



TOWN OF GRIMSBY PLANNING AND DEVELOPMENT

November 20, 2019

File Numbers: 26OP-16-1901 & 26Z-16-1904

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 133 and 137 Main Street East, Grimsby.

THE PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENT is to modify the existing Neighbourhood Commercial Area designation on the subject lands to add site-specific policies pertaining to land use, building height, density, lot area, and urban design.

THE PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT is to modify the existing Neighbourhood Commercial (NC) zoning on the subject lands to a site specific Neighbourhood Commercial (NC) zoning with modified performance standards for setbacks, landscape strip requirements, gross floor area, building height, and parking.

THE PROPOSED DEVELOPMENT consists of:

- The restoration and relocation of the existing 2.5 storey brick dwelling on the subject property, which is designated under Part IV Section 29 of the Ontario Heritage Act, for commercial use; and
- The construction of a new five storey mixed-use commercial and residential apartment building with 148 dwelling units and 305 sq. m. of ground-floor commercial area.

A total of 210 parking spaces are proposed on-site: 187 spaces for the residential apartment units, 11 spaces for the commercial area in the existing building; and 12 spaces (including lay-by parking) for the commercial area in the apartment building.

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: December 10, 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.

