



**TOWN OF GRIMSBY  
PLANNING DEPARTMENT**

File Numbers: 26OP-16-2204, 26Z-16-2205  
April 4, 2023

## You are invited to a Public Meeting

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 9 Windward Drive.

**The proposed development** consists of a 10 storey mixed-use building with 2 storeys of underground parking with a total gross floor area of 16,186 sq. m. (14,260 sq. m. residential, and 1,926 sq. m. employment). There are a total of 121 residential units (**note**: an incorrect number of 212 units was noted in the open house notice) proposed. A mix of underground and surface parking is proposed, to accommodate 250 vehicular parking spaces and 57 bicycle parking spaces.

**The plans** on the reverse side of this notice show the location of the affected lands.

The purpose and effect of the **proposed Official Plan Amendment** is to permit residential uses within the Employment Overlay.

The purpose and effect of the **proposed Zoning By-law Amendment** is to rezone the subject lands from the current Neighbourhood Development (ND-213) Zone to Mixed Use High Density Residential (MHD-xx) Zone with Site Specific regulations regarding the inclusion of additional permitted employment generating uses, reduced front yard, increased building width, standardized employment generating and residential parking rates, and the reduction of one accessible parking space.

**The Public Meeting will be held as follows:**

**Date: Wednesday, April 26, 2023**

**Time: 5:30 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](mailto: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](http://www.grimsby.ca/currentplanningapplications), at Town Hall during normal business hours (8:30 a.m. to 4:30 p.m.), 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)

An information report regarding this application will be available at Town Hall and on the Town's website at [www.grimsby.ca](http://www.grimsby.ca) by 4:00pm on Friday before meeting date. Following a staff review of this application, 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 this application, 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 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** – 9 Windward Drive is located northwest of the interchange of Casablanca Boulevard and the Queen Elizabeth Way (QEW).



**Concept Plan** – proposed works for the subject lands, as submitted by the Applicant.