



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26Z-16-2002
January 28, 2021

You are invited to a Public Open House

Applications have been received by the Town of Grimsby for a Zoning By-law Amendment for the lands known as 16 Kemp Road West.

The proposed development is to amend the zoning to facilitate the legal operation of an existing self-storage business at the rear of the property and to facilitate the future severance of 0.45 ha lot for future residential purposes at 16 Kemp Road West.

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 amend the zoning from Specialty Crop (SC) to Hamlet Residential (HR) and General Employment (GE) to allow for the future severance of a 0.45 hectare lot for future residential purposes and the legal operation of an existing self-storage business on the rear portion of the property. The following permitted uses are also proposed to be permitted in the General Employment zone on the subject lands, agricultural use, ancillary retail sale, custom workshop, service shop, and wholesaling. The application also proposes to exclude automobile service garage, automobile body shop, dry cleaning facility, industrial use, research and laboratory use, transport terminal, as permitted in the General Employment zone on this lot.

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. Note only those individuals that register will be provided 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, 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

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 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.

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.

