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

APPLICATIONS:	**ZONING BY-LAW AMENDMENT - ZBA/05/16** **(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)** **SITE PLAN APPROVAL - SPA/08/16** **(Section 41 of the Planning Act, R.S.O. 1990, C.P. 13)**
APPLICANTS:	**Liovas Holdings LTD.**
LOCATION OF PROPERTY:	**Plan 268, Part of Lots 5 to 8, 23 & 24** **Maple Street North and Lansdowne Avenue West**

PURPOSE OF APPLICATIONS: The Town of Kingsville has received the above-noted application for lands located on the north side of Maple Street, west of Lansdowne Avenue, and south of the ERCA Chrysler Greenway. The subject property is designated 'Residential' by the Official Plan and zoned 'Residential Zone 1 Urban Exception 21, (R1.1-21)' under the Kingsville Comprehensive Zoning By-law.

The subject land has 2,446.14 square meters (26,330 square feet) and a combined frontage of 118.28 meters (388.06 feet). There are no existing dwellings or structures on the property. The applicant is proposing to construct 4 two-unit residential semi-detached raised ranch dwellings; with 129.32 square meters (1,392 square feet). A separate 181.16 square meter structure consisting of 6 self-storage garage units is proposed on the eastern portion of the parcel (shown on Applicants Sketch). The zoning of the parcel does not currently permit what is proposed and a zoning amendment is necessary to rezone the parcel to a site-specific residential classification to permit the proposed buildings and establish regulations for the development.

An 'Extended Phase I Environmental Site Assessment (ESA)' was completed in May 2016 to search for contaminants from past or current users. The report from CT Soils concludes that the site be classified as having low to a moderately low probability of containing significant quantities of environmentally impacted soils or groundwater. At the Planning Advisory Committee meeting on June 21, 2016 the proposed zoning for the site was not endorsed by the committee. The committee suggested that the applicant obtain the Record of Site Condition (RSC) prior to returning to Council. In 2019 the applicant received the RSC from the Ministry of Environment, Conservation and Parks and has decided to proceed with the application.

A PUBLIC MEETING OF COUNCIL WILL BE HELD ON:

