



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

May 8, 2019

File Number: 26OP-16-1701, 26Z-16-1702, & 26T-16-1702

You are invited to a Public Meeting

Applications have been received by the Town of Grimsby for an Official Plan Amendment, a Zoning By-law Amendment, and Draft Plan of Subdivision for the lands known as 709-721 Winston Road, Grimsby Ontario.

These applications were originally received by the Town of Grimsby in July 2017. In response to comments received from agencies and the public, the applicant has **revised the proposed site layout**. As a result, the number of proposed single detached dwellings fronting onto Winston Road has decreased from eight units to seven units. The number of proposed condominium semi-detached units accessed from North Service Road remains unchanged at twenty-eight units

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 allow an increase in the maximum permitted density. The application is to increase the density from 25 units per hectare to 27 units per hectare.

The purpose and effect of the proposed zoning by-law amendment is to change the zoning of the subject lands to accommodate 35 residential dwelling units. The proposed change is from an RD2 Zone to the following:

- A site specific RD3 Zone to permit 7 new lots abutting Winston Road each supporting a detached dwelling; and
- A site specific RM1 Zone to permit a block containing 28 semi-detached units with access off of the North Service Road. This block is intended to be the subject of a future Draft Plan of Condominium application.

The purpose and effect of the proposed draft plan of subdivision is to create 7 lots and 1 block.

A public meeting for these applications is scheduled as follows:

<p>Date: May 28, 2019 Time: 6:00 p.m. Location: Town Hall, 160 Livingston Avenue</p>

Any person may attend the meeting and/or provide written or verbal representation on the above proposals. **We ask that any written comments be provided by May 21, 2019** to the address stated below so that they may be considered and incorporated into the staff report, however, written comments may be made any time prior to the meeting. Please be sure to clarify which file your comments apply to.

Additional information regarding the application 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

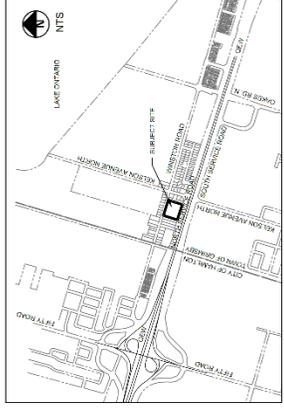
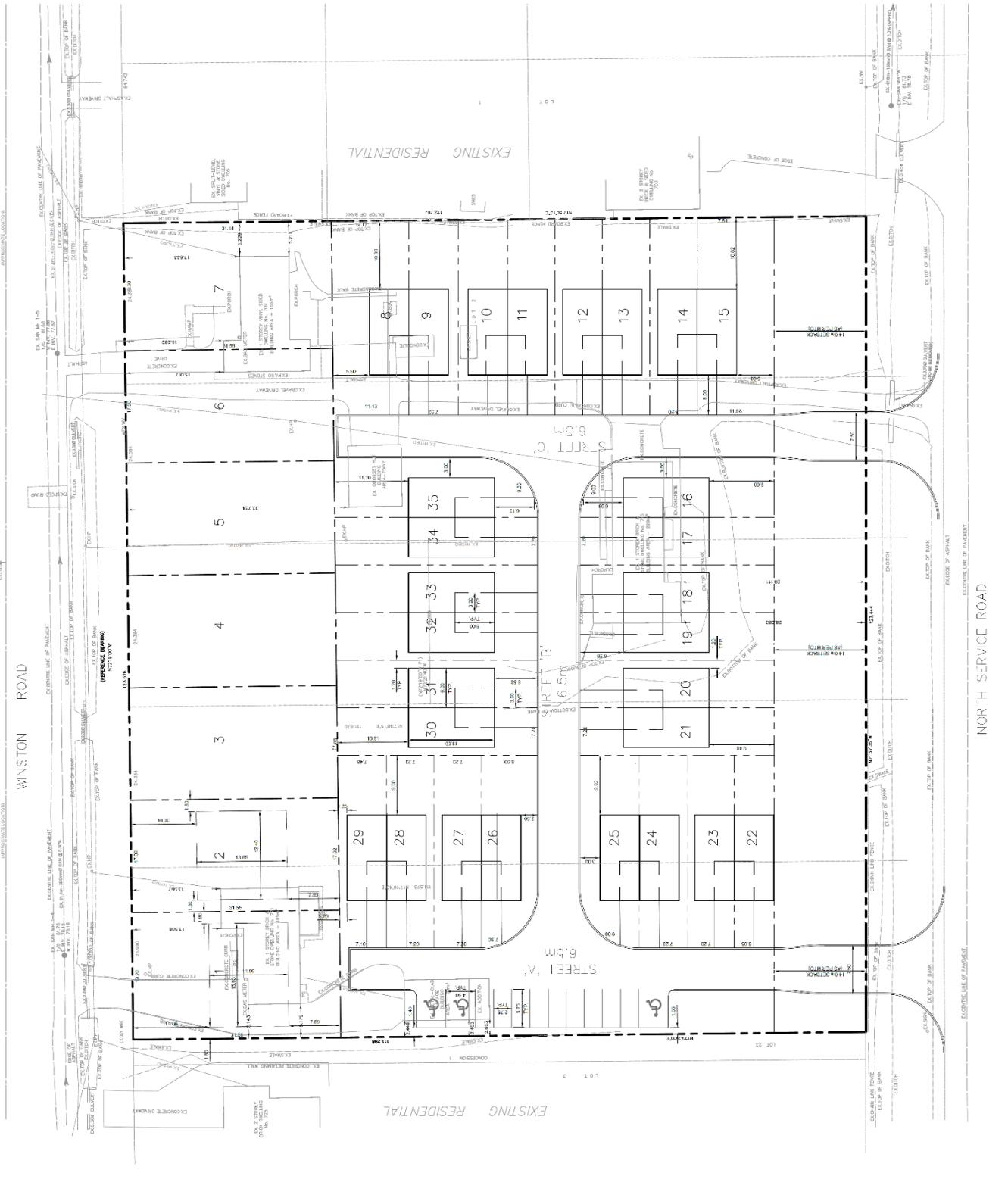
A report with staff recommendations regarding these applications will be available at Town Hall and on the Town website at www.grimsby.ca by 3:30pm on May 24, 2019.

