](mailto:economicdevelopment@grimsby.ca)

## Development Process

The development process requires the investor to contact a myriad of Non-Governmental Organizations (NGOs) and internal departments at the Town of Grimsby to assist them in the zoning, and/or site plan application process. Please contact us if you have any questions, or are looking for assistance.

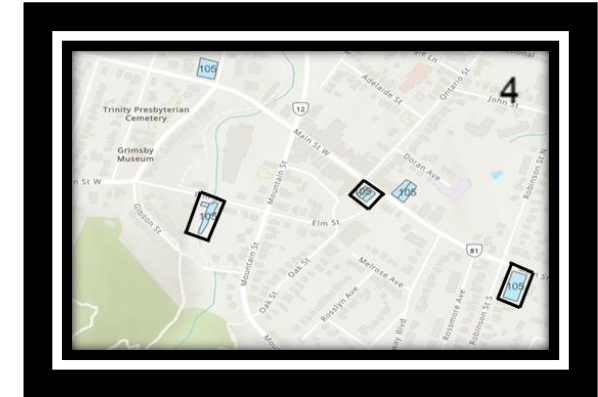
For all planning applications, it is highly recommended that you consult with a member of the Planning Department prior to finalizing your application.

Further, please note that a [formal pre-consultation meeting](#) is required prior to the acceptance of an application for official plan amendment, zoning by-law amendment, draft plan of subdivision or condominium, site plan control, and occasionally at the discretion of staff, consent and minor variance applications.

For more information on how to make a planning application (Official Plan Amendment, Zoning By-law Amendment, Site Plan, Draft Plan of Subdivision/Condominium), please visit the Town's [planning application](#) page.

Information on making a minor variance or consent application can be obtained by visiting the [minor variance](#) and [lot creation](#) pages.

# Directory Maps



# 4-6 Main St. East, Grimsby, ON L3M 1M8

## Property Highlights

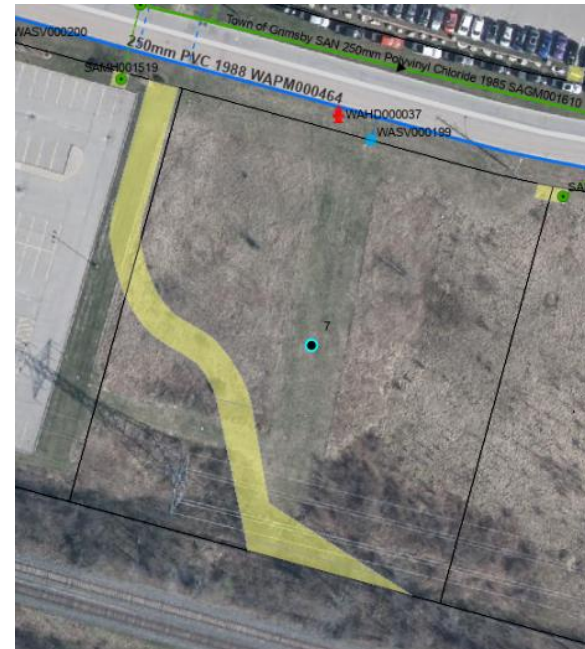
<b>Ownership</b>	Private
<b>Size (acres)</b>	0.039904
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V Behind Property <b>Natural Gas:</b> 2" Low Pressure Line fronting Property <b>Water:</b> 37.5mm dia. Copper Water Service <b>Wastewater:</b> 150mm dia. Concrete San. Service
<b>Zoning</b>	DMS (Downtown Main-Street)
<b>Distance to major highway</b>	0.82km to QEW
<b>Distance to rail</b>	No rail adjacent to site
<b>Distance to Border</b>	44km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



