



**TOWN OF GRIMSBY  
PLANNING DEPARTMENT**

File Number: 26Z-16-2102  
April 1, 2021

**OPEN HOUSE  
RESCHEDULED TO APRIL 26, 2021**

Applications have been received by the Town of Grimsby for a Zoning By-law Amendment for the lands known as 19 Lynnwood Avenue.

**The proposed development** is to create an access driveway aligned with the existing public road, Sunnylea Crescent which is an existing controlled "T"-intersection and a parking area with a total of twenty-five (25) parking spaces. It also proposed to accommodate the entrance driveway and eighteen (18) of the total 25 parking proposed to support the new 10-bed hospice. The proposed rezoning is required to facilitate the proposed access driveway and parking area on 19 Lynnwood Avenue.

\* Please note this development is associated with file no. 26Z-16-2101 – Lot 39, Central Ave.

**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 rezone the lands from Residential Detached 2 "RD2.25" Zone to a site specific Residential Detached 2 (RD2.25XX) Zone, modified to permit the development of a parking area and access in conjunction with a permitted Institutional use on vacant institutional lands, referred to as Part 4, 30R-6103.

**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: April 26, 2021**

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

**Location: via Zoom**

**To register for the zoom link, please contact [nsimon@grimsby.ca](mailto:nsimon@grimsby.ca) on or before noon on April 23, 2021. Or call 905-945-9634. Only those registered will be given the zoom link. If you do not wish to speak our meetings are livestreamed at <https://www.grimsby.ca/en/town-hall/council-live-stream.aspx>**

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:

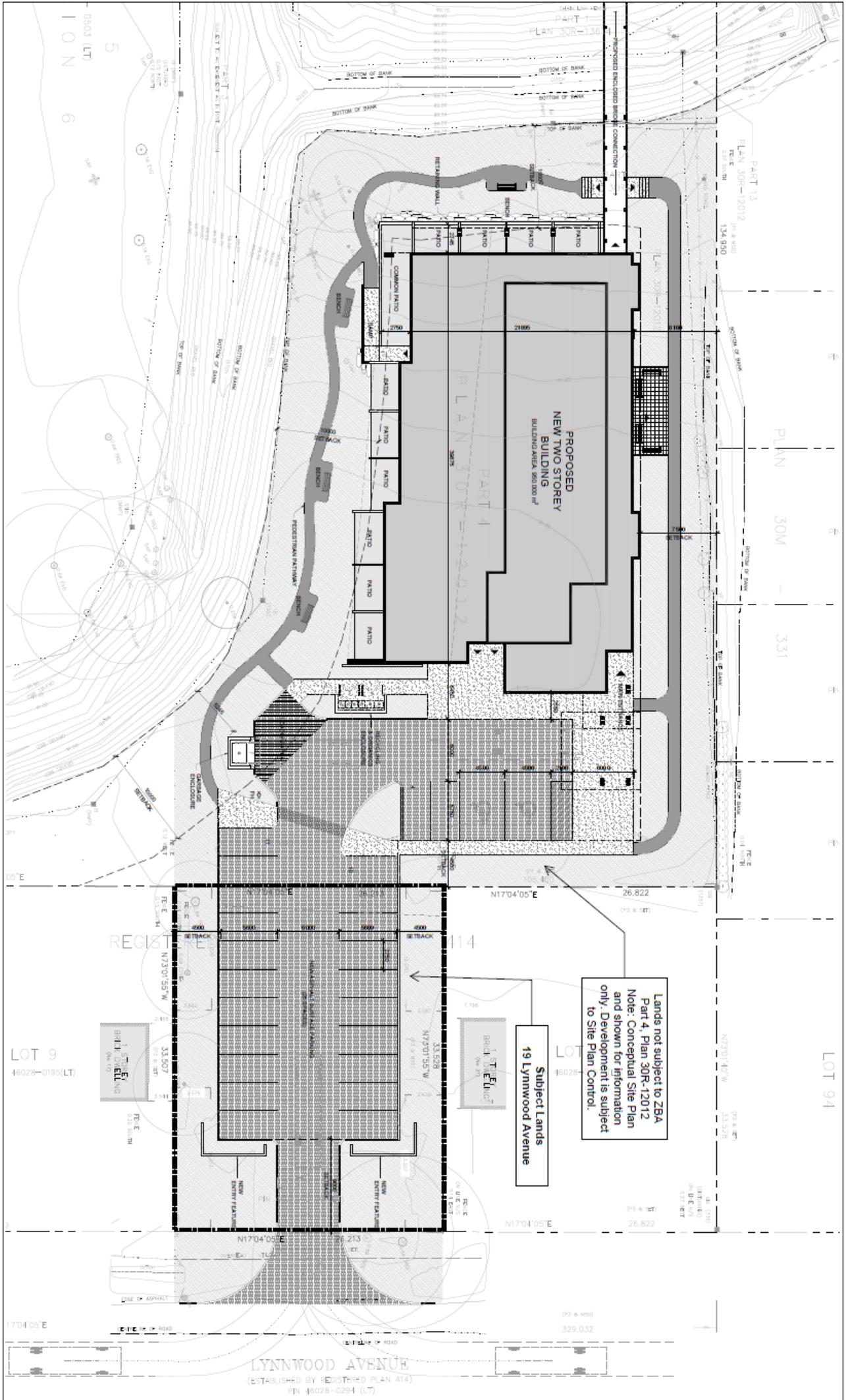
Town of Grimsby, Planning Department,  
P.O. Box 159, 160 Livingston Avenue, Grimsby, Ontario. L3M 4G3.  
Telephone: (905) 945-9634, Fax: (905) 945-5010  
Email: [planning@grimsby.ca](mailto:planning@grimsby.ca)

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 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.**



Concept Plan