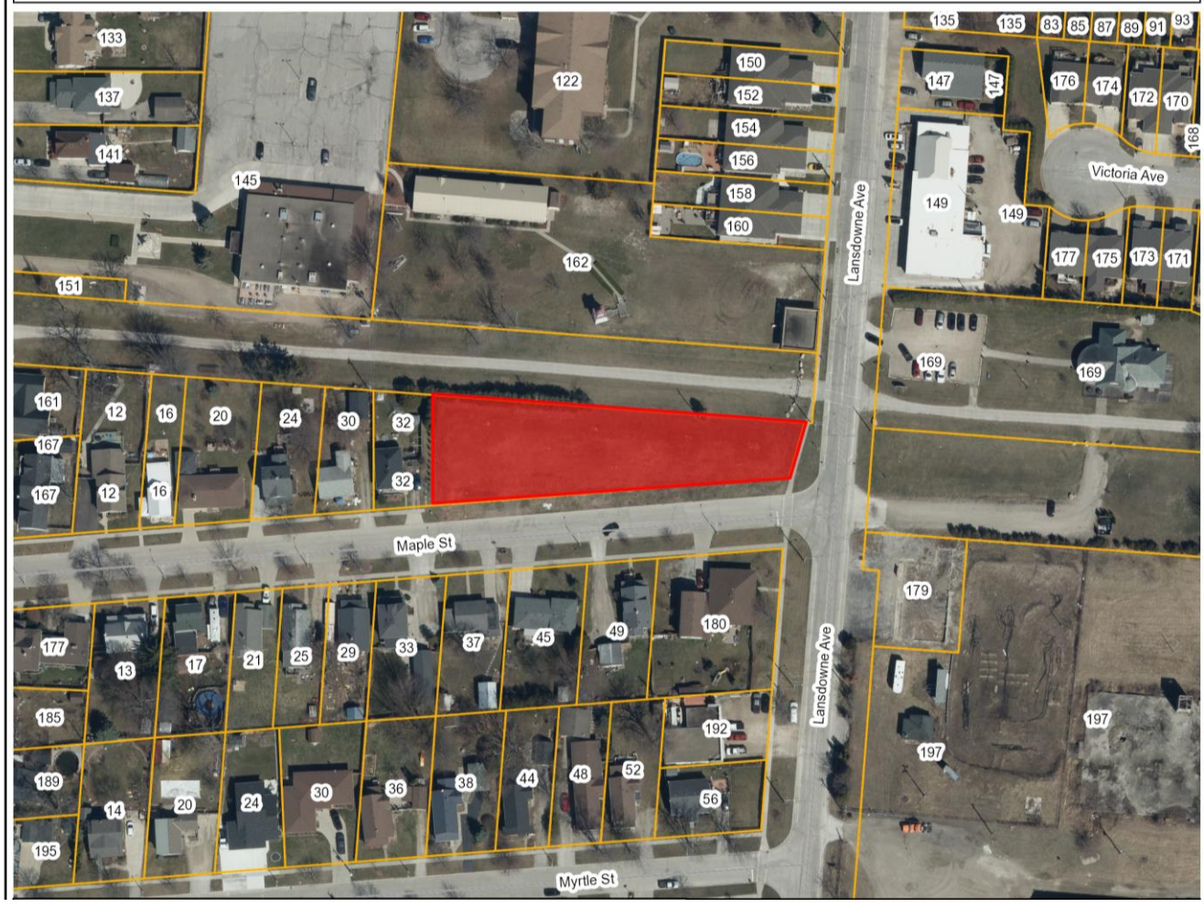
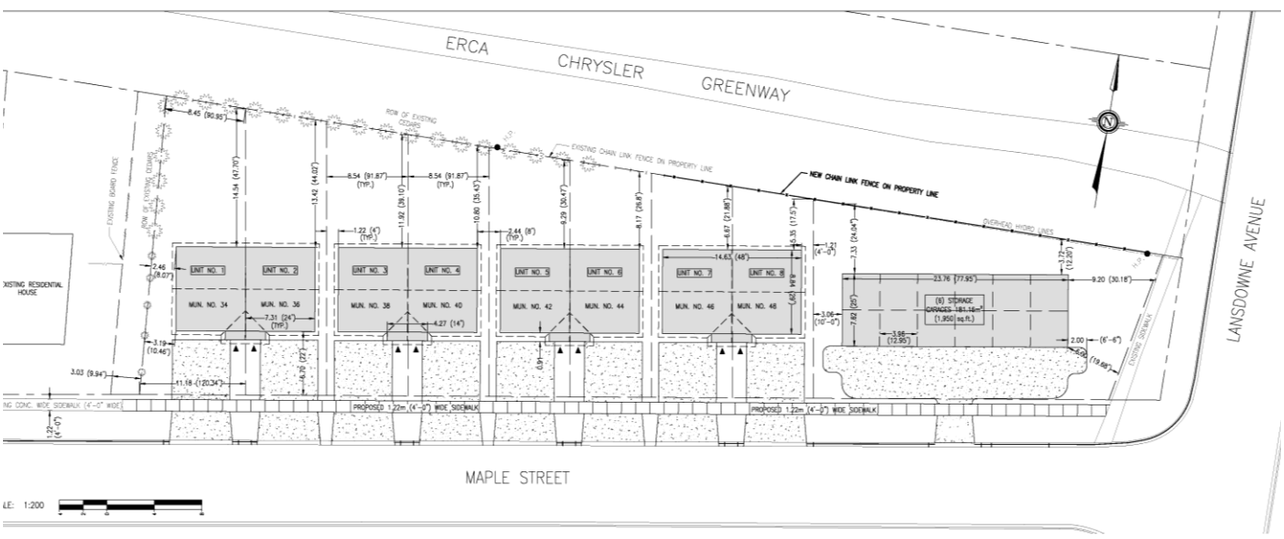
WHEN:	March 23, 2020
WHERE:	Town of Kingsville Municipal Building – Council Chambers
TIME:	7:00p.m.

Your input on these matters are important. If you have comments on this application, they may be forwarded in writing via email or mail, to the attention of: **Kristina Brcic, Town Planner**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9. kbrcic@kingsville.ca 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 does not make oral submissions at the public meeting or make written submissions to Council before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council to the Local Planning Appeal Tribunal.

IF A PERSON or public body does not make oral submissions at the public meeting, or make written submission to Council before the 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 do so.

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

DATED this 28th day of February, 2020

SPA/08/16 & ZBA/05/16