



## TOWN OF GRIMSBY PLANNING DEPARTMENT

File Number: 26Z-16-2005, 26T-16-2001  
January 25, 2021

### You are invited to a Public Open House

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 15 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. An extension of the existing Teeter Street will be built as a cul-de-sac, which the remaining 13 new single detached dwellings will front. The existing dwellings at 246 and 248 Main Street East are intended to be maintained.

**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 240 Main Street East from Neighbourhood Development (ND) to Main Street (MS.25), and 244-248 Main Street East from Neighbourhood Development (ND) and Main Street (MS.25) to Residential Detached (RD4.45).

The purpose and effect of the **proposed draft plan of subdivision** is to create 15 new lots. Two of these new lots will face Main Street East, and 13 will face the Teeter Street cul-de-sac extension.

**The Town of Grimsby will be hosting a Public Open House to explain the proposed development.** An open house meeting is typically held shortly after the Town receives a development application, at the beginning of the review process. Town Staff have not reviewed the application yet, and are still awaiting comments and analysis from other departments and agencies, as well as comments from the public. **Therefore, there have been no decisions made about the proposed development yet.**

The purpose of the open house meeting is for Town Staff and the applicant to: inform you about the proposed development; inform you about planning process to follow; answer your questions; and hear your comments.

#### The open house meeting will be held as follows:

**Date: February 18, 2021**

**Time: 6:00 p.m.**

**Location: via Zoom**

**If you wish to appear as a delegation at the meeting please register with [nsimon@grimsby.ca](mailto:nsimon@grimsby.ca) no later than February 12<sup>th</sup>, 2021, by noon. Note only those individuals that register will be given the zoom link.**

Additional information regarding the applications, including information about appeal rights, is available on the Town's website at [www.grimsby.ca/currentplanningapplications](http://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](mailto:planning@grimsby.ca)

At a subsequent meeting, and following a staff review of the application, a formal Public Meeting will be held.

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.

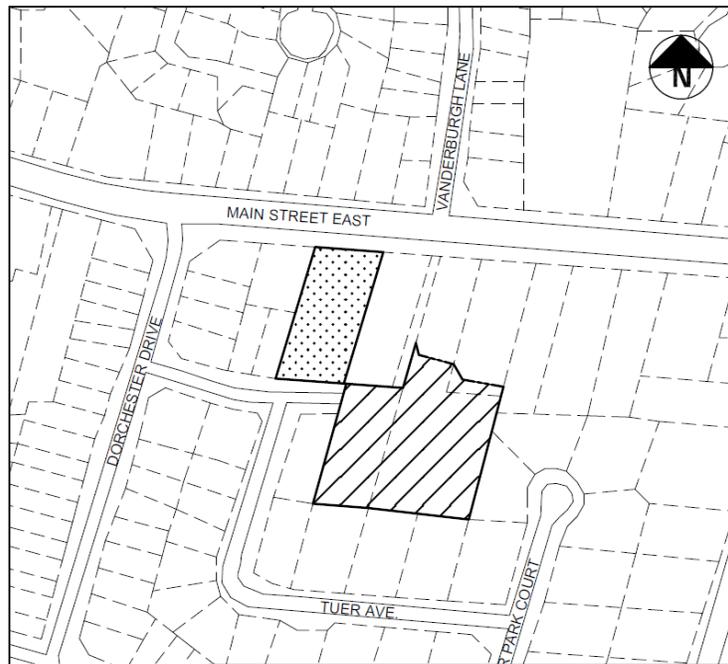
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**The Town of Grimsby requests that this notice be posted by the owner of any land that contains 7 or more residential units in a location that is visible to all of the residents.**



