



**TOWN OF GRIMSBY  
PLANNING DEPARTMENT**

File Number: 26Z-16-2103 & 26T-16-2101  
September 22, 2021

## You are invited to a Public Open House

Applications have been received by the Town of Grimsby for a Zoning By-law Amendment & Draft Plan of Subdivision for the lands known as 262 Main Street West.

**The proposed development** consists of 5 single-detached dwellings on newly created lots, and maintain one existing lot. The existing lot on the subject lands contains the dwelling currently known as Nixon Hall. The existing dwelling at 262 Main Street West will be maintained on the remnant lot.

**The plan** on the reverse side of this notice shows the location of the affected lands and the proposed draft plan of subdivision.

The purpose and effect of the **proposed Zoning By-law Amendment** is to change the zoning from the existing Main-Street MS.15 to Residential Detached 4 RD4.45 on the 5 new lots while maintaining the existing Main-Street MS.15 designation on the remnant lot.

The purpose and effect of the **proposed Draft Plan of Subdivision** is to create 5 new residential lots. These 5 new lots will face Linden Lane.

**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: October 12, 2021**

**Time: 5:00 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 noon on October 8<sup>th</sup>, 2021. 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 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 Ontario Land 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 Ontario Land 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.**