# 7 Industrial Dr. Grimsby, ON L3M 5H8

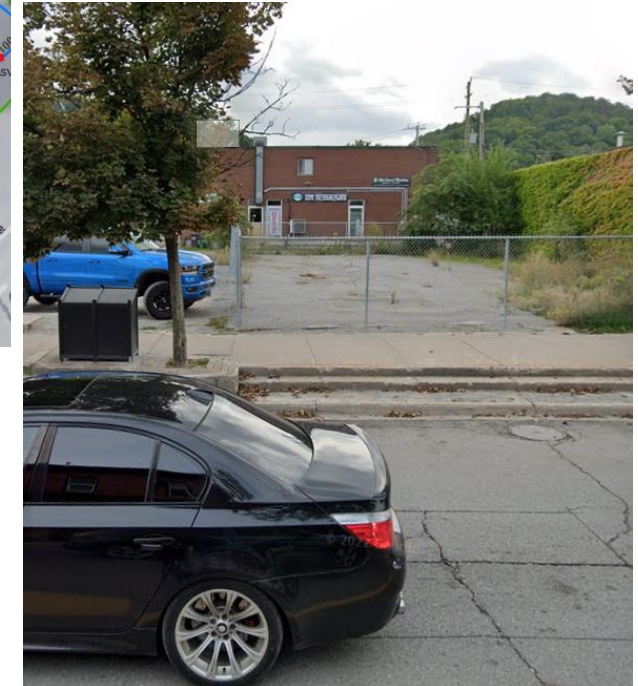
## Property Highlights

<b>Ownership</b>	Town of Grimsby
<b>Size (acres)</b>	1.55
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 150mm dia. PVC Water Service <b>Wastewater:</b> 250mm dia. PVC main fronting site
<b>Zoning</b>	CS (Service Commercial)
<b>Distance to major highway</b>	0.6km to QEW
<b>Distance to rail</b>	Rail adjacent to site
<b>Distance to Border</b>	47km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



# 8-10 Main St. East, Grimsby, ON L3M 1M8

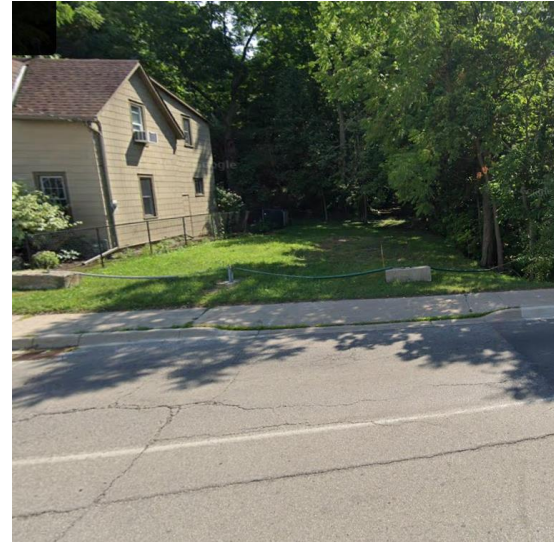
Property Highlights	
Ownership	Private
Size (acres)	0.0541387
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> 2" Low Pressure Line fronting Property <b>Water:</b> 100mm dia. C.I. main fronting site <b>Wastewater:</b> 2- 150mm dia. Concrete Laterals
Zoning	DMS (Downtown Main-Street)
Distance to major highway	0.82km to QEW
Distance to rail	No rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges





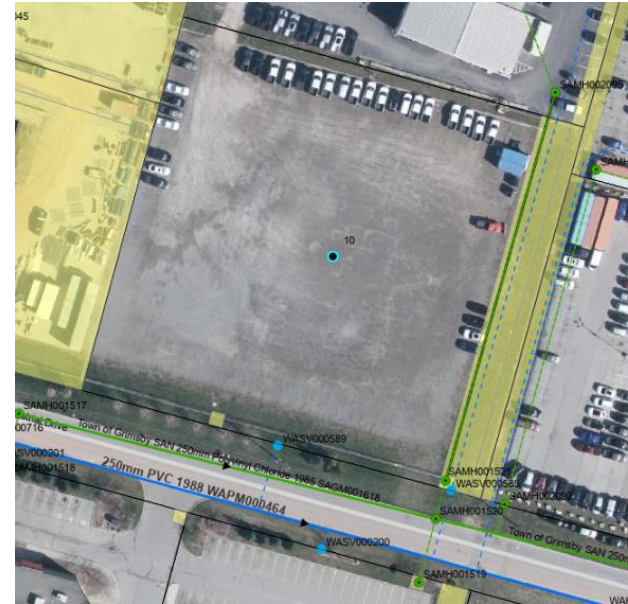
# 8 Elm St. Grimsby, ON L3M1H2

Property Highlights	
Ownership	Private
Size (acres)	0.216408
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> 8" Gas Main fronting Property <b>Water:</b> 50mm dia. Copper Water Service <b>Wastewater:</b> 100mm dia. PVC san. lateral
Zoning	TRMC (Transitional Residential Multiple- Commercial)
Distance to major highway	1.45km to QEW
Distance to rail	No rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



