

**Kemp Road & Mountain Road Hamlet Study & Secondary Plan**

**Project:**

Hamlet Study & Secondary Plan

**Client:**

Town of Grimsby, Ontario

**The Opportunity:**

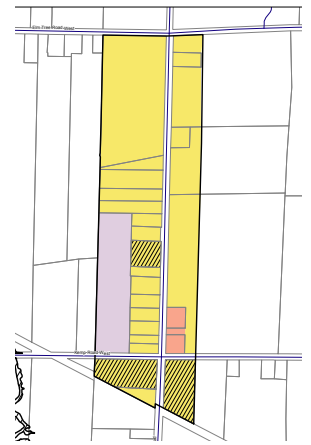
Develop a Secondary Plan and provide direction on development, urban design, services, and transportation.

**MSH Genuine Results**

Retained by the Town of Grimsby, the study team led by MSH, was tasked with developing a Secondary Plan to establish a boundary for the hamlet area, and provide detailed direction with respect to the type and form of development, including urban design, services, transportation and development review.

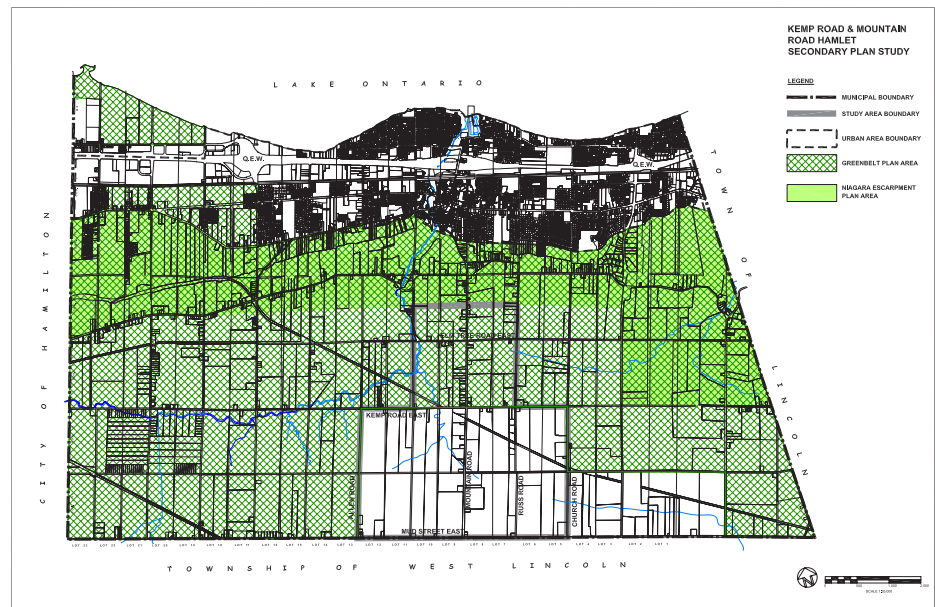
Occupying an area of approximately 925 ha adjacent to the Niagara Escarpment, the study area included significant land available for development, but with policy and servicing challenges. Ultimately, the Plan provides an opportunity for limited additional development of the Kemp and Mountain Road Hamlet in a manner which will allow it to evolve and grow in keeping with its existing character as a residential community. The Plan also includes opportunities for the provision of economic, social and commercial functions to the surrounding agricultural/rural area.

Through the process, extensive consultations with council, residents, landowners, agencies and other stakeholders, served to engage the public and achieve broad community support for the Plan.



Hamlet and Secondary Plan Area as adopted by Council

- Legend**
-  Hamlet and Secondary Plan Area Boundary
  -  Hazard Land Area
  -  Hamlet Residential Area
  -  Hamlet Residential / Potential Mixed Use Area
  -  Hamlet Mixed Use Area
  -  Hamlet Special Policy Area



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