

# Public Open House Meeting

**314 Main Street East**

Zoning Amendment and Draft Plan of Subdivision  
Applications

April 23, 2019

# Meeting agenda

1. Planning Department presentation
2. Applicant presentation
3. Discussion and comments

# Purpose of tonight's meeting

- Provide an overview of the planning process and how you can get involved
- Provide an overview of the policy and regulatory framework and rules and regulations that are in place currently
- The applicant will provide information and details regarding the proposal
- Answer your questions and listen to your feedback

# Why do plans change?

## In general:

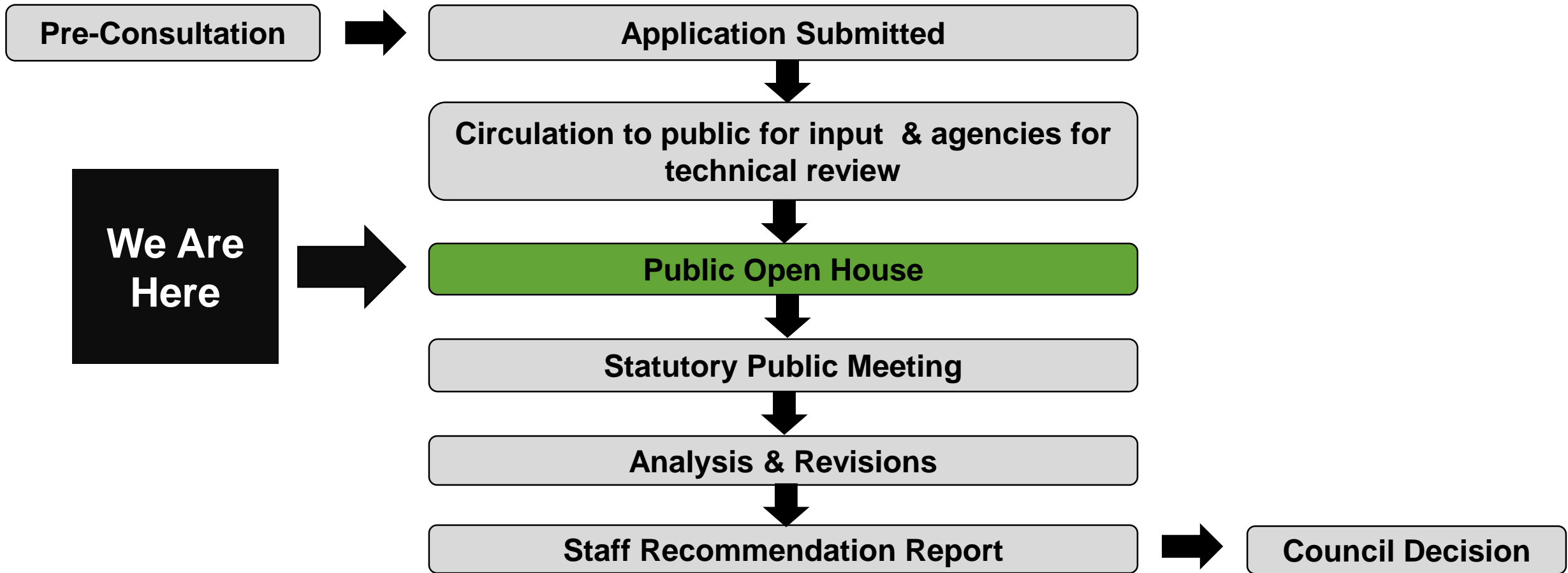
- The Planning Act **gives authority to individuals to submit applications** for development proposals that do not meet the current Official Plan policies or the Zoning By-law regulations.
- The Town is **required** to process these applications.

# Why do plans change?

## In general:

- **Official Plans** may only be amended if the change complies with the overall intent of the Official Plan and is consistent with Provincial and Regional policy.
- **Zoning By-laws** may be amended if the change is compatible with the Official Plan and surrounding neighbourhoods and is consistent with Provincial and Regional policy.

# The planning process



# Have your say

- Tell the Town what you think
- Fill out a comment form at tonight's meeting.
- Write a letter or email to the Planning Department ([planning@grimsby.ca](mailto:planning@grimsby.ca))
- Send a copy of your letter or e-mail to your Ward Councilors

# Stay informed

- Provide your mailing address to the Planning Department. By doing so you will receive:
  - Notice of future meetings
  - Information on how to obtain a staff report
  - Information regarding speaking in front of Committee, should you wish to
  - Information on how you can appeal the application



# Proposed development





# Proposed development

- Single detached houses accessed by a public street
- Connections to Terrace Drive and Riesling Street



Five Lots Facing Main Street East with Driveways and Detached Garages at Rear

Side Facade of Lot 1 to address Main Street with upgraded materials

1.5m wide concrete municipal sidewalks link with adjacent neighbourhoods

Large Canopy Deciduous Street Trees -Spaced approx. 10.0m O.C.

Terrace Drive

0.44acre Buffer protects natural feature from lots

Lawrence Avenue

Main Street East

"Street C"

Riesling Street



# Official Plan

- Low Density Residential Area for the subject lands
- Single detached development is permitted



Legend

	CN Railway
	Streams
	Greenbelt Plan Area Boundary
	Urban Settlement Area Boundary
	Downtown District Boundary
	Hamlet Area Boundary
	Secondary Plan Boundary
	Hazard Land Area (Ont. Reg. 155/06)
	Escarpment Natural Area
	Escarpment Protection Area
	Escarpment Rural Area
	Environmental Protection Area
	Environmental Conservation Area
	Low Density Residential Area
	Medium Density Residential Area
	High Density Residential Area
	Residential / Mixed Use Area
	Parks and Open Space
	Downtown - Main Street
	Downtown - Intensification
	Downtown - Transition
	Neighbourhood Commercial Area
	Marine Commercial Area
	Service Commercial Area
	Employment Area
	Institutional Area
	Utility Area
	Agricultural Area
	Rural Area
	Specialty Crop Area - Tender Fruit and Grape Lands
	Transit Station Area
	Transit Station Overlay
	Hamlet Residential Area

# Zoning By-law

- Current zoning: Neighbourhood Development (ND) Zone and Residential Detached (RD1) Zone
- Zoning amendment proposed to change the ND and RD1 Zones to Residential Detached RD4 and RD5 Zones with site specific performance standards

# Applicant's Presentation