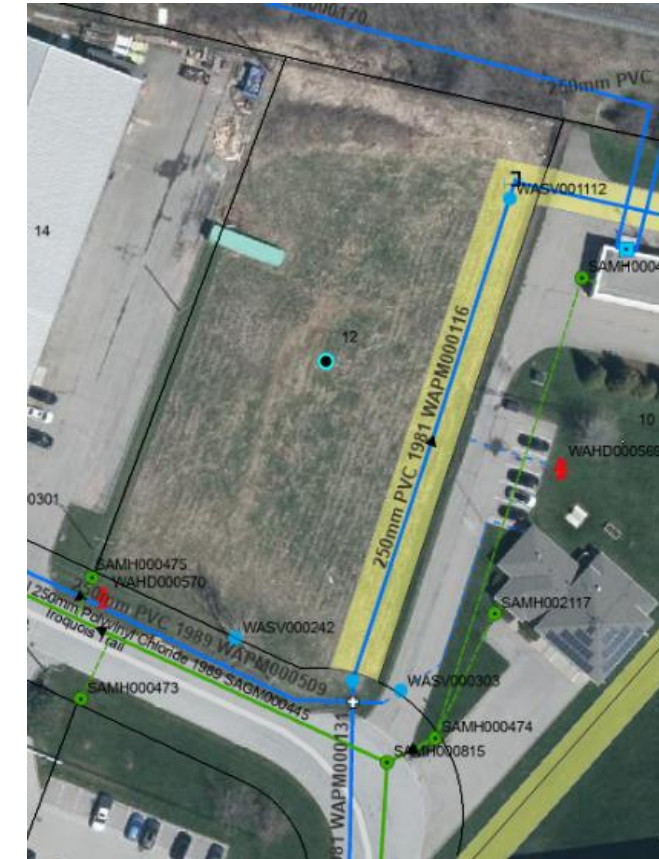
# 10 Industrial Dr. Grimsby, ON L3M 5H8

Property Highlights	
Ownership	1975074 ONTARIO INC
Size (acres)	2.05
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 150mm dia. PVC water service <b>Wastewater:</b> 250mm dia. PVC main fronting site
Zoning	CS (Service Commercial)
Distance to major highway	0.70km to QEW
Distance to rail	No rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# 12 Iroquois Tr. Grimsby, ON L3M 5E7

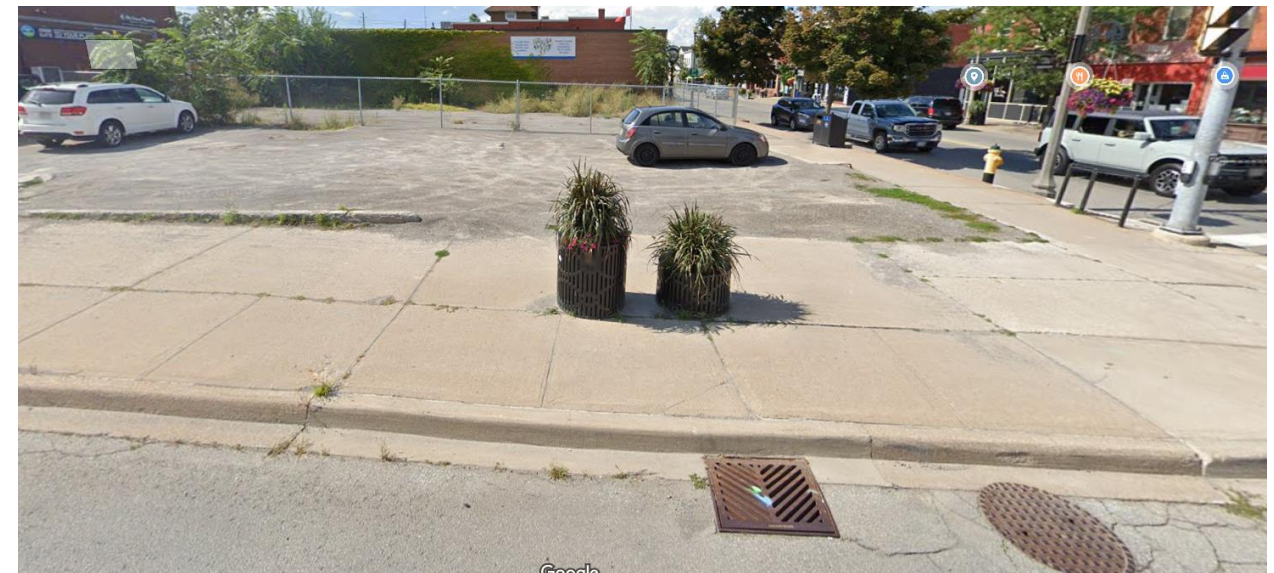
Property Highlights	
Ownership	STONEY CREEK CAPITAL INC.
Size (acres)	1.04123
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 150mm dia. PVC water service <b>Wastewater:</b> 150mm dia. PVC san. lateral
Zoning	PE (Prestige Employment)
Distance to major highway	2.25km to QEW
Distance to rail	Rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# 12 Main St. East, Grimsby, ON L3M 1M8

