



TOWN OF GRIMSBY PLANNING DEPARTMENT

File Numbers: 26Z-16-2005
26T-16-2001
June 3, 2021

Notice of Public Meeting

Applications have been received by the Town of Grimsby for a Zoning By-law Amendment, and Draft Plan of Subdivision for the lands known as 240, 244-248 Main Street East.

The proposed development will create 14 new lots. Each of these new lots will have a single detached dwelling. Two of the new single detached dwellings will front Main Street East. The existing Teeter Place will be extended into the site as a cul-de-sac, onto which the remaining 12 new single detached dwellings will front. The existing dwellings at 246 and 248 Main Street East are intended to be maintained.

The purpose and effect of the **proposed draft plan of subdivision** is to create 14 new lots. Two of these new lots will face Main Street East, and 12 will face the Teeter Place cul-de-sac extension.

Note: the proposed **draft plan has been amended** since the open house by reducing the total number of lots from 15 and expanding the draft plan further into the lots at 246 and 248 Main Street East.

The purpose and effect of the **proposed zoning by-law amendment** is to rezone Lots 1 and 2 to a site specific MS.25 Zone, Lots 3 to 5 to a site specific RD4.45 Zone, Lot 6 to 8 to the RD4.45 Zone, Lots 9 to 13 to the RD3.45 Zone; Lot 14 to a site specific RD3.45 Zone. Blocks 15 and 16 to the ND Zone and existing properties municipally known as 246 and 248 Main Street East to be rezoned to a site specific MS.25 Zone.

Note: the proposed **zoning has been amended** since the open house to reflect the new lot configuration.

The **plan** on the reverse side of this notice shows the location of the affected lands (Figure 1); the proposed revised zoning plan (Figure 2) and the proposed revised draft plan of subdivision (Figure 3).

A public meeting for this application is scheduled as follows:

Date: June 23, 2021

Time: 6:00 p.m.

Location: via Zoom

To register for the zoom link, please contact nsimon@grimsby.ca on or before noon on June 18, 2021. Or call 905-945-9634. Only those registered will be given the zoom link. If you do not wish to speak our meetings are livestreamed at

<https://www.grimsby.ca/livestream/>

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

An information report regarding this application will be available at Town Hall and on the Town's website at www.grimsby.ca by 3:30pm on Friday before meeting date. Following a staff review of this application, a staff recommendation report will be presented at a subsequent meeting of the Planning & Development Committee.

If you wish to be notified of the decision of the Town of Grimsby regarding this application, you must make a written request to the Director of Planning at the address above.

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 before the approval authority gives or refuses to give approval to the 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 zoning by-law amendment before the approval authority gives or refuses to give approval to the proposed 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.




