

# Public Open House Meeting

**361 South Service Road**

Official Plan and Zoning Amendment Applications

March 19, 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:

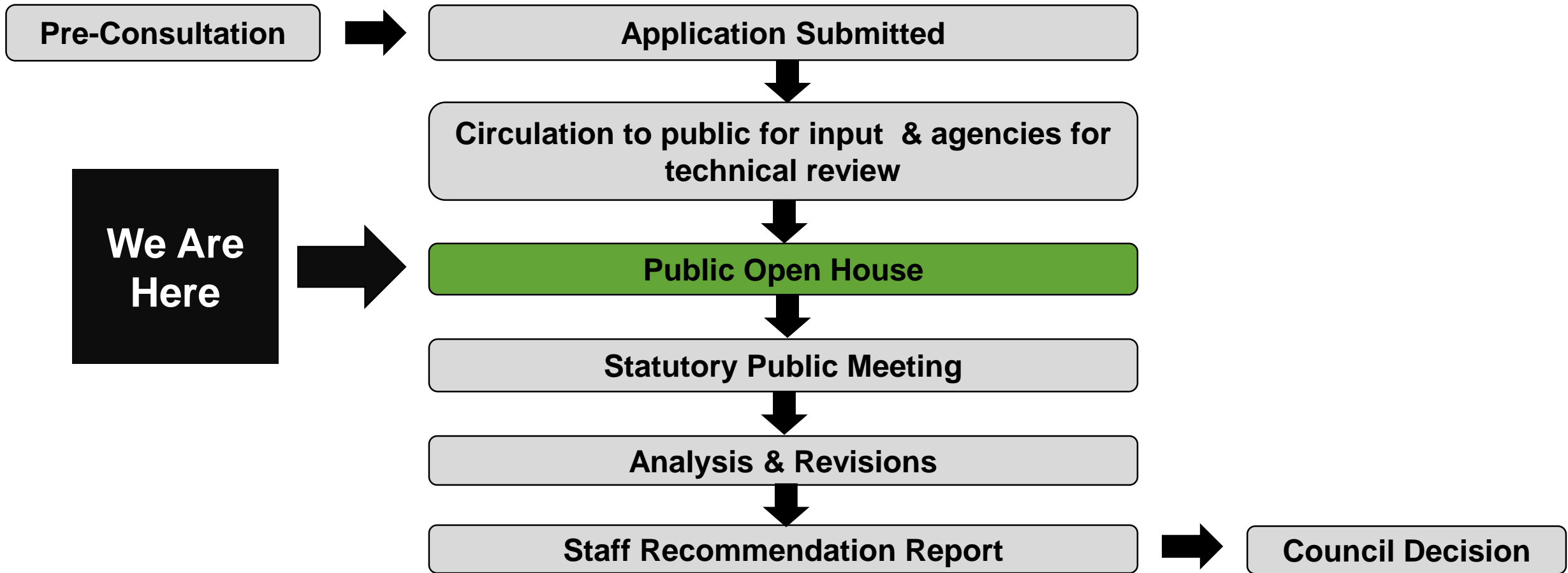
- The Planning Act **gives authority to individuals to submit applications** for development proposals that do not meet the current Official Plan policies or the Zoning By-law regulations.
- The Town is **required** to process these applications.

# 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

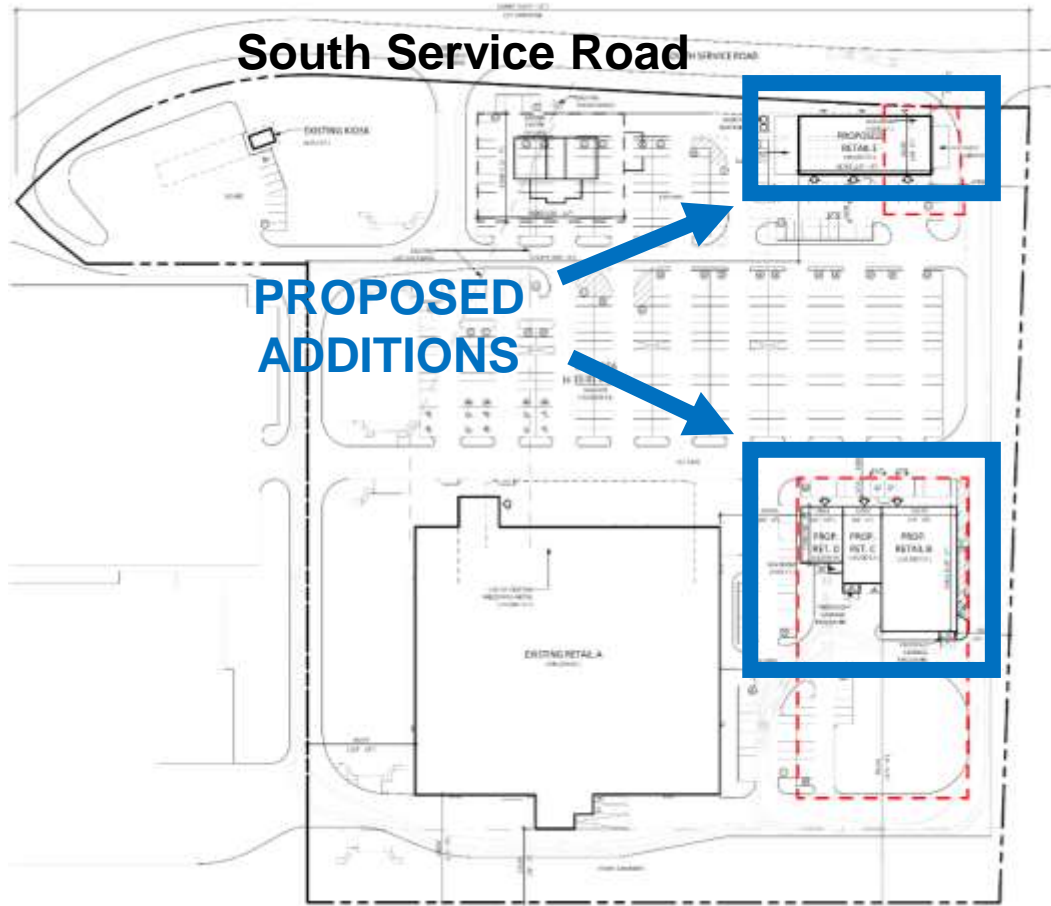
- Provide your mailing address to the Planning Department. By doing so you will receive:
  - Notice of future meetings
  - Information on how to obtain a staff report
  - Information regarding speaking in front of Committee, should you wish to
  - Information on how you can appeal the application