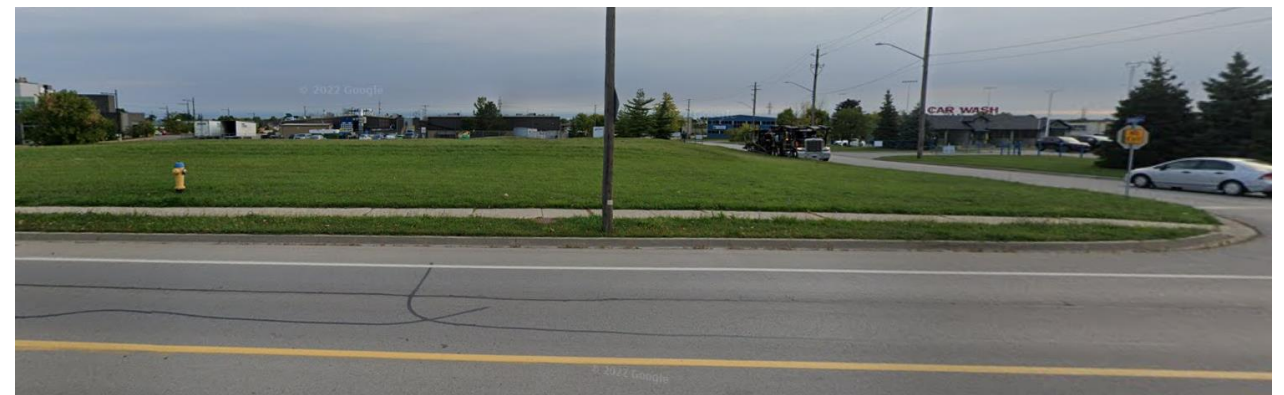
## Property Highlights

<b>Ownership</b>	Private
<b>Size (acres)</b>	0.0807049
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> 2" Low Pressure Line fronting Property <b>Water:</b> 100mm dia. C.I. main fronting site <b>Wastewater:</b> 100mm dia. V.C. san. service
<b>Zoning</b>	DMS (Downtown Main-Street)
<b>Distance to major highway</b>	0.83km to QEW
<b>Distance to rail</b>	No rail adjacent to site
<b>Distance to Border</b>	45km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



# 13 Iroquois Tr. Grimsby, ON L3M 5E6

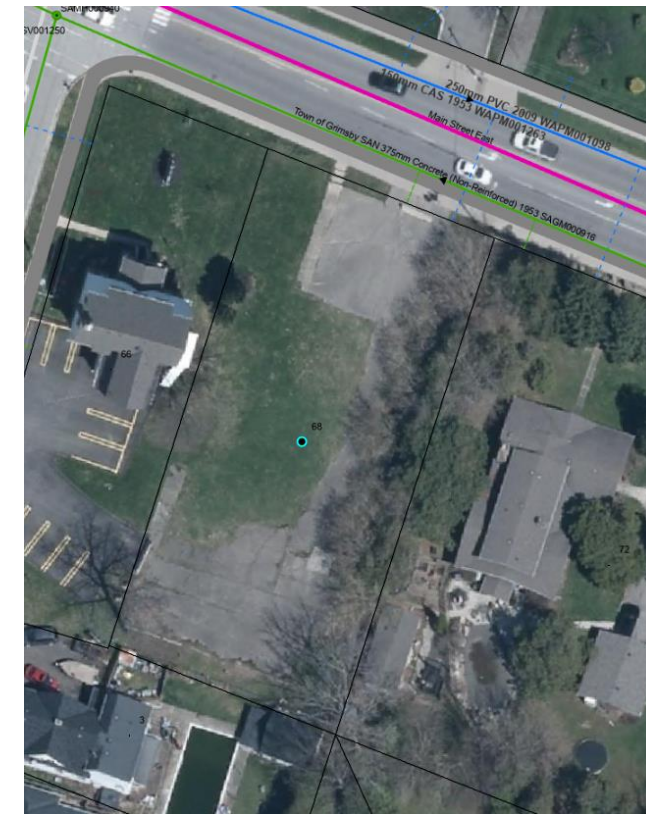
Property Highlights	
Ownership	Private
Size (acres)	1.11489
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 150mm dia. PVC water service <b>Wastewater:</b> 150mm dia. PVC san. service
Zoning	PE (Prestige Employment)
Distance to major highway	1.94km to QEW
Distance to rail	No rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# 68 Main St. East, Grimsby, ON L3M 1N4