SUBJECT PROPERTY
 240 & 244-248 Main Street East
 Grimsby, Ontario

Figure 1 - Location Map

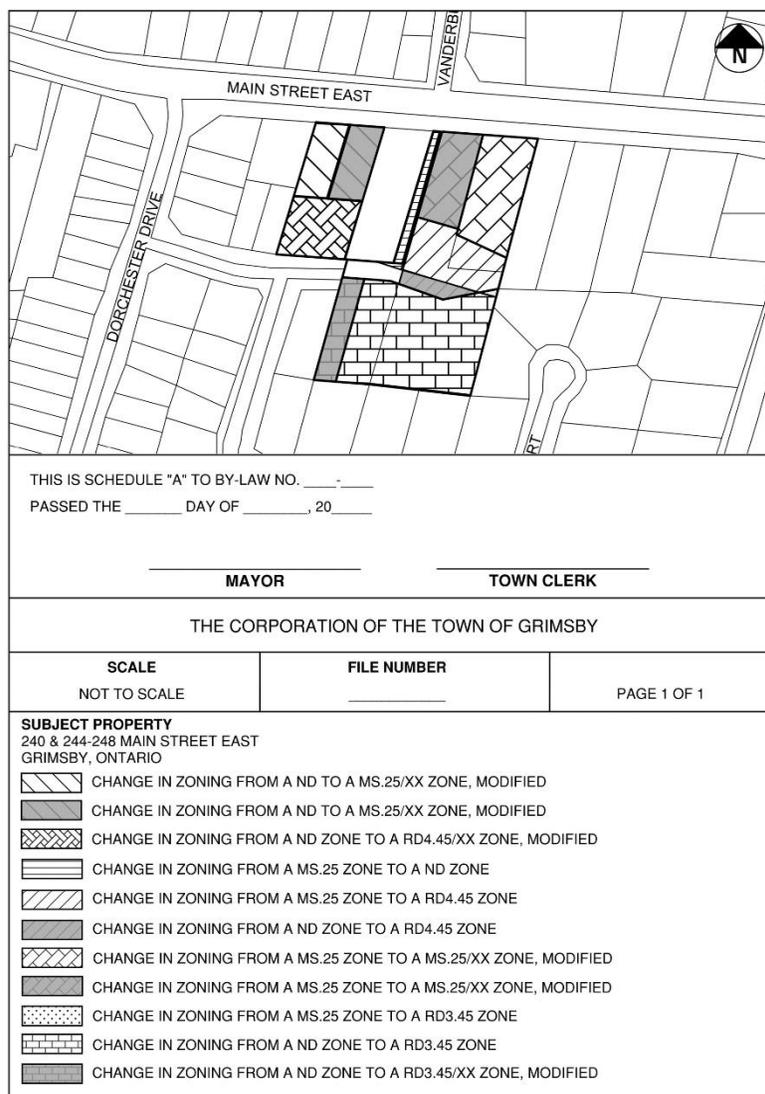


Figure 2 - Proposed Zoning By-law amendment

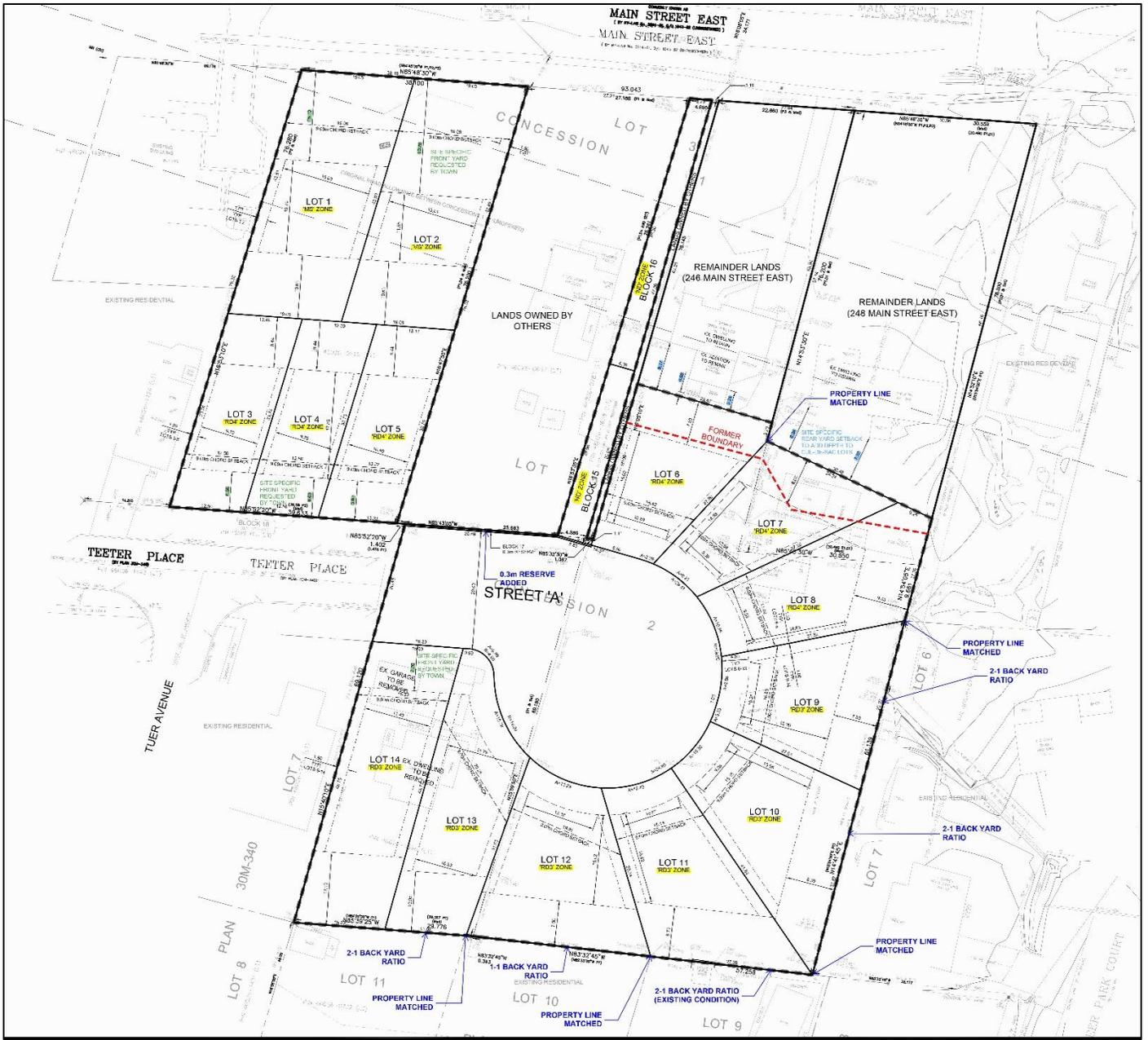


Figure 3 - Proposed Draft Plan of Subdivision