# Proposed development



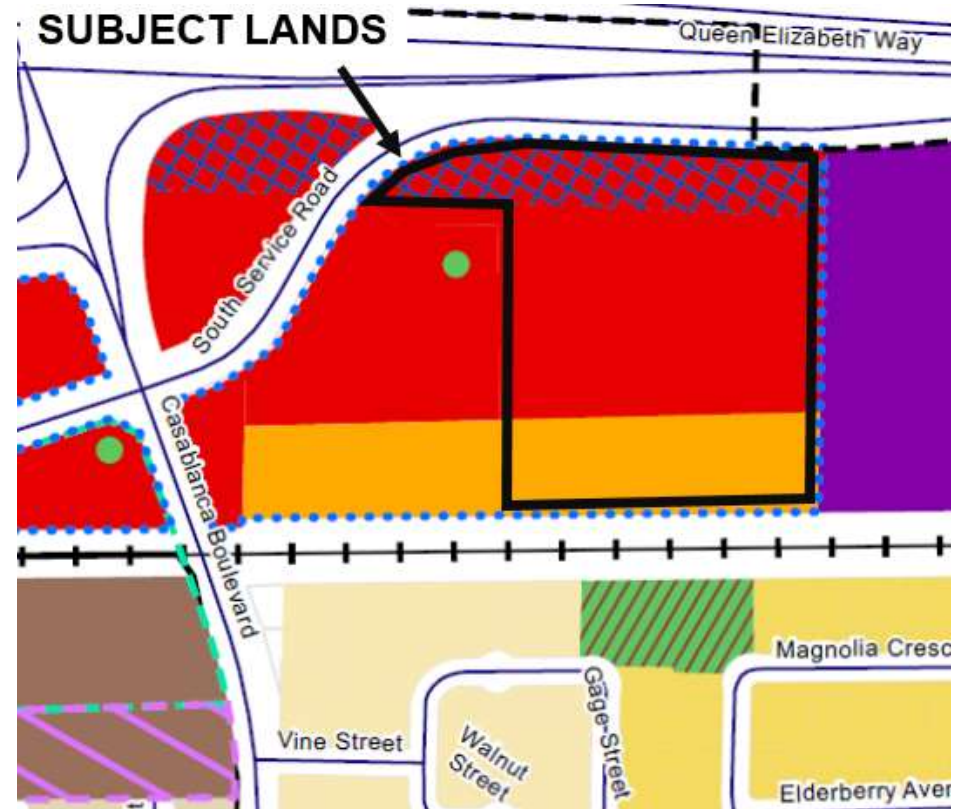
# Proposed development



- Add 4 additional retail units in two separate buildings on the subject site, in addition to the existing grocery store and gas bar
- 516 parking spaces without garden centre; 442 parking spaces with garden centre

# Official Plan

- “Special Policy Area 1”, Grimsby GO Transit Station Secondary Plan
- Since the proposed development does not include residential uses, the policies of Section 3.6.3 of the Official Plan apply (Service Commercial Area)
- Amendment proposed to permit commercial retail uses that have a floor area less than the minimum required 5,000 square meters



# Zoning By-law

- Current zoning: Service Commercial (SC), with site specific zoning allowing for:
  - Additional permitted uses (supermarket and specific non-food services within a supermarket)
  - Maximum & minimum size of supermarket and non-food services within supermarket
  - Reduced loading space requirements
- Zoning amendment proposed to allow for:
  - A reduction in required parking spaces to 516 spaces
  - To include the following additional permitted uses: retail uses, pet store, clinic

# Applicant's Presentation