



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26Z-16-1901 & 26T-16-1901
June 28, 2021

REVISED Notice of Public Meeting

The incorrect plan was circulated with the June 22nd, 2021, notice, please find included the correct plan for the subdivision. The date of the meeting remains the same.

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 **308 and 314 Main Street East**.

The proposed development consists of 56 single-detached dwellings on newly created and extended municipal roads.

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 zoning by-law amendment** is to change the zoning on the subject lands from the existing Neighbourhood Development ND Zone to a Residential Development RD4 & RD5 Zone with modified performance standards to permit the proposed development.

On June 7, 2021, Council passed resolution C-21-123 which stated the following:

“Moved by Councillor Bothwell; Seconded by Councillor Vardy;

Resolved that Report P.A. 21-24 By-law No. 21-39 to Amend By-law No. 14-45, as Amended (314 Main Street East) dated June 7, 2021 be received;

And that staff be directed to conduct a second public meeting to review the changes.”

Date: July 12, 2021

Time: 6:00 p.m.

Location: Via Zoom

To register as a delegate please contact nsimon@grimsby.ca, prior to noon on July 9, 2021 to obtain the zoom link. Our meetings are livestreamed at [Live Stream and Archive Meetings - Town of Grimsby](#)

Accordingly, a second public meeting for the proposed zoning amendment application is scheduled as follows:

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 these applications will be available at Town Hall and on the Town's website at www.grimsby.ca by 3:30pm on Friday, July 9, 2021. Following a staff review of these applications, 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 these applications, 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 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.

CALCULATED PLAN OF
PART OF LOT 1, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF NORTH GRIMSBY
 IN THE
TOWN OF GRIMSBY
 REGIONAL MUNICIPALITY OF NIAGARA



