



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Numbers: 26OP-16-2301, 26Z-16-2301
April 5, 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 264 Main Street East.

The proposed development consists of adding 15.6 metres on frontage on Main Street East and 839 square metres from adjacent lands (through a future Consent application) to the west to expand the existing parking lot area of the subject lands. The subject lands currently consist of 29 parking spaces, with the additional land increase creating a total of 47 parking spaces, one loading space, and two-way vehicular access around the existing commercial building on the subject lands. No changes to the existing building footprint are proposed.

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 portion of the adjacent lands to be acquired by the subject lands from "Low Density Residential" to "Neighbourhood Commercial Area" designation, in order to permit the expansion of the parking lot.

The purpose and effect of the **proposed Zoning By-law Amendment** is to rezone a portion of the adjacent lands to be acquired from 'Main-Street' (MS.15) zone to 'Neighbourhood Commercial' (NC) zone, with Site Specific Policy 215, and to add a site specific provision to the 'Main-Street' zone on the remainder of the adjacent lands, in order to facilitate the creation of an additional parking lot area.

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, 2023

Time: 7:00 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. 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, 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

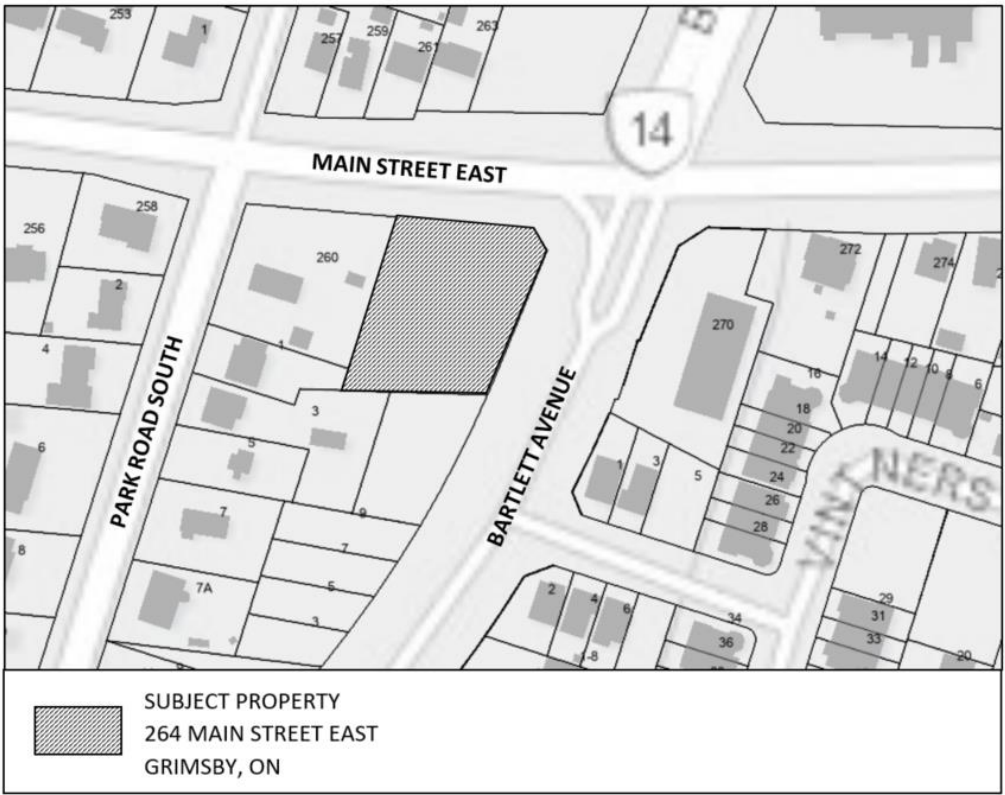
At a subsequent meeting, and following a staff review of the application, a formal Public Meeting will be held.

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.

Location Map



Concept Plan

