



TOWN OF GRIMSBY PLANNING AND DEVELOPMENT

File Numbers: 26OP-16-1804 & 26Z-16-1804

March 4, 2019

You are invited to a Public Open House

Applications have been received by the Town of Grimsby for an Official Plan Amendment, and a Zoning By-law Amendment for the lands known as 361 South Service Road, Grimsby.

THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT is to modify the existing Service Commercial Area designation by permitting commercial retail uses that have a floor area less than the minimum required 5,000 square meters.

THE PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT is amend the existing site specific zoning for the property to allow for a reduction in the required amount of parking spaces from 613 to 516 spaces, and to include the following additional permitted uses: retail uses, a pet store and a clinic.

THE PROPOSED DEVELOPMENT will add 4 additional retail units in two separate buildings on the subject site, in addition to the existing grocery store and gas bar. There is an existing 8,412 square meters of retail space currently on the site, and an additional 2,203 square meters is proposed for the site for a total of 10,615 square meters of retail floor area. The proposed development would have 516 parking spaces.

THE PLAN on the reverse side of this notice shows the location of the affected lands and the proposed development plan.

The Town of Grimsby will be hosting a Public Open House to explain the proposed development. An open house meeting is typically held shortly after the Town receives a development application, at the beginning of the development review process. Town staff have not reviewed the application yet, and are still awaiting comments and analysis from other departments and agencies, as well as comments from the public. **Therefore there have been no decisions made about the development proposal thus far.**

The purpose of an open house meeting is for Town staff and the applicant to:

- Explain the proposal;
- Describe the town's relevant planning policies and regulations;
- Answer questions and hear any comments from the public; and
- Explain the planning process to follow.

The open house meeting will be held as follows:

DATE: March 19, 2019
TIME: 6:00 p.m.
LOCATION: Town Hall, 160 Livingston Avenue, Grimsby

Additional information regarding the application, including information about preserving your appeal rights, is available at the Town Hall during normal business hours (8:30 to 4:30) or you may contact:

Town of Grimsby, Planning Department, P.O. Box 159, 160 Livingston Avenue,
Grimsby, Ontario. L3M 4G3. Telephone: (905) 945-9634, Fax: (905) 945-5010
Email: planning@grimsby.ca

At a subsequent meeting, and following a staff review of the application, a formal Public Meeting will be held.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed official plan and zoning by-law amendment before the approval authority gives or refuses to give approval to the official plan and zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Town of Grimsby to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed official plan and zoning by-law amendment before the approval authority gives or refuses to give approval to the proposed official plan and zoning by-law amendment, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the tribunal, there are reasonable grounds to do so.

The Town of Grimsby requests that this notice be posted by the owner of any land that contains 7 or more residential units in a location that is visible to all of the residents.

SOUTH SERVICE ROAD

EXISTING
ALL TURNS

EXISTING KIOSK
(3455 S.F.)

8 CARS

EXISTING TRANSFORMER
GARDEN (72 CARS)
1111 00094

PROPOSED EARTH BIUS
PARKING (11,472 S.F.)

PROPOSED RETAIL E
(18,000 S.F.)
W/1 ROOM (4178) (137' x 0")
18288 (0' - 0")
PATIO (880 S.F.)
20955 (09' - 3")

EXISTING
ALL TURNS

SITE AREA
(+ 15.01 ACRES)
5166238
4.52/1000 S.F.

317 CARS

EXISTING
JUG DRINK BANK

156379 (50' x 47')

LINE OF EXISTING
MUTUALS BUILDING
(14,461 S.F.)

EXISTING RETAIL A
(40,200 S.F.)

PROPOSED
RET. D
(2,940 S.F.)
W/1 ROOM (1250 S.F.)

PROPOSED
RET. C
(2,940 S.F.)

PROPOSED
RET. B
(14,000 S.F.)

PROPOSED
GARAGE
ENCLOSURE

PROPOSED
GARAGE
ENCLOSURE

56 CARS

85266 (27' - 6.12')

33777 (130' - 10')

HYDRO PAVEMENT

38836 (121' - 1.0')

23180 (91' - 7.0')