## Property Highlights

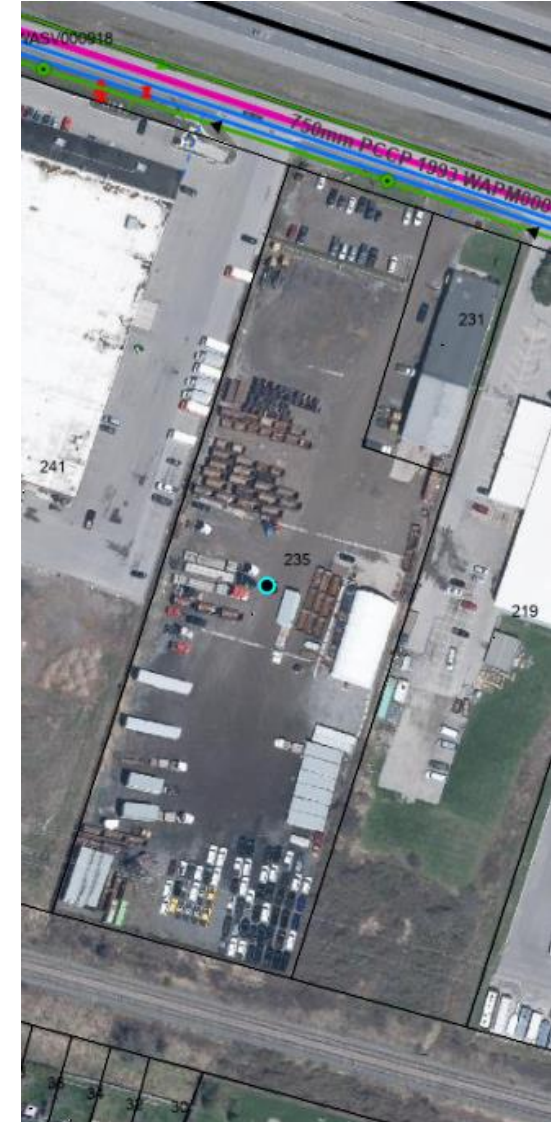
<b>Ownership</b>	Private
<b>Size (acres)</b>	0.475705
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 20mm dia. Poly water service <b>Wastewater:</b> 150mm dia. Concrete san. service
<b>Zoning</b>	CC (Convenience Commercial)
<b>Distance to major highway</b>	0.67km to QEW
<b>Distance to rail</b>	No rail adjacent to site
<b>Distance to Border</b>	45km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



# 235 South Service Rd. Grimsby, ON L3M 1Y7

## Property Highlights

Ownership	2606397 ONTARIO INC
Size (acres)	3.67167
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 300mm dia. A.C. main fronting site <b>Wastewater:</b> 200mm dia. PVC main fronting site
Zoning	GE (General Employment)
Distance to major highway	1.62km to QEW
Distance to rail	Rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# 258 Kerman Ave. Grimsby, ON L3M 3W3

## Property Highlights

<b>Ownership</b>	Private
<b>Size (acres)</b>	3.9932
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 150mm dia. A.C. main fronting site <b>Wastewater:</b> 250mm dia. A.C. main fronting site
<b>Zoning</b>	PE(H) (Prestige Employment)
<b>Distance to major highway</b>	2.14km to QEW
<b>Distance to rail</b>	Rail adjacent to site
<b>Distance to Border</b>	45km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges





# 419 South Service Rd, Grimsby, ON, L3M 4E8

## Property Highlights

<b>Ownership</b>	Town of Grimsby
<b>Size (acres)</b>	1.26
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 250mm dia. PVC main fronting site <b>Wastewater:</b> 250mm dia. PVC main fronting site
<b>Zoning</b>	CS (Service Commercial)
<b>Distance to major highway</b>	0.25km to QEW
<b>Distance to rail</b>	Rail adjacent to site
<b>Distance to Border</b>	45km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



# Cline Mountain Rd. PT LT 21 CON 2, North Grimsby, as in RO719119 ; GRIMSBY

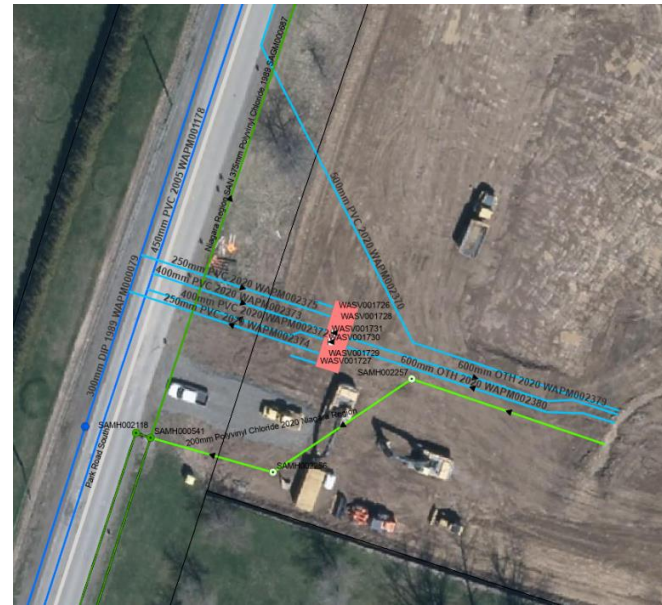
Property Highlights	
Ownership	992426 ONTARIO INC
Size (acres)	0.546
Price	TDB
Utility Services	<b>Electricity:</b> 0.1MW - 16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 150mm dia. PVC main fronting site <b>Wastewater:</b> 100mm dia. V.C. san. service
Zoning	N.E.D.C. A (Niagara Environmental Development Control Area)
Distance to major highway	3.5km to QEW
Distance to rail	No rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# Ridge Rd. East, PT LT 2 CON 3, North Grimsby; PT 2, 30R-2547 ; GRIMSBY

