



TOWN OF GRIMSBY PLANNING DEPARTMENT

File Numbers: 26OP-16-2002, 26Z-16-2004
March 9, 2021

You are invited to a Public Open House

Applications have been received by the Town of Grimsby for an Official Plan Amendment and Zoning By-law Amendment for the lands known as 141-149 Main Street East.

The proposed development will include a seven storey residential apartment building with 1,836 sq. ft. of commercial space on the ground floor and 215 residential units. The building is oriented toward Main Street East with a courtyard at the front of the building and underground and surface parking.

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

The purpose and effect of the **proposed official plan amendment** is to maintain the Neighbourhood Commercial Area designation and introduce site specific policies to allow residential uses.

The purpose and effect of the **proposed zoning by-law amendment** is to maintain the Neighbourhood Commercial (NC) Area zone and introduce site specific exceptions for residential uses, building height, lot coverage and parking.

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 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 proposed development yet.**

The purpose of the open house meeting is for Town Staff and the applicant to: inform you about the proposed development; inform you about planning process to follow; answer your questions; and hear your comments.

The open house meeting will be held as follows:

Date: March 29, 2021

Time: 6:00 p.m.

Location: via Zoom

If you wish to appear as a delegation at the meeting, please register with nsimon@grimsby.ca no later than March 26th, 2021, by noon. Note only those individuals that register will be provided the zoom link.

Additional information regarding the applications, including information about appeal rights, is available on the Town's website at www.grimsby.ca/currentplanningapplications, at Town Hall during normal business hours (8:30 to 4:30), or you may contact:

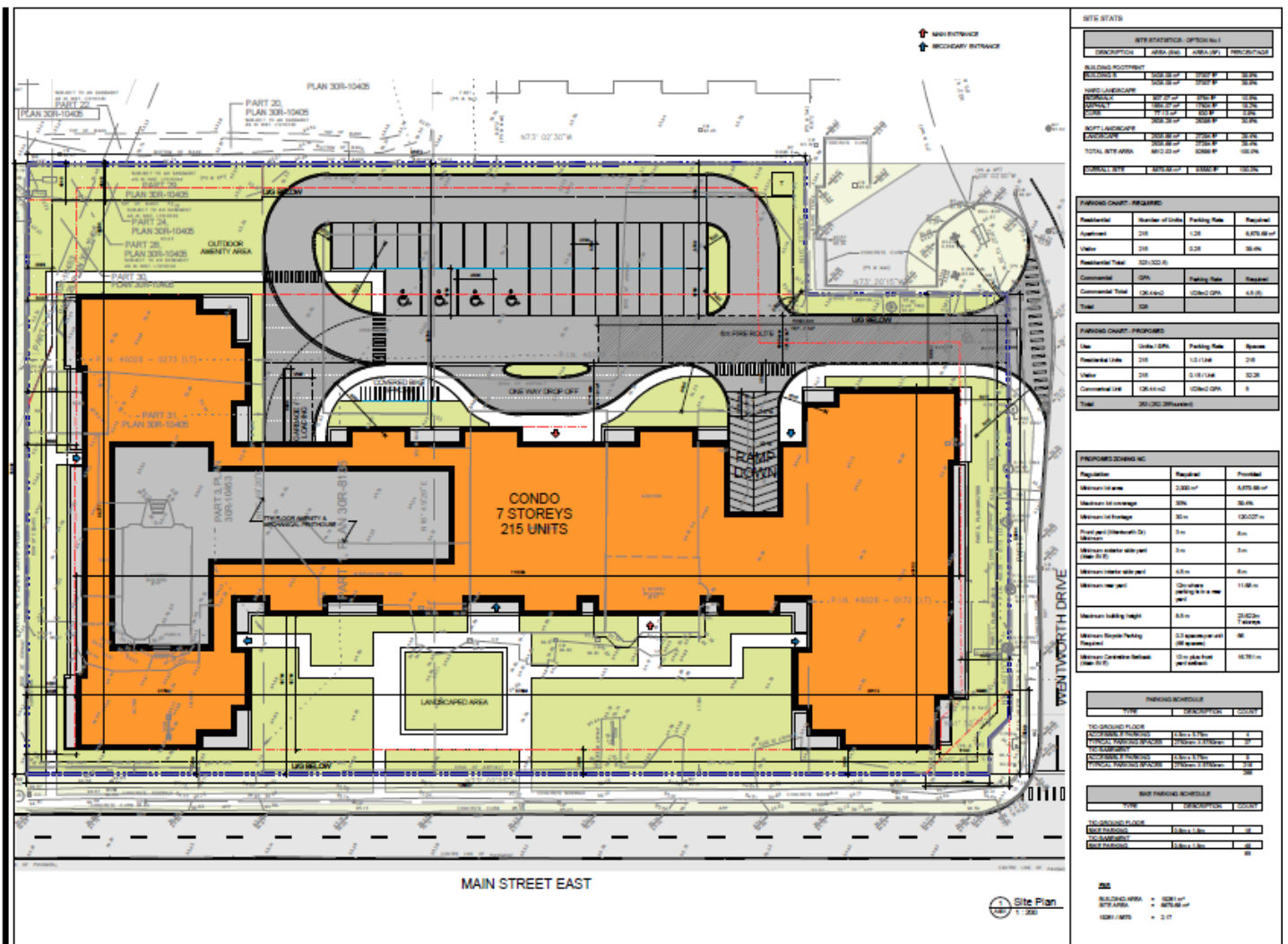
Town of Grimsby, Planning Department,
P.O. Box 159, 160 Livingston Avenue, Grimsby, Ontario. L3M 4G3.
Telephone: (905) 945-9634, Fax: (905) 945-5010
Email: planning@grimsby.ca

