



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

NOTICE OF APPLICATION FOR APPROVAL OF A DRAFT PLAN OF CONDOMINIUM AND PUBLIC MEETING:

APPLICATION: **DRAFT PLAN OF CONDOMINIUM POC/01/2020**
County of Essex File No. (37-CD-20003)
(Section 51 of the Planning Act, R.S.O. 1990, C.P. 13)

OWNER: **2661268 Ontario Ltd.**

LOCATION OF PROPERTY: **140 Main St. E.**
Pt. Lot 1, Concession 1 ED, Parts 1 & 2, RP 12R 14569

PURPOSE OF APPLICATION:

The subject land is a 1.45 ha (3.6 ac.) vacant residential parcel. A zoning by-law amendment and site plan approval were given in August of 2020 to develop a 3 storey condominium development with a total of 30 units. The applicant is now seeking the final approval required, a plan of condominium, which will permit the sale of individual units. Application to the County has been made and the County Planner has requested that the Town hold the formal public meeting in order to move the application forward.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **November 23, 2020**
WHERE: **ELECTRONIC MEETING ON ZOOM**
TIME: **7:00PM**

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, Town of Kingsville, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9 or rbrown@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 the County of Essex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium 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 the public meeting, or make written submission to the County of Essex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval of the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, contact the Manager, Planning Services, county of Essex, 360 Fairview Avenue West, Essex, ON, N8M 1Y6, indicating the County of Essex file number.

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

DATED AT
THE TOWN OF KINGSVILLE
THIS 3rd DAY OF NOVEMBER, 2020

140 Main St E



Notes

Enter Map Description

THIS MAP IS NOT TO BE USED FOR NAVIGATION
Copyright of 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
- Severance
- Kingsville Assessment

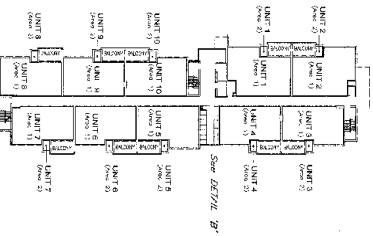
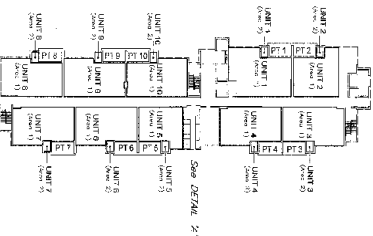
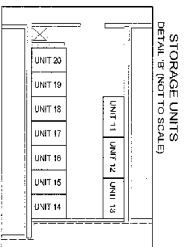
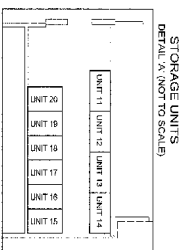
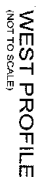
0 53.07 106.1 Meters

1:3,184



11/4/2020

Plan of Condominium



LEVEL	NUMBER OF SPECIMENS WITH PORE LEVEL	NUMBER OF SPECIMENS WITH PER LEVEL
LEVEL 1	10	10
LEVEL 2	10	10
LEVEL 3	10	10
TOTAL	30	30

SITE INFORMATION:
SITE AREA: 0.628 ^{sq.} / 1.552 Acres
DENSITY:
47.8 RESIDENTIAL UNITS PER HECTARE
19.3 RESIDENTIAL UNITS PER ACRE

ADDITIONAL INFORMATION REQUIRED UNDER CONDOMINIUM ACT, 1998 AND SECTION 5(17) OF THE PLANNING ACT (R.S.C. 1930)