## Property Highlights

<b>Ownership</b>	Niagara Region
<b>Size (acres)</b>	16.82
<b>Price</b>	TDB
<b>Utility Services</b>	<p><b>Electricity:</b> Existing Services Available</p> <p><b>Natural Gas:</b> Intermediate Pressure Line fronting Property</p> <p><b>Water:</b> Multiple watermain entering site</p> <p><b>Wastewater:</b> 200mm dia. PVC san service</p>
<b>Zoning</b>	N.E.D.C. A (Niagara Environmental Development Control Area)
<b>Distance to major highway</b>	2.50km to QEW
<b>Distance to rail</b>	No rail adjacent to site
<b>Distance to Border</b>	45km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



# South Service Rd. PT LT 17 CON 1, North Grimsby; PTS 2 & 3, 30R-11106 ; GRIMSBY

## Property Highlights

<b>Ownership</b>	METROLINX
<b>Size (acres)</b>	2.26471
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 250mm dia. PVC main fronting site <b>Wastewater:</b> 250mm dia. PVC main fronting site
<b>Zoning</b>	CS (Service Commercial)
<b>Distance to major highway</b>	0.15km to QEW
<b>Distance to rail</b>	Rail adjacent to site
<b>Distance to Border</b>	45km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



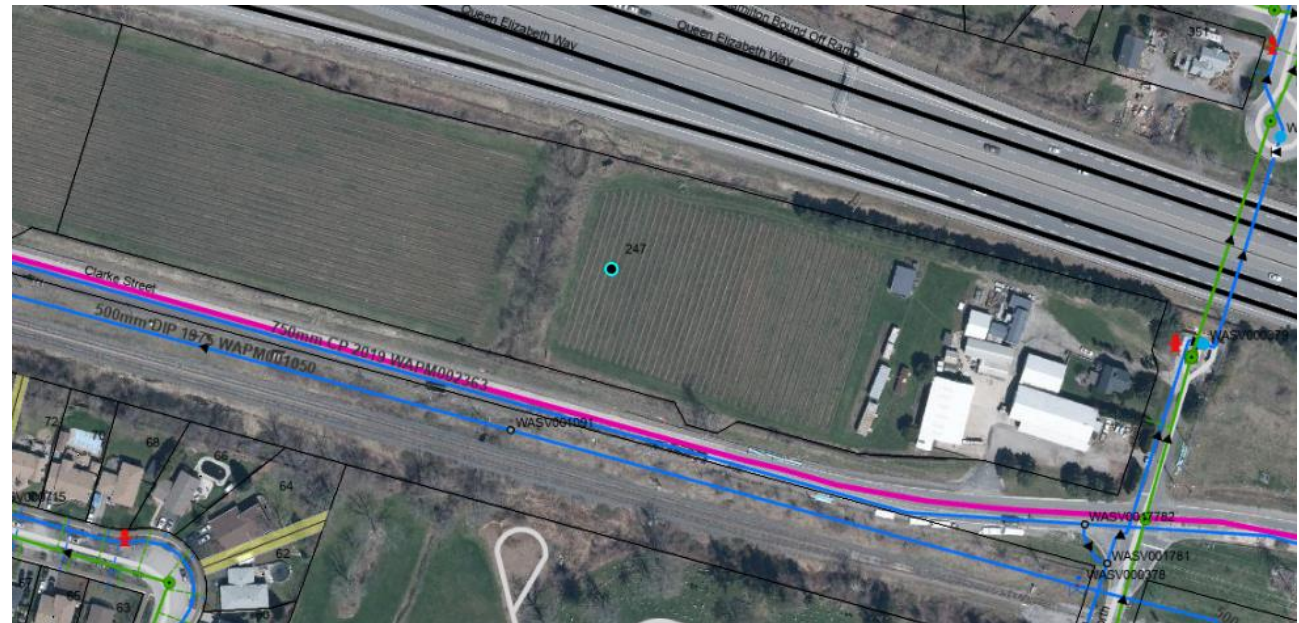
# South Service Rd. PT LT 16 CON 1, North Grimsby ; GRIMSBY