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

**Figure 1 - Location Map**



**SUBJECT PROPERTY**  
 240 & 244-248 MAIN STREET EAST  
 GRIMSBY, ONTARIO

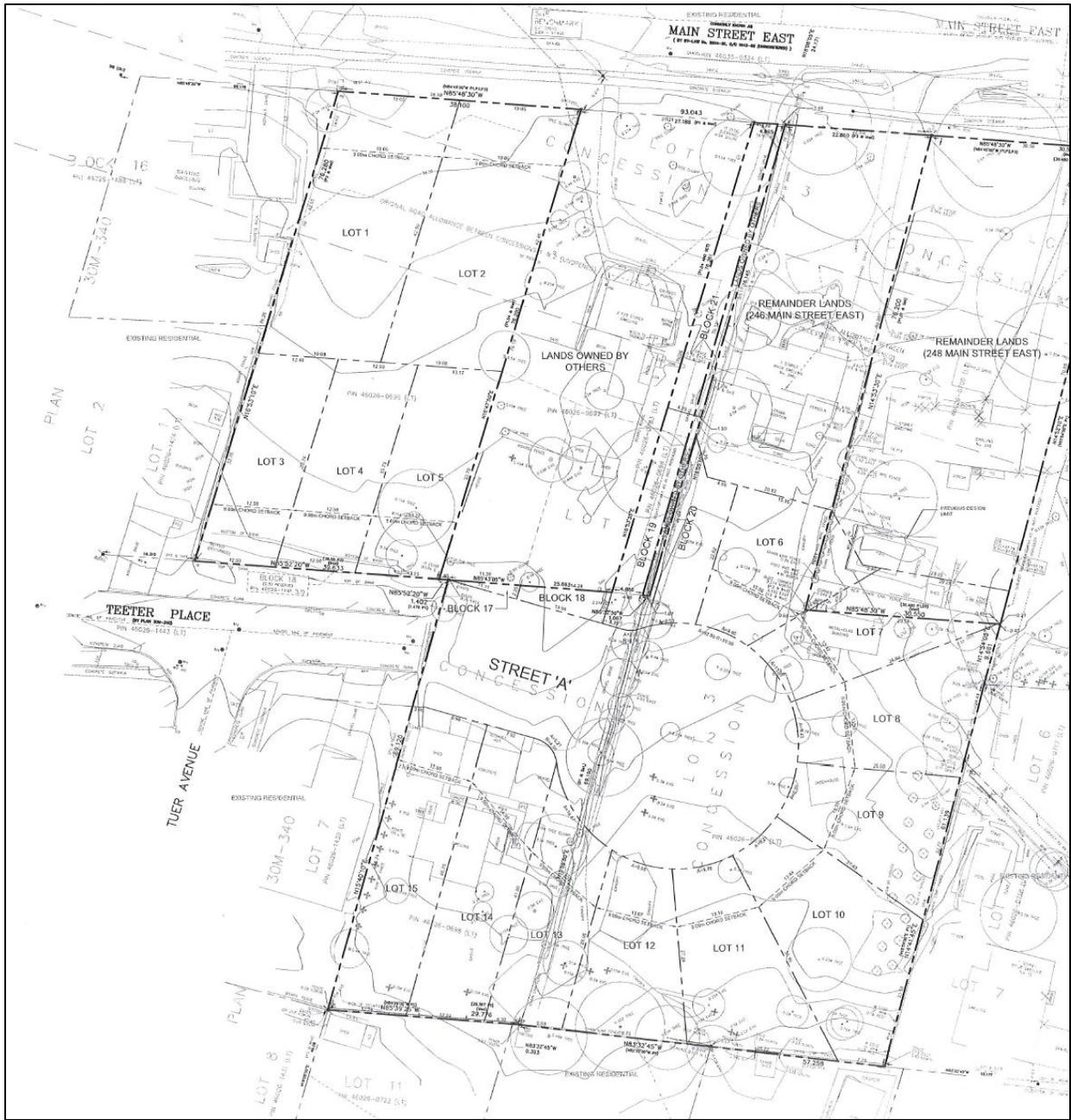


CHANGE IN ZONING FROM FROM A ND AND MS.25 ZONE TO A RD4.45 ZONE



CHANGE IN ZONING FROM FROM A ND ZONE TO A MS.25 ZONE

**Figure 2 - Proposed Zoning By-law amendment**



**Figure 3 - Proposed Draft Plan of Subdivision**