



**TOWN OF GRIMSBY  
PLANNING DEPARTMENT**

File Numbers: 26OP-16-2203, 26Z-16-2203  
January 9, 2023

## You are invited to a Public Open House

An application has been received by the Town of Grimsby for an Official Plan Amendment and Zoning By-law Amendment for the lands known as 41 Livingston Avenue.

**The proposed development** consists of a 3 storey mixed-use building, which would contain ground floors office and recreational space, and 5 residential units above. The residential units would be assisted living units for adults with physical and mental disabilities. The ground floor is to be utilized for accessory education and recreation space with a kitchen for the use of the Community Living Grimsby, West Lincoln and Lincoln. There would be approximately 40 sq. m. of outdoor amenity space provided, and 9 parking spaces (1 accessible parking space) provided on site. A 4.5m tall accessory structure of 23 sq. m. would be located in the parking area.

**The plan** on the reverse side of this notice shows the location of the affected lands.

The purpose and effect of the **proposed Official Plan Amendment** is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" designation, with further site specific modifications to permit small scale office and recreational space for Community Living on the ground floor of the proposed development.

The purpose and effect of the **proposed Zoning By-law Amendment** is to carry forward the existing site specific policy permitting Education Resource Centre and to permit a group home use with a maximum of 5 residential units. The application is also requesting modifications to performance standards including minimum interior side yard and minimum ground floor height and parking requirements to permit the proposed development.

**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: January 30, 2023**

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

**Location: Council Chambers (160 Livingston Avenue) and via Zoom**

The meeting can be attended in-person or via Zoom. If you wish to appear as a delegation at the meeting via Zoom, please register with [planning@grimsby.ca](mailto:planning@grimsby.ca). Note only those individuals that register will be given the Zoom link. If you do not wish to speak, our meetings will be livestreamed at <https://www.grimsby.ca/livestream/>.

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  
160 Livingston Avenue, Grimsby, Ontario L3M 0J5  
Telephone: (905) 945-9634, Fax: (905) 945-5010  
Email: [planning@grimsby.ca](mailto:planning@grimsby.ca)

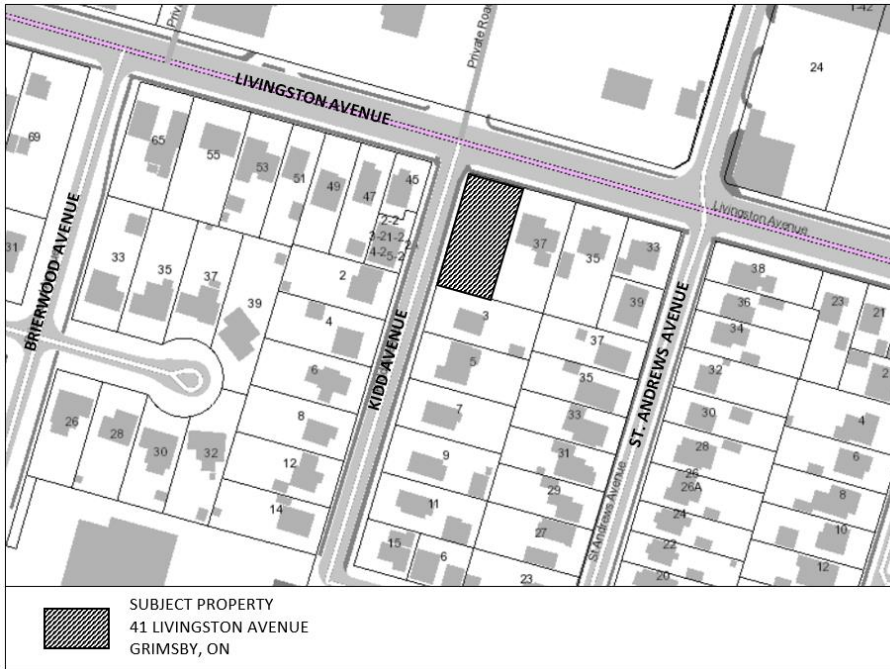
At a subsequent meeting, and following a staff review of the application, a formal Public Meeting will be held.

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.

**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.**

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.

## Location Map



## Concept Plan

