

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

APPLICATIONS: **ZONING BY-LAW AMENDMENT FILE ZBA/06/2020**
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)
DRAFT PLAN OF SUBDIVISION FILE SUB/01/2020
(Section 50 (3) of the Planning Act, R.S.O. 1990, C.P. 13)

OWNERS: **Wobocorp Ltd. & David Armstrong Farms Inc.**

LOCATION OF PROPERTY: **V/L NE side County Road 34 E**
Pt. of Lot 269, Concession NTR
Parts 1 & 2, RP 12R 26017 & Part 2, RP 12R 26659

PURPOSE OF APPLICATION:

The Town of Kingsville has received the above-noted applications for lands located on the northeast side of County Road 34 E, southeast of County Road 27. The subject property is designated Residential by the Official Plan and zoned Residential Zone 2 Rural/Urban, holding (R2.2 (h)) under the Kingsville Comprehensive Zoning By-law.

The subject land is a 4.143 ha (10.24 ac.) vacant property. The applicants are proposing a new residential subdivision consisting of 19 lots for single detached dwellings and 10 blocks for semi-detached dwellings (20 units). The background studies have been completed, application filed with the County and the County Planner has requested that the statutory public meeting be held. A storm water management plan has been completed to direct storm water through the Woodside Estates subdivision to the northeast which is also being developed. The requested zoning amendment is to establish the necessary regulations for the proposed semi-detached development. The R2.2 zone permits semi-detached dwellings but does not contain regulations for creating individual units. Hard copies of the plan can be requested for pick-up at the Town office by appointment only. This notice is also available for review on the Town website under Do Business/Planning and Zoning/Upcoming Public Meetings

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 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 does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Kingsville or County of Essex in respect of the proposed plan of subdivision before the County of Essex gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Essex to the Local Planning Appeal Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Kingsville or County of Essex in respect of the proposed plan of subdivision before the County of Essex gives or refuses to give approval to the draft plan of subdivision, 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.

If you wish to be notified of the decision of the County of Essex in respect of the proposed plan of subdivision, you must make a written request to the County of Essex, c/o Rebecca Belanger, Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, Ontario N8M 1Y6 and indicating the **County of Essex File #: 37-T-20002**.

