



TOWN OF GRIMSBY PLANNING DEPARTMENT

File Number: 26OP-16-1805; 26Z-16-1803; 26T-16-1801
January 8, 2020

Notice of Public Meeting

Applications have been received by the Town of Grimsby for an Official Plan Amendment, a Zoning By-law Amendment, and Draft Plan of Subdivision for the lands known as **362 & 398 North Service Road**.

The proposed development consists of:

- 6 mixed-use apartment buildings comprised of a total of 1276 residential units, and 6,984 square metres of commercial/employment space on the ground floor fronting North Service Road. These buildings are proposed to have the following heights: 18, 22, 12, 12, 14, and 14 storeys.
- 36, 2.5 storey townhouse units;
- Approximately 0.896 hectares of parkland area that is proposed to be dedicated to the Town for extension of the west-end waterfront trail;
- A total of 2,099 parking spaces are proposed on-site.

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 official plan amendment** is to modify the existing Mixed Use High Density designation on the subject lands to allow for a maximum building height of 22 storeys, and to reduce the extent of the Employment Overlay on the front portion of the subject lands by approximately half.

The purpose and effect of the **proposed zoning by-law amendment** is to change the zoning of the subject lands from a Neighbourhood Development (ND) and Private Open Space (O1) zone to a Mixed Use High Density (MHD) and Public Open Space (O2) zone, with modified performance standards for setbacks and maximum height to permit the proposed development.

The purpose and effect of the **proposed draft plan of subdivision** is to create 9 blocks and a public road.

A public meeting for these applications is scheduled as follows:

Date: January 28, 2020
Time: 6:00 p.m.
Location: Town Hall, 160 Livingston Avenue

This meeting will also be livestreamed and recorded for later viewing at
<https://www.grimsby.ca/councilstream/>

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,
P.O. Box 159, 160 Livingston Avenue, Grimsby, Ontario. L3M 4G3.
Telephone: (905) 945-9634, Fax: (905) 945-5010
Email: planning@grimsby.ca

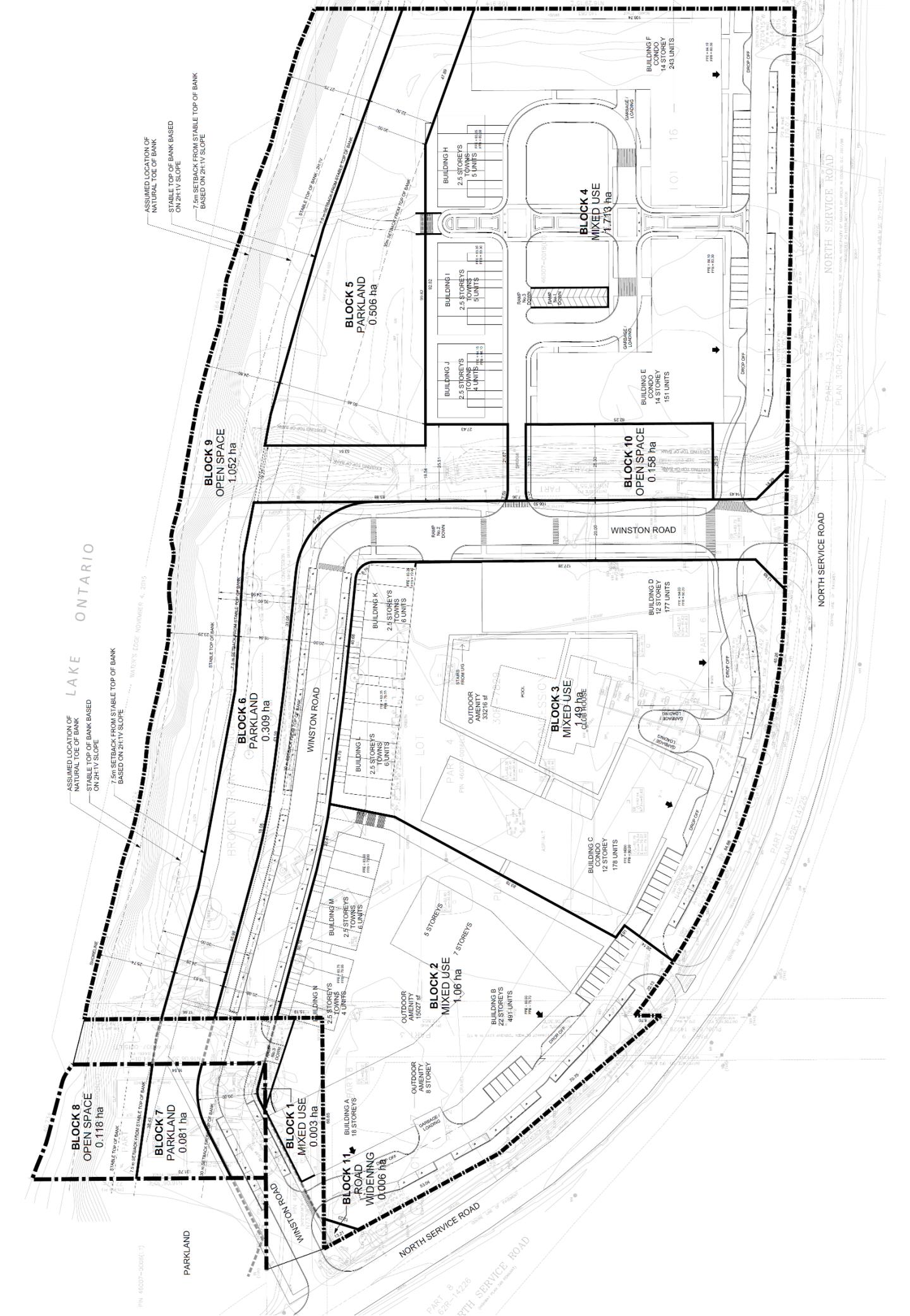
An information report regarding these applications will be available at Town Hall and on the Town's website at www.grimsby.ca by 3:30pm on Friday January 24, 2020. Following a staff review of these applications, a staff recommendation report will be presented at a subsequent meeting of the Planning & Development Committee.

If you wish to be notified of the decision of the Town of Grimsby regarding these applications, you must make a written request to the Director of Planning at the address above.

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



FIN: 46307-006(1)

PART 8
629-14226
(SEE SHEET 8 FOR DETAILS)

PART 13
NORTH SERVICE ROAD
PLAN 3DR-14226

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