



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26Z-16-2105, 26T-16-2102 & 26CD-16-2104
September 1, 2022

Notice of Public Meeting

Applications have been received by the Town of Grimsby for a Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium for the lands known as 9 & 11 Kerman Avenue.

The proposed development consists of 2 single-detached dwellings on newly created lots, and 42 semi-detached dwellings. One single-detached dwelling will front on to Kerman Avenue, while the remaining dwellings will front on to a private road.

The plan on the reverse side of this notice shows the location of the affected lands and the concept plan.

The purpose and effect of the **proposed Zoning By-law Amendment** is to change the zoning from the Neighbourhood Development ND and Residential Detached 1 RD1.15 zones on the subject lands to Residential Detached 1 RD1.25 on one lot and RM1.55 on the remaining lots, with site specific modifications in place.

The purpose and effect of the **proposed Draft Plan of Subdivision** is to create 2 new single-detached residential lots, and 42 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 public meeting will be held as follows:

Date: September 26, 2022

Time: 7:30 p.m.

Location: via Zoom

If you wish to appear as a delegation at the meeting, please register with aqignac@grimsby.ca no later than noon on September 23, 2022. Note only those individuals that register will be given the zoom link. If you do not wish to speak, our meetings are 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, 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

An information report regarding this application will be available at Town Hall and on the Town's website at www.grimsby.ca by 3:30pm 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, draft plan of subdivision, or draft plan of condominium before the approval authority gives or refuses to give approval to the zoning by-law amendment, draft plan of subdivision or draft plan of condominium, 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, draft plan of subdivision or draft plan of condominium before the approval authority gives or refuses to give approval to the proposed zoning by-law amendment, draft plan of subdivision or draft plan of condominium, 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.

Concept Plan