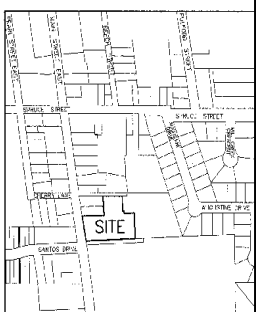
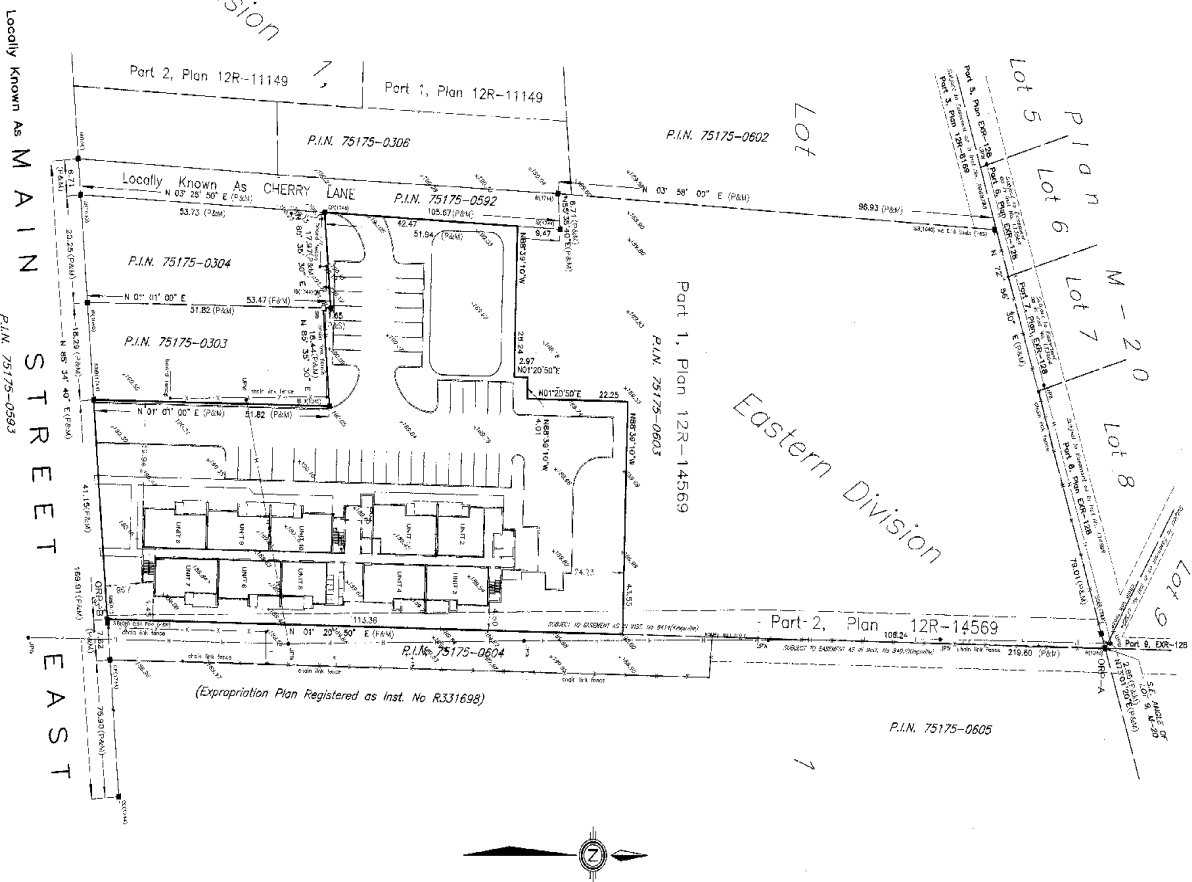
(A) AS SHOWN ON PLAN	(G) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN	(H) PIPED MUNICIPAL
(C) AS SHOWN ON PLAN	(I) CLAY DEPOSITS
(D) RESIDENTIAL CONDOMINIUM UNITS	(J) AS SHOWN ON PLAN
(E) REFER TO KEY PLAN	(K) ALL SERVICES TO BE PROVIDED
(F) AS SHOWN ON PLAN	(L) AS SHOWN ON PLAN

LEVELS 2 and 3

UNITS 1 to 10 (Inclusive) (RESIDENTIAL UNITS)
UNITS 11 to 20 (Inclusive) (STORAGE UNITS)

NOTE:
UNITS 1 TO 10 INCLUSIVE ARE COMPRISED OF 2 NON-CONTIGUOUS AREAS EACH DESIGNATED ON THE PLAN BY THE SAME UNIT NUMBER.

Concession



**DRAFT PLAN OF CONDOMINIUM
OF
PART OF LOT 1
CONCESSION 1 EASTERN DIVISION
NEIGHBORING TOWNSHIP OF GOSFELD SOUTH
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO**
© VERDELAN LAND SURVEYORS, A DIVISION OF J.B. BARNES LTD.

[illegible][illegible]

OWNER'S AUTHORIZATION
 HEREBY AUTHORIZE THE FILING OF THIS DEBT PLAN WITH APPROVAL
 2061268 ONTARIO LTD.
 DATE _____

SURETYOR'S CERTIFICATE
THE BOUNDARIES OF THE LANDS TO BE SURVEYED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE SEPTEMBER 16, 2020.



VERHAEGEN INCORPORATED
LAND SURVEYORS WASHINGTON
Assessed
918

1 D. Barnes Limited
1000 F STREET, N.W., WASHINGTON, D.C. 20004
T: 202/555-1500



ORIGIN BY: **CWK** CHECKED BY: **(95)**

END Date: September 16, 2000 5:15 PM
COC Title: 19-46-233-02.dwg

REFERENCE NO: **19-46-233-02**
FILE NO.: E:\ecoplane\11d-1