



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26Z-16-1606

May 3, 2019

You are invited to a Public Meeting

An application has been received by the Town of Grimsby for a Zoning By-law Amendment for the lands known as 89 Main Street East.

The proposed development consists of the accommodation of the existing personal service use on the ground floor of the existing building, a residential dwelling unit on the second floor of the existing building and the development of supportive parking area in the northerly and easterly side yards.

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 of the subject lands from a Main Street (MS) zone to a Site Specific MS zone with modified regulations as follows:

- Add commercial uses such as offices and convenience commercial uses as a permitted use on the ground floor;
- Establish a minimum front yard of 25 metres;
- Reduce the setback requirement from a parking lot to a residential property to 0.8 metres abutting the north lot line and 0.5 metres abutting the east lot line;
- And permit a minimum parking lot aisle width of 3.5 metres.

A public meeting for this application 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 proposal. **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, including information about preserving your appeal rights, 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 this application 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 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.



SITE PLAN

Part of Lot 1 and Lot 2
Registered Plan No. TP - 63
Town of Grimsby
Regional Municipality of Niagara

