



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

NOTICE OF COMPETE APPLICATION & PUBLIC MEETING: CONSENT APPLICATION

APPLICATION: **CONSENT APPLICATION B/11/21**
(Section 53 of the Planning Act R.S.O. 1990, c.P. 13)

OWNER(S): Willy & Donna Jean Krahn

APPLICANT(S): Brotto Investments Inc.

LOCATION OF PROPERTY: 183 Main St E

ZONING OF PROPERTY: 'Residential Zone 1 Urban (R1.1)'

PURPOSE OF APPLICATION: Lot Creation & Establish Permanent Easement

The parcel is a 0.43 ha (1.05 ac.) residential lot with an existing single detached dwelling and a detached garage. In March of 2021 a development proposal (zoning by-law amendment) was presented to Council that included the severance of the existing dwelling on a separate lot in order to preserve the home. The balance of the property was intended for the development of a three storey, 22-unit apartment. Council denied the zoning amendment and an appeal has been filed with LPAT.

Despite this, the applicant wishes to move forward with a consent application to establish the existing dwelling on a separate lot. The proposed severed lot would have a frontage of 26.3 m (86 ft.) and lot area of 1,155 sq. m (12,431 sq. ft.). The retained lands on which the development was proposed will have a frontage of 16.2 m (53 ft.) and lot area of 3,050 sq. m (32,830 sq. ft.). A condition of the approval will be that the zoning, currently under appeal, be approved by LPAT. The consent would also require the establishment of a right-of-way over the retained parcel for shared access purposes.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **JULY 26, 2021**

WHERE: **VIRTUAL MEETING ON ZOOM**

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

Your comments on these matters are important. If you have comments on this application, they may be forwarded by email, or letter mail to the attention of: **Kristina Brcic, Town Planner**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9 or kbrbic@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 that files an appeal of a decision of Council for the Town of Kingsville in respect of the proposed consent does not make written submissions to Council before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF COUNCIL FOR THE TOWN OF KINGSVILLE in respect of the proposed consent, you must make a written request to the Town Planer. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the Council decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

DATED THIS 6TH DAY OF JULY, 2021



183 Main St E



- Legend**
- Essex Municipalities
 - all other values
 - Kingsville
 - Street
 - Severance
 - Kingsville Assessment



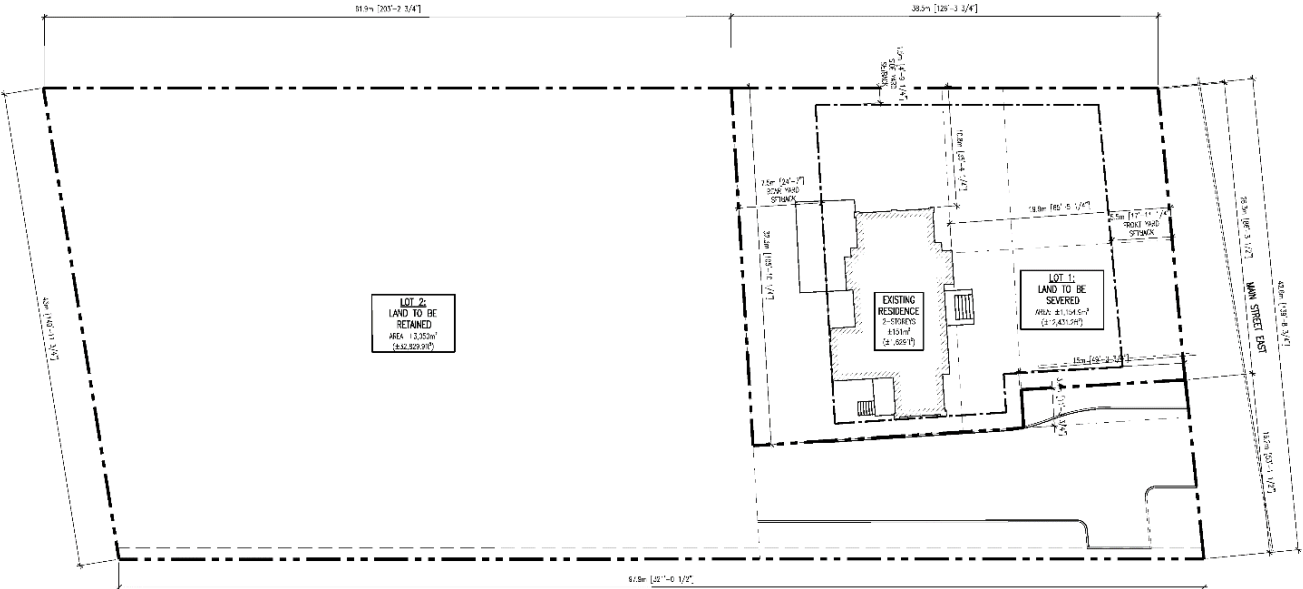
THIS MAP IS NOT TO BE USED FOR NAVIGATION
Copyright the Corporation of the County of Essex. 2012 Data herein is provided by the Corporation of the County of Essex on an "as is" basis. Assessment parcel provided by Terrestrial Enterprises Inc. Data layers that appear on this map may or may not be accurate,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

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Notes
Application for Consent



SITE PLAN



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 Kristina Brcic, Town Planner (see contact info). Comments received **by 4:00 PM on Monday, July 19th** 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.

b) **Request to speak at the Council Meeting:** Prior to 4:00 PM on Wednesday, July 21st you must contact Kristina Brcic, Town Planner (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:

Kristina Brcic, Town Planner
Phone: 519-733-2305 Ext. 249
Email: kbrbic@kingsville.ca