If you wish to be notified of the decision of the Town of Grimsby, you must make a written request to the Acting 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 official plan and zoning by-law amendment and draft plan of subdivision before the approval authority gives or refuses to give approval to the official plan and 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 official plan and zoning by-law amendment and draft plan of subdivision before the approval authority gives or refuses to give approval to the proposed official plan and 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.



Zoning Chart For Singles

Existing Zoning: Residential Detached 3-RDZ Zone	Proposed Residential 1 (RM1) Zone	Compliance
Min. Lot Area	250m ²	Does not comply
Max. Lot Coverage	40%	Complies
Min. Lot Frontage	7.5m	Does not comply
Min. Front Yard	4.5m	Complies
Min. Exterior Side Yard	1.5m	Does not comply
Min. Interior Side Yard	0.3m	Complies
Min. Rear Yard	1.2m	Complies
Max. Building Depth	13.6m	Complies
Max. Height	9m	Complies
Ratio	2	Complies
Setbacks	N/A	Complies
Dimensions	N/A	Complies
Accessible Parking	N/A	Complies
Driveway	6.0m x 6.0m	Complies

Zoning Chart for Semi-Detached Block

Proposed Zone: Multiple Residential 1 (RM1) Zone	Required (per unit)	Proposed	Compliance
Min. Lot Area	250m ²	Does not comply	Does not comply
Max. Lot Coverage	40%	40%	Complies
Min. Lot Frontage	7.5m	Does not comply	Does not comply
Min. Front Yard	4.5m	4.5m	Complies
Min. Exterior Side Yard	1.5m	1.5m	Does not comply
Min. Interior Side Yard	0.3m	0.3m	Complies
Min. Rear Yard	1.2m	1.2m	Complies
Max. Building Depth	13.6m	13.6m	Complies
Max. Height	9.0m	9.0m	Complies
Ratio	2 spaces per dwelling unit (2 spaces x 28 units = 45 spaces)	2 spaces per unit (primary) / 45 spaces	Complies
Setbacks	Parking space for semi-detached dwellings may be located within a validly burgled near yard of a Residential Zone a min of 1m from nearest lot line Residential Zone to a min of 0.6m to nearest interior side lot line	N/A	Complies
Dimensions	Min. Width: 2.75m Min. Length: 5.75m Min. Side Width: 6.0m	N/A	Complies
Accessible Parking	One space per 20 parking spaces = 3 spaces Min. Width: 4.5m Min. Length: 6.75m	3 spaces	Complies
Driveway	For lot with footage less than 9.0m, be no more than 3.0m	3.0m	Complies