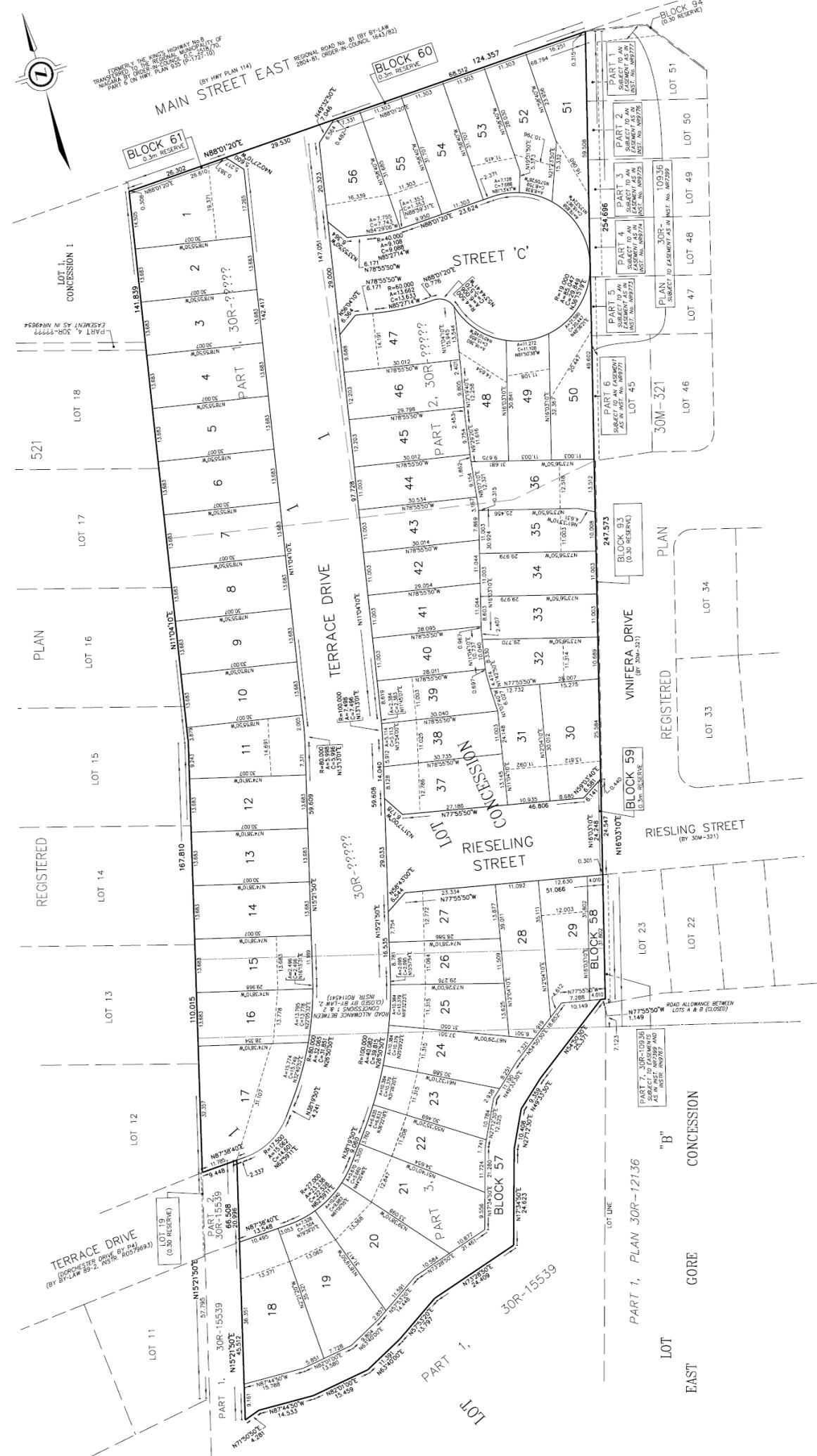
SCALE 1 : 500
 J.D. BARNES LIMITED
 METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES
 BEARINGS ARE UTM GRID (DERIVED FROM OBSERVED REFERENCE POINTS A AND B)
 BY REAL TIME NETWORK (RTN) OBSERVATIONS, IN ZONE 17, UTM33 (ORIGINAL)
 DISTANCES ARE CONVENTIONALLY CONVENTED TO GRID BY MULTIPLYING BY
 THE COMBINED SCALE FACTOR OF 0.9997602.

AREA & FRONTAGE TABLE

LOT	AREA	FRONTAGE
LOT 1	531.0	10.321
LOT 2	410.8	13.883
LOT 3	410.8	13.883
LOT 4	410.8	13.883
LOT 5	410.8	13.883
LOT 6	410.8	13.883
LOT 7	410.8	13.883
LOT 8	410.8	13.883
LOT 9	410.8	13.883
LOT 10	410.8	13.883
LOT 11	410.8	13.883
LOT 12	410.8	13.883
LOT 13	410.8	13.883
LOT 14	410.8	13.883
LOT 15	410.8	13.883
LOT 16	410.8	13.883
LOT 17	410.8	13.883
LOT 18	410.8	13.883
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LOT 21	410.8	13.883
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LOT 95	410.8	13.883
LOT 96	410.8	13.883
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LOT 98	410.8	13.883
LOT 99	410.8	13.883
LOT 100	410.8	13.883

FRONTAGES CALCULATED AS PER TOWN OF
 GRIMSBY ZONING BY-LAW (2014) AND
 5M BUFFER FROM CORNER OF FRONT LOT LINE



J.D. BARNES SURVEYING
 LAND INFORMATION SPECIALISTS
 4111 PORTAGE ROAD - UNIT 1 NIAGARA FALLS, ON L2E 6A4
 T: (905) 352-8885 F: (905) 352-8822 www.jdbarnes.com
 DRAWN BY: A.T. CHECKED BY: REFERENCE TO: 14-16-047-01
 FILE: E:\DATA\14-16-047\14-16-047-01.mxd