



## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT

**APPLICATION:** **ZONING BY-LAW AMENDMENT FILE ZBA/10/2020**  
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

**APPLICANT:** **617812 Ontario Limited – owner /**  
**Carlos Martens Braun - purchaser**

**LOCATION OF PROPERTY:** **1771 Talbot Rd**  
**Pt. of Lot 11, Concession 2 ED**

### **PURPOSE OF APPLICATION:**

The Town of Kingsville has received the above-noted application for lands located on the south side of Talbot Road, east of Elgin St. in the hamlet of Ruthven. The subject property is designated Hamlet by the Official Plan and zoned Rural Commercial, (C6) under the Kingsville Comprehensive Zoning By-law.

The property in question has been recently sold due to the closing of the existing business. The purchaser is proposing to convert the existing building for use as a church. In order to proceed with the new use a zoning by-law amendment will be necessary. The purchaser has asked that the current commercial zoning be retained and church be added as an additional permitted use. Extensive internal renovation (change of use) will be necessary. The property has a large existing parking area that contains 122 parking space with additional lands that can accommodate additional space, if necessary. The property does have an existing site plan agreement in place from 1988.

The notice has also been posted to the Town website under Do Business/Planning and Zoning/Upcoming Public Meetings.

### **A PUBLIC MEETING OF COUNCIL will be held on:**

**WHEN:** **October 13, 2020**  
**WHERE:** **ELECTRONIC MEETING ON ZOOM**  
**TIME:** **7:00 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 September 22, 2020.**

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

**1771 Talbot Rd**



**Notes**

Zoning Amendment

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 Teramit 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 24.96 49.92meters

1:1498  8/19/2020

This Meeting will be held through Electronic Participation in accordance with the Town of Kingsville's Procedure By-law, by-law 55-2016, as amended, and the provision of the Municipal Act, 2001

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. In this regard, Council and Committee meetings are being conducted electronically until further notice.

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### 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 ). Comments received **by 4:00 PM on Monday, October 5th** 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 October 13th.

b) **Request to speak at the Council Meeting:** Prior to 4:00 PM on Wednesday, October 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 6:55 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](mailto:rbrown@kingsville.ca)