Property Highlights	
Ownership	METROLINX
Size (acres)	0.947
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 250mm dia. C.I. Lined main fronting site <b>Wastewater:</b> 250mm dia. A.C. main fronting site
Zoning	Unknown
Distance to major highway	0.1km to QEW
Distance to rail	Rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



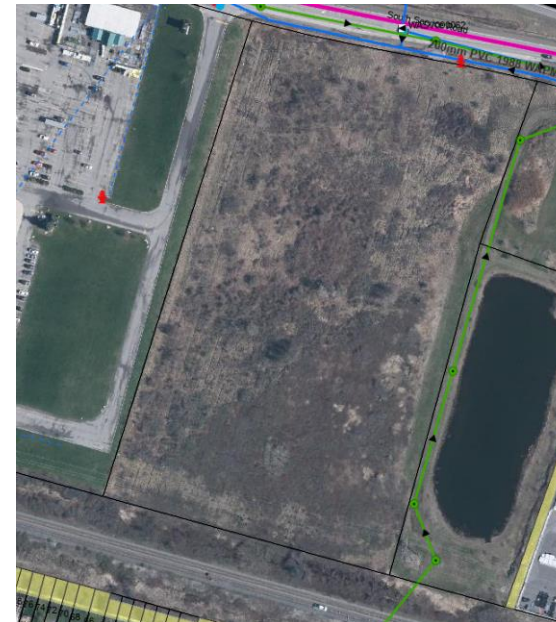
# 247 Nelles Rd N, Grimsby, ON, L3M 2Z7

Property Highlights	
Ownership	Private
Size (acres)	7.93455
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> No Gas fronting Property <b>Water:</b> 150mm dia. C.I. main fronting property <b>Wastewater:</b> 100mm dia. Concrete san. service
Zoning	GE (General Employment)
Distance to major highway	0.82km to QEW
Distance to rail	No rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# 361 & 323 South Service Rd. PT LT 15 CON 1, North Grimsby; PTS 3, 4 & 6 to 11, 30R-7118; PTS 2 & 3, 30R-10660 ; GRIMSBY

Property Highlights	
Ownership	METROLINX
Size (acres)	9.14385
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 200mm dia. PVC main fronting site <b>Wastewater:</b> 300mm dia. A.C. fronting site
Zoning	CS (Service Commercial)
Distance to major highway	0.65km to QEW
Distance to rail	Rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# Tops Dr. & Oakes Rd. North, PT LT 21 CON 1, North Grimsby, as in RO258318; PTS 4, 5 & 6, 30R-14418 ; GRIMSBY

Property Highlights	
Ownership	Private
Size (acres)	7.4418
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> Intermediate Pressure Line fronting Property <b>Water:</b> 250mm dia. PVC main fronting site <b>Wastewater:</b> 250mm dia. PVC main fronting site
Zoning	GE(H) (General Employment)
Distance to major highway	2.35km to QEW
Distance to rail	Rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges





# 540 North Service Rd. Grimsby, ON L3M 4E8

## Property Highlights

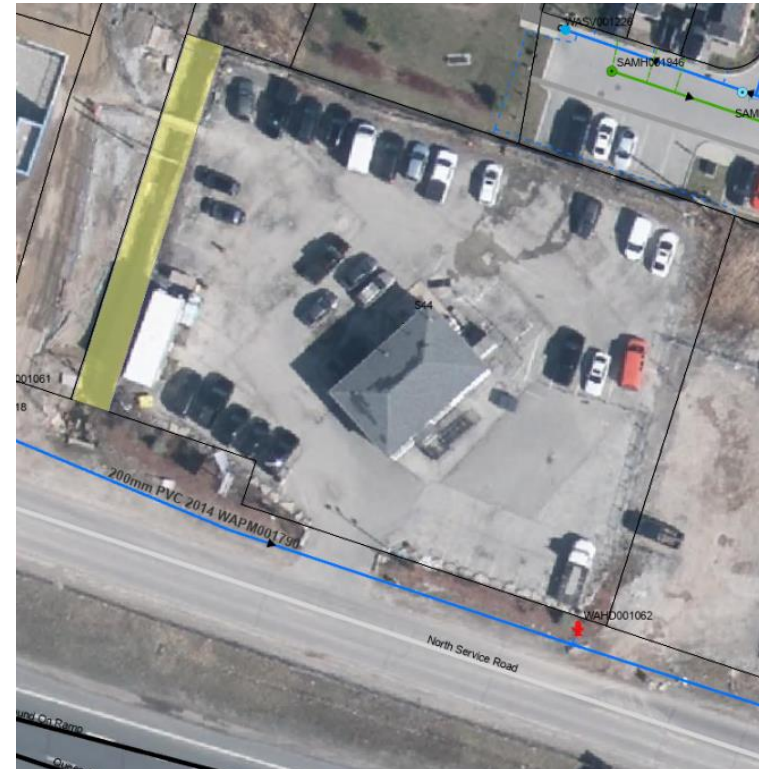
<b>Ownership</b>	Private
<b>Size (acres)</b>	1.27434
<b>Price</b>	TDB
<b>Utility Services</b>	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> No Gas Main fronting Property <b>Water:</b> 20mm dia. Poly water service <b>Wastewater:</b> 200mm dia. PVC main adjacent to site
<b>Zoning</b>	CS (Service Commercial)
<b>Distance to major highway</b>	1.65km to QEW
<b>Distance to rail</b>	No rail adjacent to site
<b>Distance to Border</b>	45km to Lewiston US Border to NY
<b>Site Features</b>	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
<b>Municipal Incentives</b>	Ex. Zero development charges



