



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
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kingsvilleworks@kingsville.ca

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

APPLICATION: ZONING BY-LAW AMENDMENT - ZBA/18/19
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

APPLICANT: Brotto Investments Inc.

LOCATION OF PROPERTY: 183 Main Street East, Part of Lot 2, Concession 1 ED

PURPOSE OF APPLICATION: The subject land is a 0.43 ha (1.05 ac.) residential lot with an existing single detached dwelling and a detached garage. A redevelopment proposal was presented to the public at the November 19, 2019 meeting of the Planning Advisory Committee. Based on feedback from that meeting and recommendation that the existing dwelling be heritage designated the applicant has prepared a revised submission. The applicant (prospective purchaser) is proposing to leave the existing dwelling on a separate lot (to be severed at a later date) remove the existing outbuilding and develop the balance of the lot as shown on the attached sketch. The proposed would include a three-storey, 22 unit apartment building (condo tenure) and associated parking. A zoning by-law amendment would be required to permit the development and address the following regulation amendments: a reduction of the required lot frontage to permit the creation of a lot for the existing dwelling, a reduction in the required rear yard setback from 12.2 m to 7.5 m and an increase in the permitted height from 11 m to 12.2 m to permit a pitched roof consistent with other development along Main St. E. The zoning for the proposed lot for the existing dwelling will not be amended and remain R1.1. If approved the project would then require site plan approval to finalize the full details of the build out. The proposed layout and elevations are attached for review. (Electronic formats of the drawings are available upon request)

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: March 22, 2021
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 rbrown@kingsville.ca 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 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 March 2nd, 2021.



183 Main St E



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 Teramet 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