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 zoning by-law amendment and draft plan of subdivision before the approval authority gives or refuses to give approval to the zoning by-law amendment and draft plan of subdivision, 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 zoning by-law amendment and draft plan of subdivision before the approval authority gives or refuses to give approval to the proposed zoning by-law amendment and draft plan of subdivision, 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.



SITE DATA

DESCRIPTION	AREA (SQ. M)	AREA (SQ. FT.)	PERCENTAGE
BUILDING FOOTPRINT			
RESIDENTIAL	1,008 SQ. M	10,787 SQ. FT.	30.2%
COMMERCIAL	207 SQ. M	2,231 SQ. FT.	6.2%
LANDSCAPE	1,912 SQ. M	20,657 SQ. FT.	59.8%
TOTAL SITE AREA	3,127 SQ. M	33,675 SQ. FT.	100.0%

PARKING COURT - REQUIRED

Use	Units/CPA	Parking Rate	Required
Residential	215	1.25	269
Commercial	207	0.25	52
Commercial Total	207	0.25	52
Total	422	1.50	321

PARKING COURT - PROVIDED

Use	Units/CPA	Parking Rate	Provided
Residential	215	1.00	215
Commercial	207	0.25	52
Commercial Total	207	0.25	52
Total	422	1.00	267

PROPOSED ZONING NC

Requirement	Required	Provided
Maximum lot area	3,127 sq. ft.	3,127 sq. ft.
Maximum lot coverage	30%	30.2%
Maximum lot frontage	30 m	120.02 m
Front and side setbacks (30' minimum)	3 m	3 m
Minimum rear setback (30' minimum)	3 m	3 m
Minimum rear setback (10' minimum)	10 m	11.88 m
Maximum building height	6.5 m	23.02 m
Maximum Street Parking (20' maximum)	2.2 spaces per lot	50
Minimum Concrete Surface (100% of lot)	100% of lot area	100%

PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
TOURIST PARKING	1 Hour	0
	2 Hour	0
	3 Hour	0
	4 Hour	0
RESIDENTIAL PARKING	1 Hour	0
	2 Hour	0
	3 Hour	0
	4 Hour	0

NOT PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
TOURIST PARKING	1 Hour	0
	2 Hour	0
	3 Hour	0
	4 Hour	0
RESIDENTIAL PARKING	1 Hour	0
	2 Hour	0
	3 Hour	0
	4 Hour	0

NOT

RESIDENTIAL AREA = 1,008 SQ. M
 COMMERCIAL AREA = 207 SQ. M
 TOTAL AREA = 3,127 SQ. M