

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

APPLICATIONS: **ZONING BY-LAW AMENDMENT FILE ZBA/07/2020**
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)
SITE PLAN APPROVAL FILE SPA/05/2020
(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 4 Urban Exception (R4.1-5)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 1.45 ha (3.6 ac.) vacant residential parcel (shown in red). Council approved a zoning amendment in 2018 to permit the front portion of the property to be developed with a mixed-use residential/commercial building with a total of 24 residential units and up to 705 sq. m (7,600 sq. ft.) of ground floor commercial space. The applicant has completed the final site plan for consideration and approval. However, the applicant has chosen to remove the ground floor commercial in favour of 6 additional residential units. The partial fourth floor amenity area has also been removed. Therefore, a further amendment to the zoning is required to increase the number of permitted residential units, remove the commercial space and revise the permitted height to three storeys to a maximum of 32 ft. Additional details on the applications have been posted to the Town website under Do Business/Planning and Zoning/Upcoming Public Meetings. Hard copies of the plans can be requested for pick-up at the Town office by appointment only.

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 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 July 10, 2020.

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



Notes

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION
Copyright the Corporation of the County of Essex, 2012. Data herein is
provided by the Corporation of the County of Essex on an 'as is' basis.
Assessment parcel provided by Teranet Enterprises Inc. Data layers that
appear on this map may or may not be accurate, current, or otherwise reliable.

Legend

- Essex Municipalities
 - all other values
 - Kingsville
- Street
- Sewerance
- Kingsville Assessment

0 27.86 55.7 Meters



1:1,671

3/12/2020

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 phone 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, Manager, Planning Services Phone: 519-733-2305
Ext. 250 Email: rbrown@kingsville.ca