



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

**(REVISED) NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING:
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

APPLICATIONS: **OFFICIAL PLAN AMENDMENT OPA/01/2021**
(Section 22 of the Planning Act, R.S.O. 1990, C.P. 13)
ZONING BY-LAW AMENDMENT - ZBA/01/2021
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

APPLICANT: **2610349 Ontario Ltd.**

LOCATION OF PROPERTY: **45 & 49 Division Street North,**
Part of Lots 3, 4 & 5 W Watermill St, Plan 184 & 185, Part of
Lots 6, 7 & 8 ED, Part 2, RP 12R 27243

PURPOSE OF APPLICATION: The Town of Kingsville has received the above-noted applications for lands located on the east side of Division Street North, between Pulford St. and Beech St. The subject property is designated 'Central Commercial' (45 Division) and 'Residential' (49 Division) by the Official Plan and zoned 'General Commercial Exception 4 (C4-4)' (45 Division) and 'Residential Zone 1 Urban (R1.1)' (49 Division) under the Kingsville Comprehensive Zoning By-law.

The subject lands are 2,302 sq. m (24,779 sq. ft.) in area with 40.37 m (132.4 ft.) of frontage. The applicant is proposing to remove both buildings and redevelop the lot with a two storey 553 sq. m (5,952 sq. ft.) office building and associated parking area. Both the zoning and Official Plan designation on 45 Division will permit the proposed use however the zoning and Official Plan designation on 49 Division must be amended to an appropriate commercial classification. The applicant is also requesting a reduction to the north side yard setback from 6 m (20 ft.) to 4.5 m (15 ft.). If the requested amendments are approved site plan approval will be required prior to construction.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **April 26, 2021**

WHERE: **ELECTONIC PARTICIPATION VIA ZOOM**

TIME: **6:00 p.m.**

Your input on these matters are important. If you have comments on this application, they may be forwarded in writing via email or mail, to the attention of: **Robert Brown, H. Ba, Manager**, Planning Service 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.

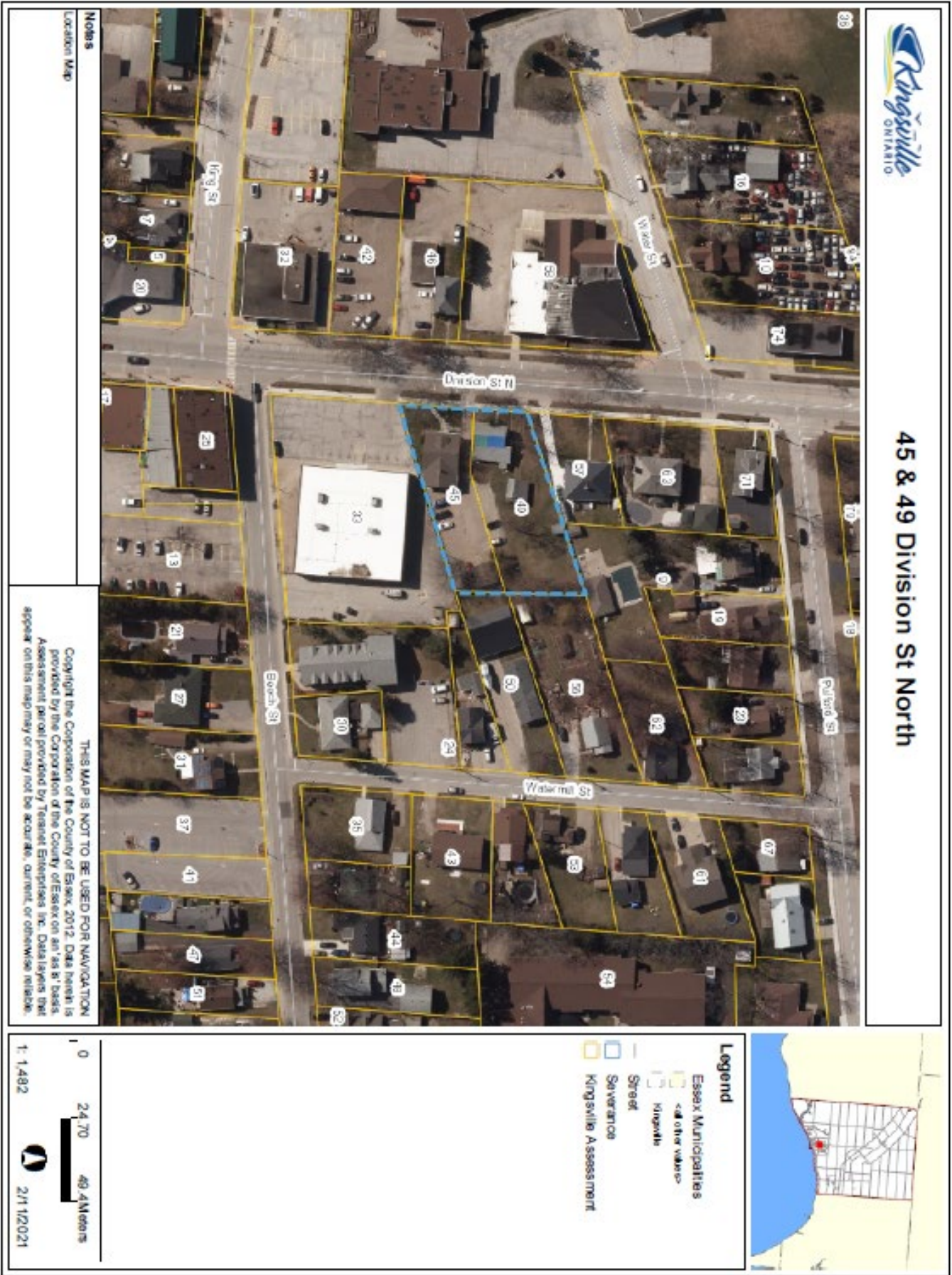
IF A PERSON or public body would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of Kingsville before the proposed official plan or zoning by-law is adopted, the person or public body is not entitled to appeal the decision.