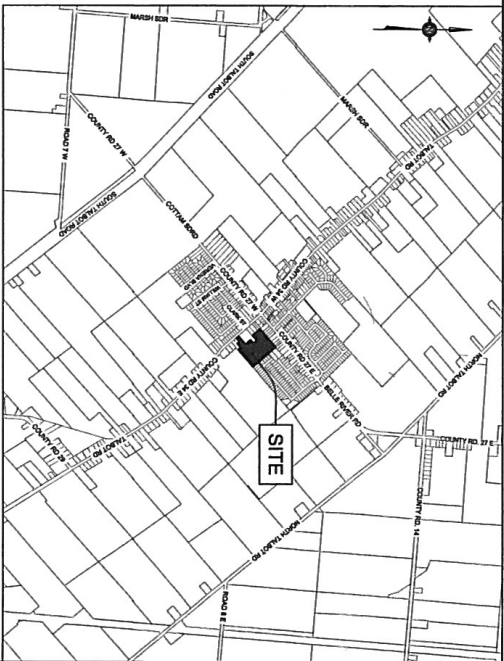
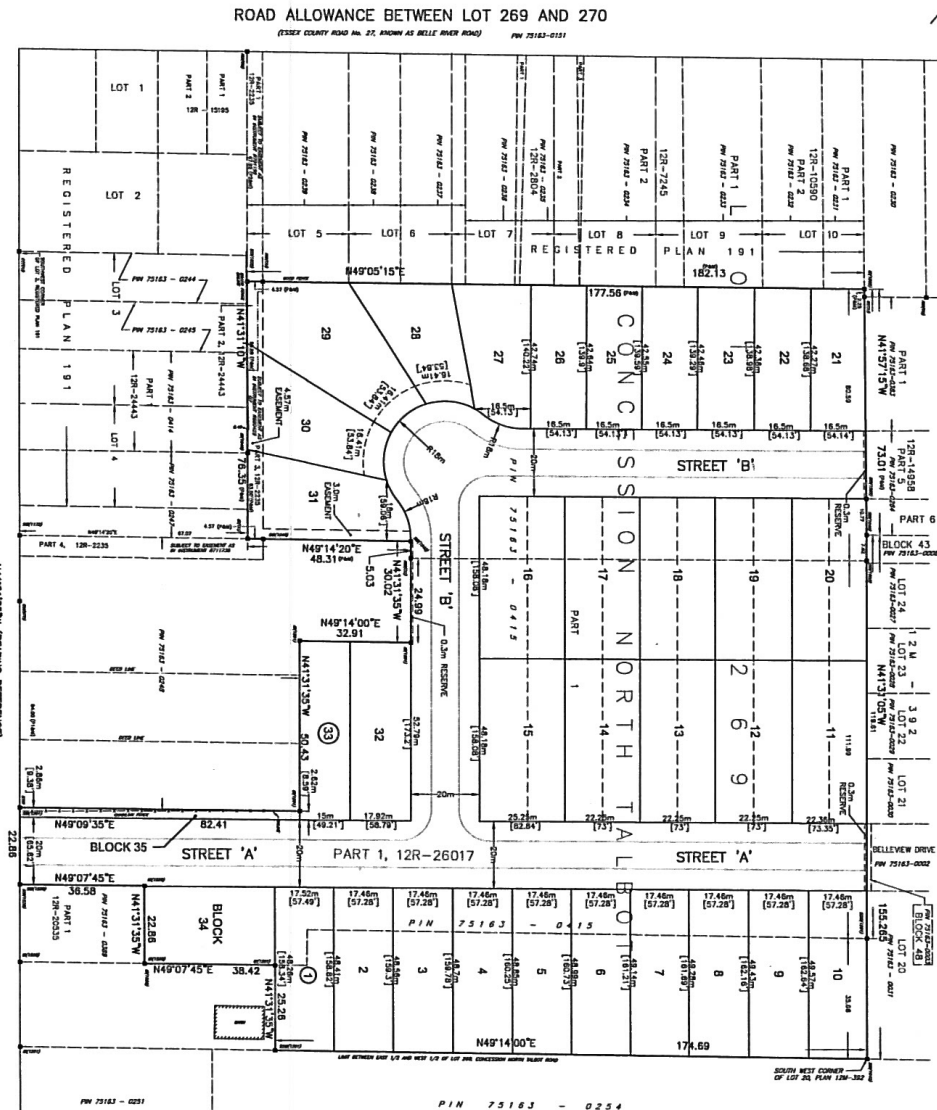
IF A PERSON or public body does not make oral submissions at a public meeting, or make written submission to Council before the zoning by-law is adopted or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal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

**DATED AT
THE TOWN OF KINGSVILLE
on July 10, 2020.**

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services
519-733-2305 (ext. 250)
rbrown@kingstonsville.ca



DRAFT PLAN OF THE SUBDIVISION
PART OF LOT 269
CONCESSION NORTH TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF
GOSFIELD NORTH
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO



RELEVANT INFORMATION			
USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA (ha)
RESIDENTIAL BLOCKS (SINGLE FAMILY)	32	32	1.825
RESIDENTIAL BLOCKS (Semi-Detached)	10	20	1.101
PARK / GREEN SPACE (BLOCK 34 & 35)	2	-	0.111
R.O.W.	-	-	0.088
TOTAL	35	43	4.443

ADDITIONAL INFORMATION
Required Under Section 51(77) of the Planning Act

- 1) Boundaries of Land to be Subdivided are Shown on Draft Plan.
- 2) Street Names are Shown on the Draft Plan.
- 3) Any Other Features are Shown on the Draft Plan.
- 4) The Draft Plan is a true and correct copy of the original.
- 5) The Draft Plan is a true and correct copy of the original.
- 6) The Draft Plan is a true and correct copy of the original.
- 7) The Draft Plan is a true and correct copy of the original.
- 8) The Draft Plan is a true and correct copy of the original.
- 9) The Draft Plan is a true and correct copy of the original.
- 10) The Draft Plan is a true and correct copy of the original.