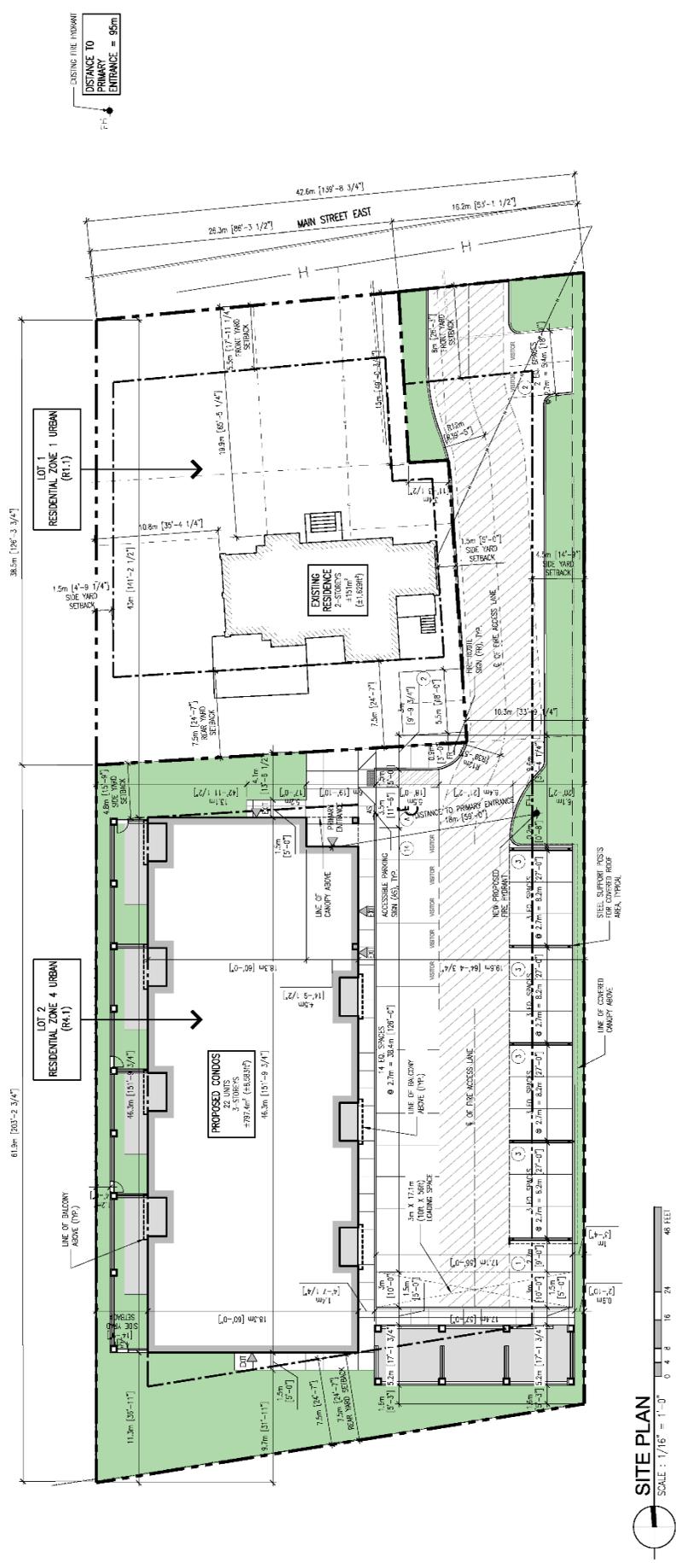
0 20.68 41.4 Meters

1: 1,241

9/16/2019

| SITE DATA MATRIX LOT 1 | | SITE ZONING: R-1 | |
|------------------------------|------------------------|-----------------------|---------------------|
| | REQUIRED | PROPOSED | |
| a. LOT AREA | MIN. 500m ² | 1,164.9m ² | 3,050m ² |
| b. LOT FRONTAGE | MIN. 15m | 26.3m | 10.2m |
| c. BUILDING AREA | - EXISTING BUILDINGS | 19.6m ² | 797m ² |
| | | 193.6m ² | 797m ² |
| d. BUILDING LOT COVERAGE (%) | | 13.1% | 26.1% |
| e. BUILDING GROSS FLOOR AREA | - EXISTING BUILDINGS | 302.8m ² | 302.8m ² |
| | | 302.8m ² | 2,922m ² |
| f. BUILDING HEIGHT | MAX. 11.0m | 11.0m | 12.2m |
| g. BUILDING SETBACKS | | | |
| | FRONT (NORTH) | MIN. 3.5m | 4.32m |
| | SIDE (EAST) | MIN. 1.5m | 19.6m |
| | SIDE (WEST) | MIN. 1.5m | 4.5m |
| | REAR (SOUTH) | MIN. 7.5m | 7.5m |
| h. NO. OF PARKING SPACES | 2 SPACES PROVIDED | 2 SPACES | 30 SPACES |
| i. NO. OF LOADING SPACES | N/A | N/A | 1 SPACE |
| j. LANDSCAPED AREA | N/A | N/A | 7 SPACES |
| k. HARD | N/A | N/A | 1 SPACE |
| l. SOFT | N/A | N/A | 38.6% |
| m. TOTAL COVERAGE | N/A | N/A | 416.7m ² |
| n. LANDSCAPED AREA | N/A | N/A | 698.3m ² |
| o. PAVED AREA | N/A | N/A | 1,092m ² |
| p. TOTAL COVERAGE | N/A | N/A | 35.6% |
| q. LINEAR CONCRETE CURB | N/A | N/A | 148.7m |

| SITE DATA MATRIX LOT 2 | | SITE ZONING: R-1 | |
|------------------------------|------------------------|-----------------------|---------------------|
| | REQUIRED | PROPOSED | |
| a. LOT AREA | MIN. 500m ² | 1,164.9m ² | 3,050m ² |
| b. LOT FRONTAGE | MIN. 15m | 26.3m | 10.2m |
| c. BUILDING AREA | - EXISTING BUILDINGS | 19.6m ² | 797m ² |
| | | 193.6m ² | 797m ² |
| d. BUILDING LOT COVERAGE (%) | | 13.1% | 26.1% |
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| q. LINEAR CONCRETE CURB | N/A | N/A | 148.7m |



SITE PLAN
SCALE: 1/16" = 1'-0"





Electronic Participation

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, Mgr. Planning Services (see contact info). Comments received **by 3:00 PM Wednesday, March 17th** will be forwarded to Council as part of the agenda package. Comments received after this time will be forwarded to Members of Council as soon as possible, and prior to the meeting on March 22nd.

b) **Request to speak at the Council Meeting:** Prior to 4:00 PM on Thursday, March 18th you must contact Robert Brown, Mgr. 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, by way of one of the procedures outlined above, 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 5:50 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 with 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 committee 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