

Public Open House Meeting

362 & 398 North Service Road

Official Plan and Zoning Amendment, and Draft Plan of
Subdivision Applications

February 26, 2019

Open House Agenda

1. Planning Department presentation
2. Applicant presentation
3. Open mike presentations
4. Discussion and comments
 - Informal discussion regarding will continue outside Council Chambers
 - Attendees are encouraged to provide their thoughts in writing by:
 - Filling out comment forms (available in the committee rooms)
 - Write a letter or email to the Planning Department (planning@grimsby.ca)
 - Send a copy of your letter or e-mail to your Ward Councilors

Purpose of tonight's meeting

- Provide an overview of the planning process and how you can get involved.
- Provide an overview of the policy and regulatory framework and rules and regulations that are in place
- Applicant will provide information and details regarding the proposal
- Answer your questions and listen to your feedback

Why can plans change?

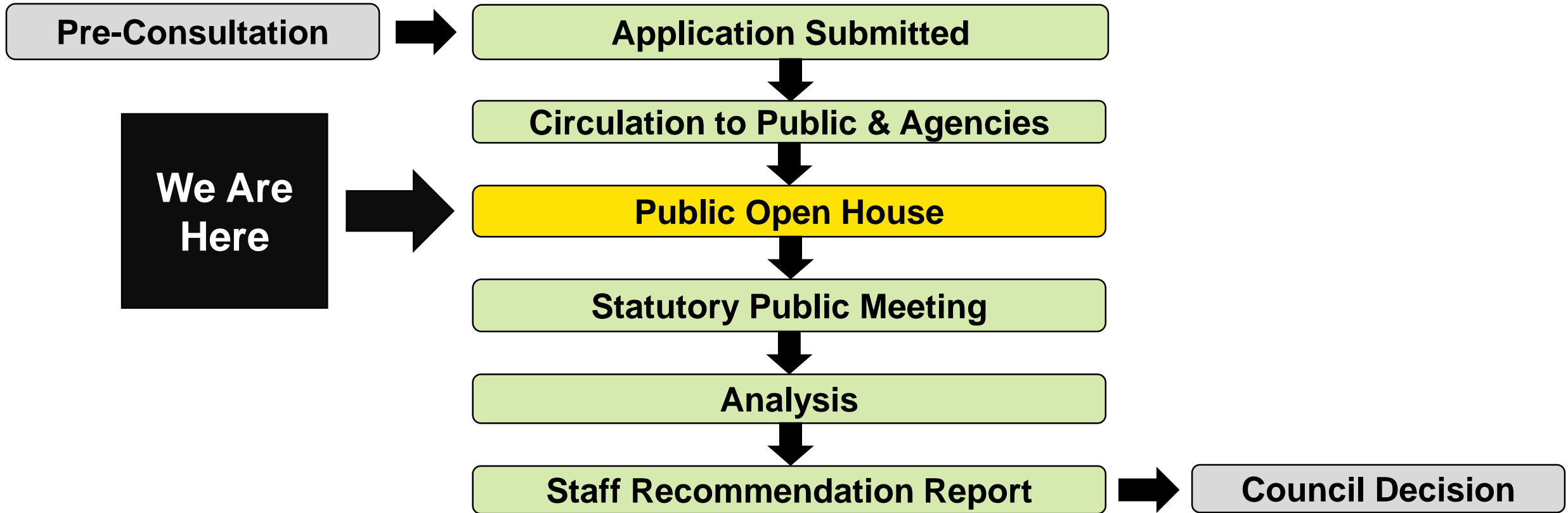
- The Planning Act provides authority for applicants to submit applications for development proposals that do not meet the current Official Plan or Zoning By-law.
- The Town is required to process these applications.

Why can plans change?

In general:

- The Official Plan may only be amended if it is determined that the proposed changes comply with the overall intent of the Official Plan and are consistent with Provincial and Regional policy
- The Zoning By-law may only be amended if it is determined that the proposed changes comply with the policies of the Official Plan and result in development that is compatible with the surrounding neighbourhoods

The planning process and how to get involved



Have your say

- Tell the Town what you think
- Fill out a comment form at tonight's meeting
- Write a letter or email to the Planning Department (planning@grimsby.ca)
- Send a copy of your letter or e-mail to your Ward Councilors

Stay informed

- Provide your mailing address to the Planning Department. By doing so you will receive:
 - Notice of future meetings
 - Information on how to obtain a staff report
 - Information regarding speaking in front of Committee, should you wish to do so
 - Information on how you can appeal the application

Community Benefits Working Group

- The proposed development is eligible for consideration of community benefit contributions under Section 9.4 of the Town's Official Plan
- As required by the Town's guidelines, a working group will be formed to determine what benefits are needed by the local community
- Those interested in volunteering for this working group should contact planning@grimsby.ca for more information

