



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26Z-16-1901 & 26T-16-1901

April 2, 2019

You are invited to a Public Open House

Applications have been received by the Town of Grimsby for a Zoning By-law Amendment and Draft Plan of Subdivision for the lands known as 314 Main Street East, Grimsby.

The proposed development consists of 55 single-detached dwellings on newly created and extended municipal roads.

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 change the zoning from the existing Neighbourhood Development ND Zone on the subject lands to a Residential Development RD4 & RD5 Zone with modified performance standards to permit the proposed development.

The purpose and effect of the proposed draft plan of subdivision is to create 55 lots, a 7.5 metre Natural Heritage System Buffer Block to the rear of Lots 18-29, a 3 metre acoustic buffer block which separates Lot 1 from Main Street East, and new municipal roads having right of way widths of 20 metres.

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 development 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 an open house meeting is for Town Staff and the applicant to:

1. Inform you about the proposed development
2. Inform you about planning process to follow
3. Answer your questions
4. Hear your comments

The agenda for the open house meeting will be as follows:

1. Informal discussion with the applicant, Town Staff and Planning & Development Committee regarding the proposed development
2. Presentations by Town Staff and the applicant about the proposed development and the process to follow
3. Open mic session

The open house meeting will be held as follows:

Date: April 23, 2019
Time: 6:00 p.m.
Location: Town Hall, 160 Livingston Avenue

Additional information regarding the application is available at the 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

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 and draft plan of subdivision before the approval authority gives or refuses to give approval to the zoning by-law amendment and draft plan of subdivision, 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 and draft plan of subdivision before the approval authority gives or refuses to give approval to the proposed zoning by-law amendment and draft plan of subdivision, 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.

