



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT

APPLICATION: **ZONING BY-LAW AMENDMENT FILE ZBA/25/18**
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)
SITE PLAN APPROVAL FILE SPA/11/18
(Section 41 of the Planning Act, R.S.O. 1990, C.P. 13)

OWNER: **Jeremy Capussi**

LOCATION OF PROPERTY: **140 Main St E**
Pt. of Lot 1, Concession 1, ED

PURPOSE OF APPLICATION:

The Town of Kingsville has received the above-noted applications for lands located on the north side of Main St. East, east of Spruce St. N. The subject property is designated 'Residential' by the Official Plan and zoned 'Residential zone 1 Urban – holding (R1.1(h))' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 1.45 ha (3.6 ac.) vacant residential parcel (shown in red). The applicant is proposing a multiple phase development on the site. The proposal shown on the attached plan includes three phases. Phase 1 is a mixed use commercial /residential with half of the ground floor used for commercial and the remaining three storey building used for 24 residential units. Phase 2 would be a six storey building with 36 residential units. The final phase at the rear of the property will be developed for low density residential compatible with the abutting lands. The lands are current zoned Residential R1.1(h) holding and will require amendment to a suitable classification to permit the proposed development. Site plan approval will also be required and is proposed on a phased approach.

A **PUBLIC MEETING** OF COUNCIL will be held on:

WHEN: **November 26, 2018**
WHERE: Town of Kingsville Municipal Building (Council Chambers)
TIME: **7:00 p.m.**

Your comments on these matters are important. If you have comments on this application, they may be forwarded by email, or letter mail to the attention of: **Robert Brown, Manager, Planning Services**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9. Comments and opinions submitted on these matters, including your name and address, may become part of the public record and may be viewed by the general public and may be published in a planning report or reproduced in a Council agenda and/or minutes.

IF A PERSON or public body would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of Kingsville before the zoning by-law is adopted, the person or public body is not entitled to appeal the decision.

IF A PERSON or public body does not make oral submissions at a public meeting, or make written submission to Council before the zoning by-law is adopted or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION relating to this matter is available for review at the Kingsville Municipal Office during regular office hours.

DATED AT
THE TOWN OF KINGSVILLE
on November 06, 2018.

Robert Brown, H. Ba, MCIP, RPP
519-733-2305 (x 250)
rbrown@kingsville.ca

140 Main St E