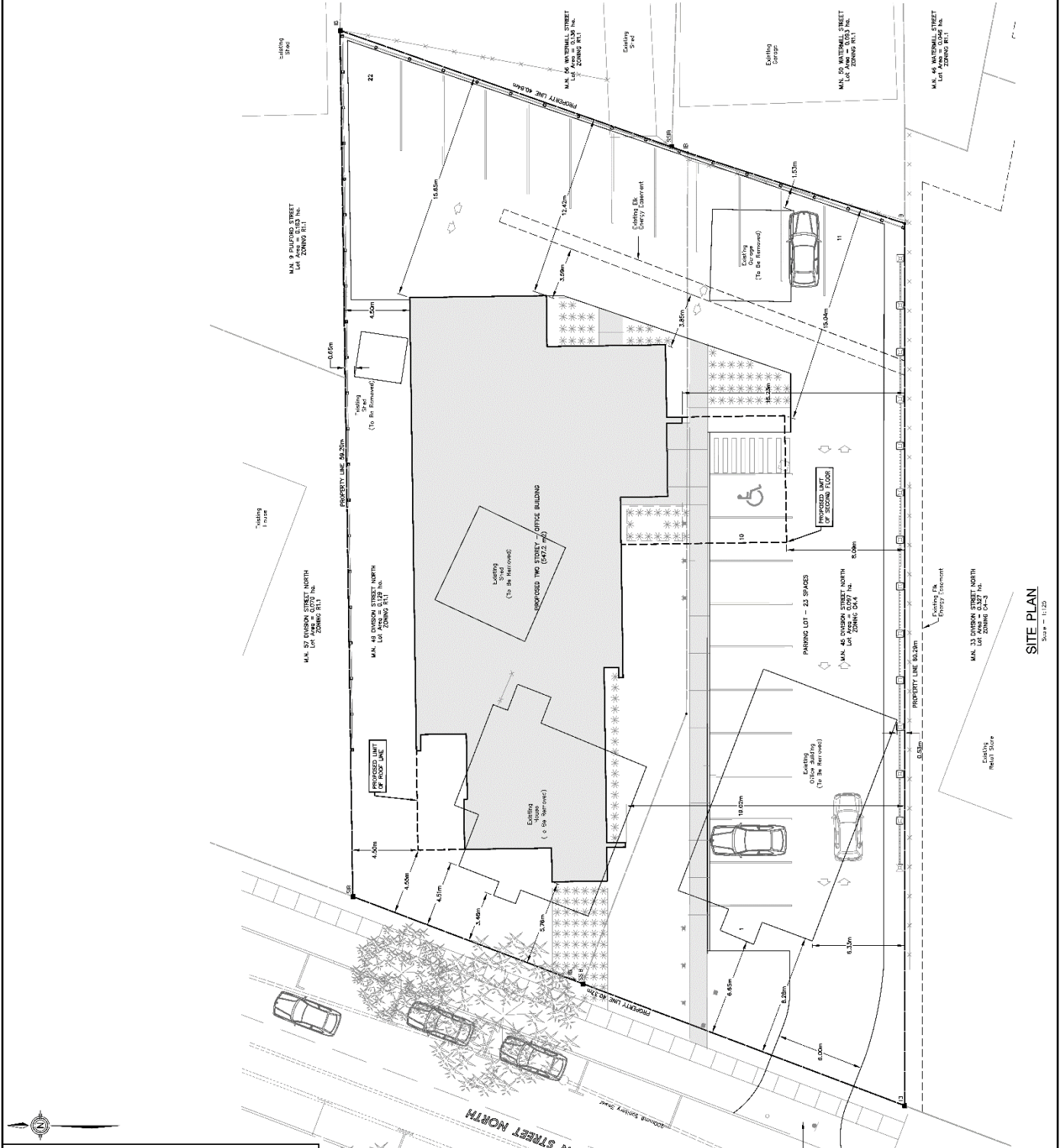
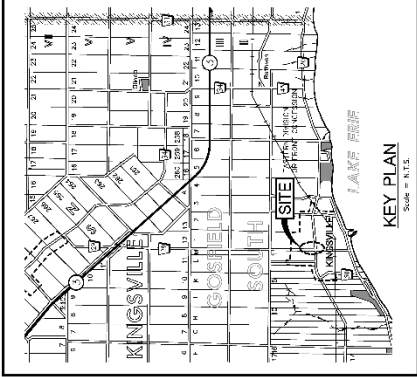
IF A PERSON or public body does not make oral submissions at a public meeting, or make written submission to Council before the proposed official plan amendment or zoning by-law is adopted or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal 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 may be available upon request with Town Planning staff.

