



TOWN OF GRIMSBY PLANNING AND DEVELOPMENT

Date: May 18, 2017

File Numbers: 26Z-16-1704
26T-16-1703

You are invited to a Public Open House

Applications have been received by the Town of Grimsby for a Zoning Amendment and Draft Plan of Subdivision for the lands known as **8 Lake Street**.

THE PURPOSE AND EFFECT OF THE REZONING APPLICATION is to change the zoning of the subject lands from Residential Detached 2 (RD2) to Site Specific Residential Multiple 1 (RM1) with modified performance standards. This will allow for the construction of semi-detached units on the subject lands.

THE PURPOSE OF THE SUBDIVISION APPLICATION is to divide the subject land into 2 lots and 4 blocks.

THE PROPOSED DEVELOPMENT INCLUDES THE FOLLOWING:

- Convert the existing detached dwelling that abuts lake Street into two semi-detached dwelling units;
- Construct 4 new semi-detached dwelling units on Blocks 3 & 4; and
- Reconstruct Robinson Street North from Lake Street South to approximately the neighbouring pump station property with a turn-around on Blocks 1 and 2.

The attached plan illustrates the proposal.

The Town of Grimsby will be hosting a Public Open House to:

- Explain the proposal;
- Describe the Town's relevant planning policies and regulations;
- Answer questions and hear any comments from the public; and
- Explain the planning process to follow.

The meeting will be held as follows:

PLACE:	Town Hall, 160 Livingston Avenue, Grimsby
DATE:	June 13, 2017
TIME:	7:00 p.m.

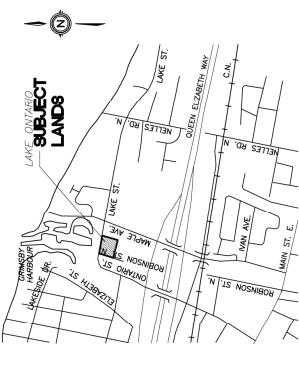
Additional information regarding the application is available at the Town Hall during normal business hours (8:30 to 4:30) or you may contact:

Town of Grimsby, Planning Department,
P.O. Box 159, 160 Livingston Avenue,
Grimsby, Ontario. L3M 4G3
Telephone: (905) 945-9634, Fax: (905) 945-5010

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

Michael Seaman MCIP, RPP,
Director of Planning

8 LAKE STREET TOWN OF GRIMSBY DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 4B0
CONVEYED BY PLAN 100
TO THE TOWN OF GRIMSBY
LOTS 15 AND 16 & PART OF LOT 17
(WITH THE USE OF MAPLE AVENUE)
REG. PLAN OF SUBDIVISION TO THE TOWN OF
GRIMSBY
REGIONAL MUNICIPALITY OF HALLOWELL

OWNERS CERTIFICATE
BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE
UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS
TO PREPARE AND SUBMIT TO THE TOWN OF GRIMSBY
THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: MARCH 22, 2017
DONATO & LUCIA COLANGELO

OWNERS CERTIFICATE
BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE
UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS
TO PREPARE AND SUBMIT TO THE TOWN OF GRIMSBY
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF
GRIMSBY FOR APPROVAL.

DATE: MARCH 22, 2017
DONATO COLANGELO

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF
THIS LAND PARCEL AS SHOWN
ON THIS DRAFT PLAN OF SUBDIVISION ARE
CORRECTLY SHOWN.

DATE: *March 29, 2017*
MATTHEWS, CAMERON, NEWWOOD-KERRY T. HOWE
SURVEYING LTD. 3944 FRASER G.L.S.

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SILTY SAND
- f) SEE PLAN
- g) FULL SERVICE
- h) MUNICIPAL WATER
- i) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(%)
SEMI-DETACHED RESIDENTIAL	LOT 1-4	6	0.205
DAYLIGHT TRIANGLE	BLOCK 2	-	0.001
ROAD WIDENING	BLOCK 1	-	0.0284
			12.5
TOTAL		6	0.2354

DEVELOPABLE AREA = 0.2354 ha
DEVELOPABLE DENSITY = 25.46 units/ha

#	ISSUED FOR	REVISION	DATE	INIT
0				

UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS

261 McRichie Road
Unit #1, Grimsby, ON
L2W 1A1
Tel: (905) 888-3274
Fax: (905) 888-3274

DRAFT PLAN OF SUBDIVISION

DATE: SEPTEMBER 23, 2015
PRINTED: MARCH 29, 2017
SCALE: 1:200
DWG No: **1647-DP** REV **0**