



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
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NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT AND CONSENT

APPLICATION: ZONING BY-LAW AMENDMENT - ZBA/09/20
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

APPLICANTS: Solid Rock Homes Inc

LOCATION OF PROPERTY: 273 & 281 Glass Ave

PURPOSE OF APPLICATION: The Town of Kingsville has received the above-noted application for lands located on the south side of Glass Ave, on the eastern corner of Wigle Ave. The subject property is designated Residential by the Official Plan and zoned Residential Zone 1 Urban (R1.1) under the Kingsville Comprehensive Zoning By-law.

The subject land is comprised of two properties. 273 Glass Ave being 784.3 sq. m (8,442.14 sq. ft.) and 281 Glass Ave being 784.5 sq. m (8,444.29 sq. ft.) in area. There is currently a single dwelling located on 273 Glass Ave to be demolished. The applicant proposes to build a semi-detached dwelling on each property. In order to build a semi-detached dwelling unit to a favourable size on the corner of Wigle Ave and Glass Ave, the applicant is seeking to amend the exterior side yard setback from 15 ft. to 10 ft. Approval of the Zoning By-law Amendment would permit the applicant to begin construction on the semi-detached dwellings. Once constructed, the applicant will apply for Consent in order to create separately conveyable units.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: August 10, 2020
WHERE: ELECTRONIC MEETING ON ZOOM
TIME: 6:00 p.m.

If you have comments on this application, they may be forwarded in writing via email to kbrbic@kingsville.ca or letter mail, to the attention of: Kristina Brcic, Town Planner, 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 that files an appeal of a decision of The Town of Kingsville in respect of the proposed consent does not make written submissions to The Town of Kingsville before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

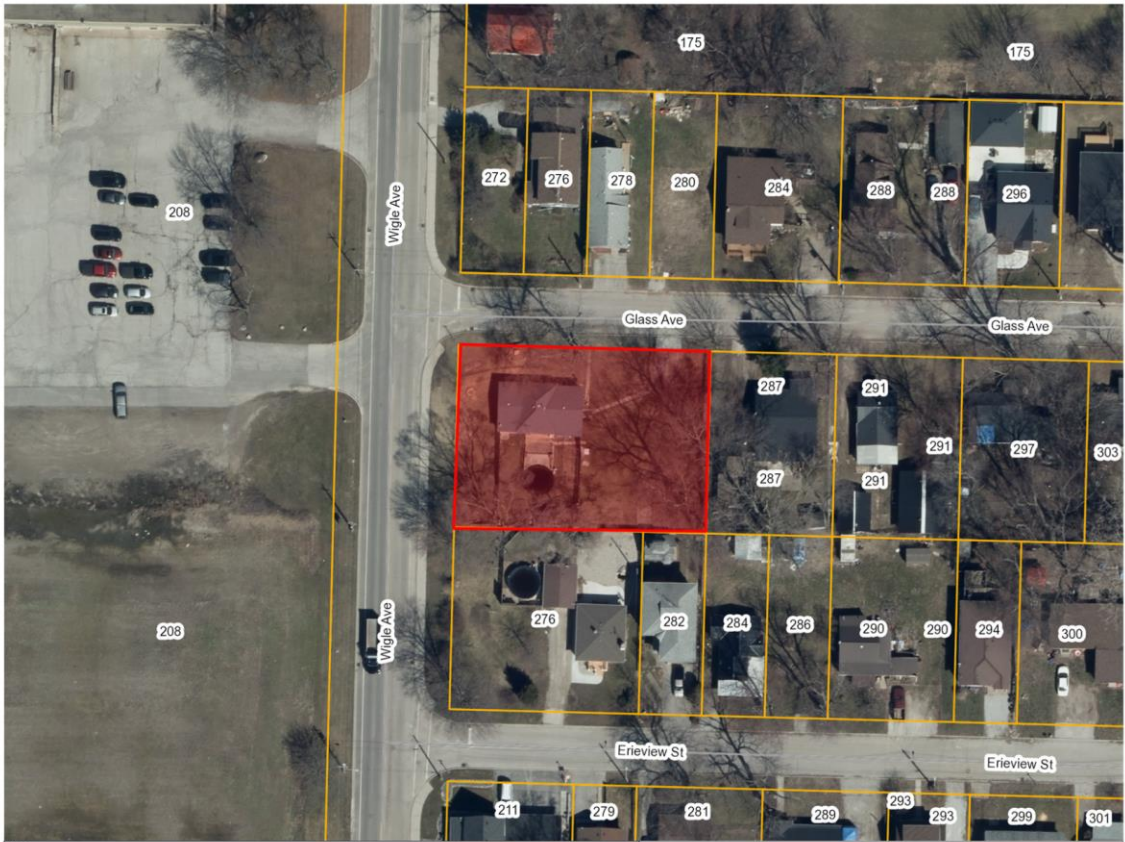
If You Wish to be notified of the decision of The Town of Kingsville in respect of the proposed consent, you must make a written to the **Municipal Clerk, Town of Kingsville, 2021 Division Road North, Kingsville, Ontario, N9Y 2Y9.**

If a Person or Public Body would otherwise have an ability to appeal the decision of Council of 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 submissions to the Town of Kingsville before the by-law is passed, 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 submissions to the Municipal Clerk of the Town of Kingsville 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 these matters matter is available for review at the Kingsville Municipal Office during regular office hours.

DATED AT THE TOWN OF KINGSVILLE on July 17th, 2020.



- Legend**
- Essex Municipalities
 - <all other values>
 - Kingsville
 - Street
 - Severance
 - Kingsville Assessment

Notes

Enter Map Description

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P.I.N. 75177 - 0103
WIGLE AVENUE
(20.12 WIDE AS SHOWN ON REGISTERED PLAN 1013)