Proposed development

- Former Fifth Wheel truck stop
- Surrounding land uses:
 - **South:** QEW
 - **West:** Waterfront trail park and Casablanca interchange
 - **North:** Lake Ontario
 - **East:** Single-detached dwelling (owned by Region) & regional water treatment plant

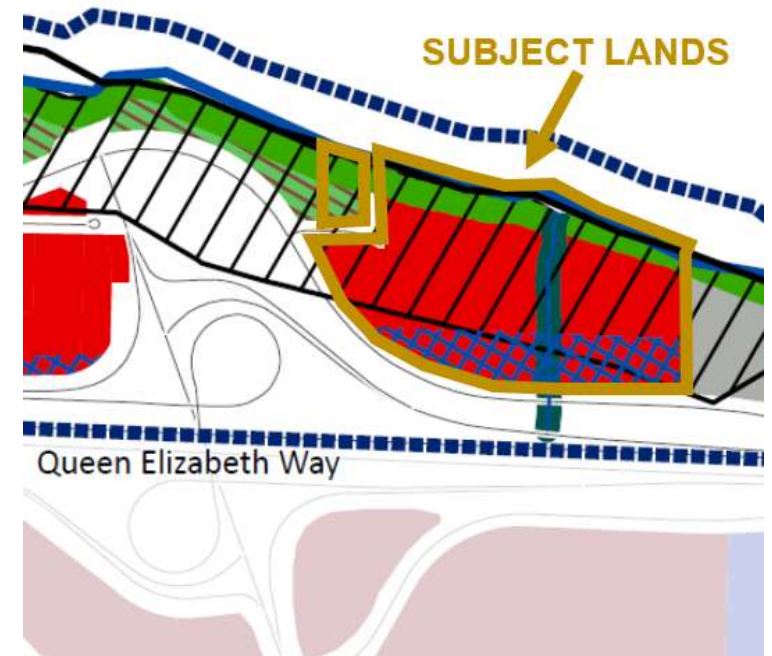


Proposed development



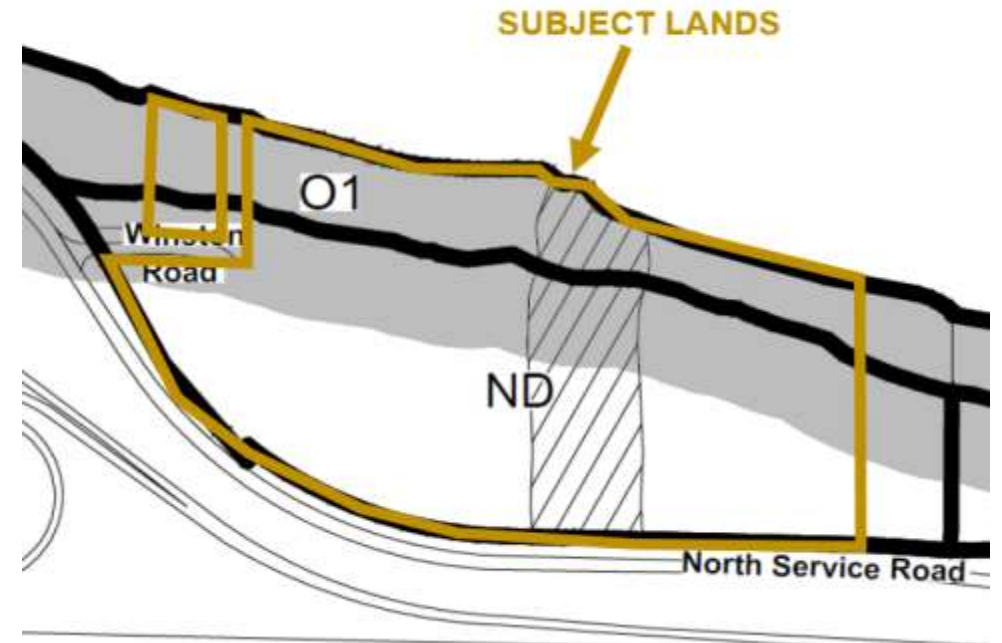
Official Plan

- Designations:
 - Mixed Use – High Density
 - Employment Overlay
 - Parks and Open Space
 - Environmental Conservation Area
 - Streams
 - Hazard Land Area
- Official Plan Amendment proposed to increase maximum permitted height from 12 storeys to 22 storeys



Zoning By-law

- Current zoning: Neighbourhood Development (ND) and Private Open Space (O1) and Hazard Overlay
- Zoning amendment proposed to allow for:
 - Change in zoning to a Mixed Use High Density (MHD) and Public Open Space (O2) zone
 - Modified performance standards for setbacks, maximum height, and permitted uses.



Applicant's Presentation