# 544 North Service Rd. Grimsby, ON L3M 4E8



Property Highlights	
Ownership	Private
Size (acres)	0.664204
Price	TDB
Utility Services	<b>Electricity:</b> 0.5MW - 27,600/16,000V fronting property <b>Natural Gas:</b> No Gas Main fronting Property <b>Water:</b> 20mm dia. Poly water service <b>Wastewater:</b> 200mm dia. PVC main adjacent to site
Zoning	CS (Service Commercial)
Distance to major highway	1.6km to QEW
Distance to rail	No rail adjacent to site
Distance to Border	45km to Lewiston US Border to NY
Site Features	Ex. Free of environmental constraints, proximity to College/University, proximity to airport, etc...
Municipal Incentives	Ex. Zero development charges



# Development Contacts

ORGANIZATION	CONTACT NAME	E-MAIL
Town of Grimsby	Adam Gignac	agignac@grimsby.ca
Grimsby Power	Aldo Mastrofrancesco	aldom@grimsbypower.com
Niagara Region	Alexandria Tikky	alexandria.tikky@niagararegion.ca
	Ashkan Matlabi	ashkan.matlabi@cn.ca
Bell Canada	Bell Canada (ROW Centre)	rowcentre@bell.ca
Town of Grimsby	Bianca Verrecchia	bverrecchia@grimsby.ca
Town of Grimsby	David Christensen	dchristensen@grimsby.ca
Niagara Peninsula Conservation Authority	Domenic Deluce	ddeluce@npca.ca
Niagara Region	Development Planning Applications	devtplanningapplications@niagararegion.ca



# Development Contacts

ORGANIZATION	CONTACT NAME	E-MAIL
Town of Grimsby	Dilhara Abeywardene	dabeywardene@grimsby.ca
Town of Grimsby	Frank Miele – Economic Development	fmiele@grimsby.ca
Grimsby Power	Engineering Grimsby Power	engineering@grimsbypower.com
Town of Grimsby	Garrett France-Wyllie	gfrance-wyllie@grimsby.ca
Town of Grimsby	Johanna Keus	jkeus@grimsby.ca
Niagara Region	Khaldoon Ahmad	Khaldoon.Ahmad@niagararegion.ca
	TED Lagakos (MTO)	Ted.Lagakos@ontario.ca
Niagara Region	Lori Karlewicz	lori.karlewicz@niagararegion.ca
Niagara Region	Maggie Ding	maggie.ding@niagararegion.ca



# Development Contacts

ORGANIZATION	CONTACT NAME	E-MAIL
Niagara Peninsula Conservation Authority	Mani Drummond	mdrummond@npca.ca
Town of Grimsby	Mani Singh	msingh@grimsby.ca
Town of Grimsby	Michaela Bray	mbray@grimsby.ca
Niagara Escarpment Commission	Niagara Escarpment Commission (Georgetown)	necgeorgetown@ontario.ca
Niagara Catholic District School Board	Niagara Catholic District School Board (NCDSB)	Planning@ncdsb.com
	Andrej Obradovic (NDMNR)	Andrej.Obradovic@ontario.ca
Town of Grimsby	Olivia Fraser	ofraser@grimsby.ca
Niagara Region	Pat Busnello	pat.busnello@niagararegion.ca



# Development Contacts

ORGANIZATION	CONTACT NAME	E-MAIL
Niagara Peninsula Conservation Authority	Paul Leithwood	pleithwood@npca.ca
Town of Grimsby	Paul Nickerson	pnickerson@grimsby.ca
	Paul Nunes	paul.nunes@ontario.ca
Town of Grimsby	Paul W. Kucharuk	pwkucharuk@grimsby.ca
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