OWNERS CERTIFICATE
I HEREBY CERTIFY THAT THE PLANS OF
THIS PLAN IN DRAFT FORM
WAS CORRECTLY
SIGNED
Ed HODDER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS,
ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATED March 12, 2018
SIGNED [Signature]
for CLARKE SURVEYORS INCORPORATED

David Armstrong Esq. Inc.
SIGNED David Armstrong
2506666 Ontario Ltd.
SIGNED David Armstrong
DATED March 12, 2018

REVISION DATA			
POINT ID	DATE	BY	REVISION
1	10 MAR 2018	ALL	REVISION
2	20 JUN 2018	ALL	REVISION
3	22 FEB 2019	ALL	REVISION
4	22 JUN 2019	ALL	REVISION

CAUTION: THE DRAFT PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN. THE DRAFT PLAN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN. THE DRAFT PLAN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN.

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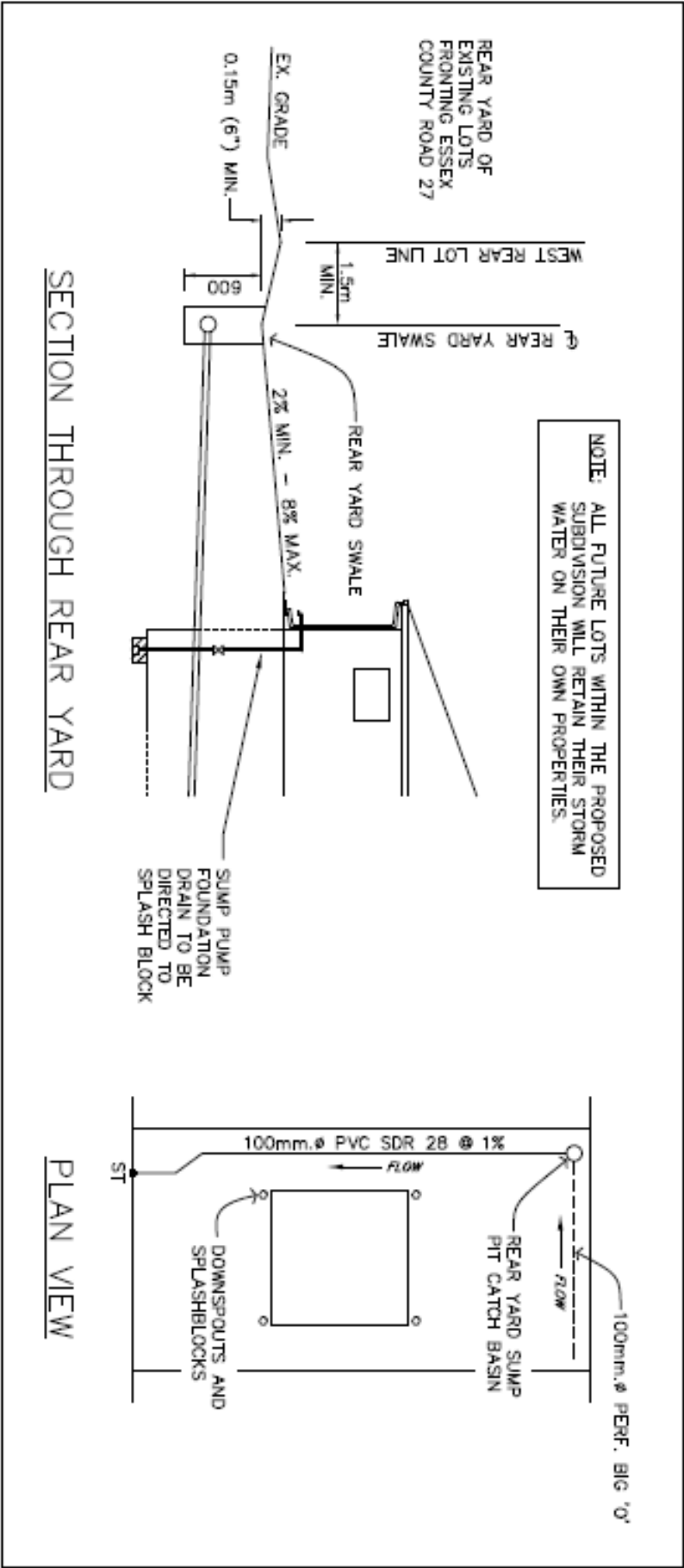
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LOTS 21 TO 29 (WEST SIDE DETAIL)

