



You are invited to a Public Open House

Applications have been received by the Town of Grimsby for an Official Plan Amendment and Zoning By-law Amendment for the lands known as 37 Bartlett Avenue.

The proposed development consists of four 3.5-storey stacked townhouse blocks. Blocks 1, 3, and 4 each contain 28 residential units, and Block 2 contains 32 residential units, for a total of 116 proposed on the subject lands. The four townhouse blocks are oriented to the interior of the site, which includes surface parking and the entrance to underground parking. A total of 175 vehicular parking spaces (1.5 spaces per townhouse unit) are provided within surface and underground parking. Surface parking contains 45 total vehicular parking spaces, of which 9 are accessible parking spaces. Underground parking contains 130 total vehicular parking spaces. The proposal provides 14 bicycle parking spaces. Vehicular access to the townhouses and underground parking will be from private condominium driveway from Bartlett Avenue. Children's playground "tot lot" is proposed as common amenity area. Private amenity areas are rooftop terraces for upper storey units, and balconies for lower level units. Internal sidewalks provided along the condominium driveway.

The plan on the reverse side of this notice shows the location of the affected lands and the proposed site layout.

The purpose and effect of the **proposed Official Plan Amendment** is to re-designate a portion of the subject lands from the current Low Density Residential designation to a Medium Density Residential designation.

The purpose and effect of the **proposed Zoning By-law Amendment** is to rezone a portion of the subject lands from the current Residential Detached 1 (RD1.15) zone to a modified Residential Multiple 1 (RM1-XX) zone. The modification is to not permit any parking lot within 1.0 metres of a property line abutting a residential zone.

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: July 18, 2022

Time: 6:00 p.m.

Location: hybrid meeting – via Zoom and/or Town Hall Council Chambers (160 Livingston Avenue)

If you wish to appear as a delegation at the meeting, please register with planning@grimsby.ca no later than noon on July 15th, 2022.

Only those individuals that register with planning@grimsby.ca to participate virtually will be given the zoom link.

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.

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.

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.



General Site Layout and Location Plan