



**TOWN OF GRIMSBY  
PLANNING DEPARTMENT**

File Numbers: 26Z-16-2105, 26T-16-2102 & 26CD-16-2104  
December 16, 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 & Draft Plan of Condominium for the lands known as 9 & 11 Kerman Avenue.

**The proposed development** consists of 3 single-detached dwellings on newly created lots, and 44 semi-detached dwellings. Two of the single-detached dwellings will front on to Kerman Avenue, while the remaining single-detached dwelling and semi-detached dwellings will front upon a private road, which will be Common Element. Sumac Court is proposed to be extended easterly and be completed with a new cul-de-sac.

**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 Residential Detached 1 RD1.15 and Neighbourhood Development ND zoning to Residential Detached 3 RD3.50 zoning for the 2 single-detached lots fronting Kerman Avenue, and Residential Multiple 1 RM1 zoning on the remaining 45 lots fronting the private road.

The purpose and effect of the **proposed Draft Plan of Subdivision** is to create 3 new single-detached residential lots, and 44 semi-detached residential lots.

The purpose and effect of the **proposed Draft Plan of Condominium** is to create a private Common Element road through the development, with access to Sumac Court and Kerman Avenue.

**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 10, 2022**

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

**Location: via Zoom**

If you wish to appear as a delegation at the meeting, please register with [jmartin@grimsby.ca](mailto:jmartin@grimsby.ca) no later than noon on January 7<sup>th</sup>, 2022. 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.

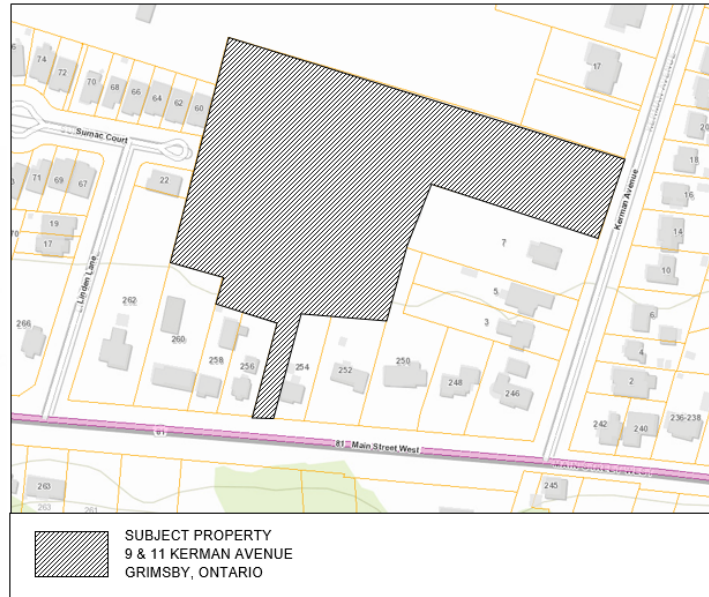
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed zoning by-law amendment before the approval authority gives or refuses to give approval to the zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Town of Grimsby to the Ontario Land Tribunal.

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

**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.**

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**



LAND USE SCHEDULE	
ALLOCATION	RESIDENTIAL
DESCRIPTION	RESIDENTIAL
AREA (HA)	1.20
DATE OF ADOPTION	2017
DATE OF REVIEW	2027
DATE OF AMENDMENT	2017
DATE OF AMENDMENT	2017
DATE OF AMENDMENT	2017

**Draft Plan of Subdivision**