This meeting will be held through Electronic Participation in accordance with Bill 187, the Municipal Emergency Act, and an Order in Council of March 23, 2020, which amended the Emergency Management and Civil Protection Act and prohibits organized public events of more than five people.

The Town of Kingsville continues to take COVID-19 seriously, and in following the advice of provincial and federal governments, is making significant changes to services and programming to help protect health and wellbeing of the community. Town Hall is temporarily closed to the public to help stop the spread of COVID-19. In-person Committee and Council meetings have been cancelled.

Such meetings, as warranted, will be held electronically until further notice.

Remote Participation

The electronic public meeting will take place via Zoom. Elected Officials, Committee Members, Town Staff and Applicants or those representing them will be given access to the meeting. If you wish to participate please read the instructions below.

Public Comments

a) **Submit comments in writing:** Written comments are strongly encouraged.

Please provide your name (first and last), your address and which item you are commenting on. They may be submitted in writing or by email, to Robert Brown, Manager, Planning Services (see contact info below). Comments received **by 4:00 PM on Monday, August 3rd** will be part of the Council Agenda package prior to the meeting. Comments received after this time will be forwarded to Members of Council as soon as possible, and prior to the meeting on August 10th.

b) **Request to speak at the Council Meeting:** Prior to 4:00 PM on Friday, August 7th you must contact Robert Brown, Manager, Planning Services to request to speak during the meeting. Please provide your name (first and last), your address, the item/application you wish to speak on and your email address.

Remote participation for public comments

Upon receipt of your request to speak at the meeting participants will be provided the Zoom meeting details and password prior to the meeting.

Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline. Persons who intend to participate during the meeting may wish to register/sign up in Zoom, if they have not already done so. The following information is provided for your consideration and guidance during remote participation in the meeting:

- Please join the meeting at 5:55 PM in order to avoid any delays. If you have not joined the public meeting while your Agenda Item is up for public comment you will have forfeited your request.
- When you join the meeting, either by phone or online, you will be admitted in as an attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- If you join the Zoom meeting through your phone, please Do not put the phone on hold at any time, as this will result in broadcasting "hold music" online once your mic function is unmuted.
- To optimize call quality when using a laptop, a headset with microphone is best if available to you; otherwise, whether using your laptop microphone or cell phone, please speak directly into the receiver and do not use speaker phone
- Please do not forward the Zoom meeting details to anyone or post through social media. Only registered participants will be admitted to the meeting.
- Participants should keep comments directly related to the matter to which they are speaking to. Questions are to be directed to the Council chairperson. Council members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to what you have said.
- After providing your comments and answering any questions that may be directed to you, the Meeting Coordinator will disconnect you from the Zoom meeting.

For more information, please contact:

Robert Brown, H. Ba, MCIP, RPP, Manager, Planning Services Phone: 519-733-2305
Ext. 250 Email: rbrown@kingsville.ca