



**TOWN OF GRIMSBY  
PLANNING DEPARTMENT**

File Number: 26OP-16-1804 & 26Z-16-1804  
Dated mailed: July 3, 2019

## Notice of Public Meeting

Applications have been received by the Town of Grimsby for an Official Plan Amendment, and a Zoning By-law Amendment for the lands known as 361 South Service Road.

**The proposed development** will add 4 additional retail units in two separate buildings on the subject site, in addition to the existing grocery store and gas bar. There is an existing 8,412 square meters of retail space currently on the site, and an additional 2,203 square meters is proposed for the site for a total of 10,615 square meters of retail floor area. The proposed development will have 516 parking spaces without a seasonal garden centre, and 442 parking spaces with a seasonal garden centre.

**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 permit commercial retail uses that have a floor area less than the minimum required 5,000 square meters in the Official Plan.

The purpose and effect of the **proposed zoning by-law amendment** is to amend the existing site specific zoning for the property to allow for a reduction in the required amount of parking spaces from 613 to 516 spaces, and to include the following additional permitted uses: retail uses, a pet store and a clinic.

A public meeting for these applications is scheduled as follows:

<p><b>Date: July 23, 2019</b> <b>Time: 7:30 p.m.</b> (but may begin later, depending on length of earlier public open house) <b>Location: Town Hall, 160 Livingston Avenue</b></p>
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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)

An information report regarding these applications will be available at Town Hall and on the Town's website at [www.grimsby.ca](http://www.grimsby.ca) by 3:30pm on July 19, 2019. Following a staff review of these applications, a staff recommendation report will be presented at a subsequent meeting of the Planning & Development Committee.

If you wish to be notified of the decision of the Town of Grimsby regarding these applications, 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 official plan and zoning by-law amendment before the approval authority gives or refuses to give approval to the official plan and 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 official plan and zoning by-law amendment before the approval authority gives or refuses to give approval to the proposed official plan and 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.**