DATED AT THE TOWN OF KINGSVILLE on March 26th, 2021.

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





NOTES:

1. THE PREPARED BY HAS UTILIZED KNOWLEDGE OF THE LOCAL ZONING ORDINANCES AND THE LOCAL ZONING BOARD TO PREPARE THIS SITE PLAN. THE PREPARED BY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
2. THE PREPARED BY HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE LOCAL ZONING ORDINANCES.
3. THE PREPARED BY HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE LOCAL ZONING ORDINANCES.

DATE	12/15/20
BY	N.J. PERALTA
FOR	ENGINEERING LTD.
PROJECT NO.	10-046

N. J. Peralta
Engineering Ltd.
Consulting Engineers
45 Division Street North
Kingsville, ON N0Y 1E1
www.peraltaengineering.com

PRELIMINARY
FOR APPROVAL

ENGINEERING LTD.
45 DIVISION STREET NORTH
KINGSVILLE, ONTARIO
N0Y 1E1

SITE PLAN

DATE	DEC. 18, 2020
BY	R.A.L.
FOR	AS NOTED
PROJECT NO.	10-046



Electronic Participation

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.

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 12:00 PM on Wednesday, April 21st** will be part of the Council Agenda package prior to the meeting. Comments received after this time will be forwarded to Council and will also form part of the public record.

b) Request to speak at the Council Meeting: Prior to 4:00 PM on Thursday, April 22nd you must contact Robert Brown, Manager, Planning Services (see contact info), 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 5:50 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 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