



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
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NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT AND CONSENT

APPLICATION: ZONING BY-LAW AMENDMENT - ZBA/07/21
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)
CONSENT APPLICATION B/10/21
(Section 53 of the Planning Act R.S.O. 1990, C.P. 13)

APPLICANTS: Rock Island Investments Inc. & Kennedy Colasanti

LOCATION OF PROPERTY: 838 & 888 Road 3 E

PURPOSE OF APPLICATION: The subject land consists of two parcels; 838 Road 3 E a 28.9 ha (71.52 ac.) farm with an existing dwelling and 888 Road 3 E a 20 ha (49.6 ac.) farm with an existing dwelling and outbuilding. It is proposed that the dwelling at 888 be severed on a 1.299 ha (3.2 ac.) (Part 3) as surplus to the farm operations of the owners. The remaining farm parcel (Part 4) will be partially rezoned to prohibit future dwellings while the forested section will be rezoned to 'Natural Environment (NE)'. The applicants also own the abutting property at 838 Road 3 E. They are proposing to sever and convey Part 5 and 6 as a lot addition to Part 4 (the retained parcel at 888 Road 3 E). Lastly Part 1 and 2 are proposed as an access easement for continued access to and maintenance of the wood lot on Part 4.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: August 23, 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 kbrbic@kingsville.ca or letter mail, to the attention of: Kristina Brcic, Town Planner, 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 Ontario Land 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 Ontario Land 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 July 30th, 2021.



Legend

- Essex Municipalities
- <all other values>
- Kingsville
- Street
- Severance
- Kingsville Assessment

0 166.48 333.0 Meters

1:9,987

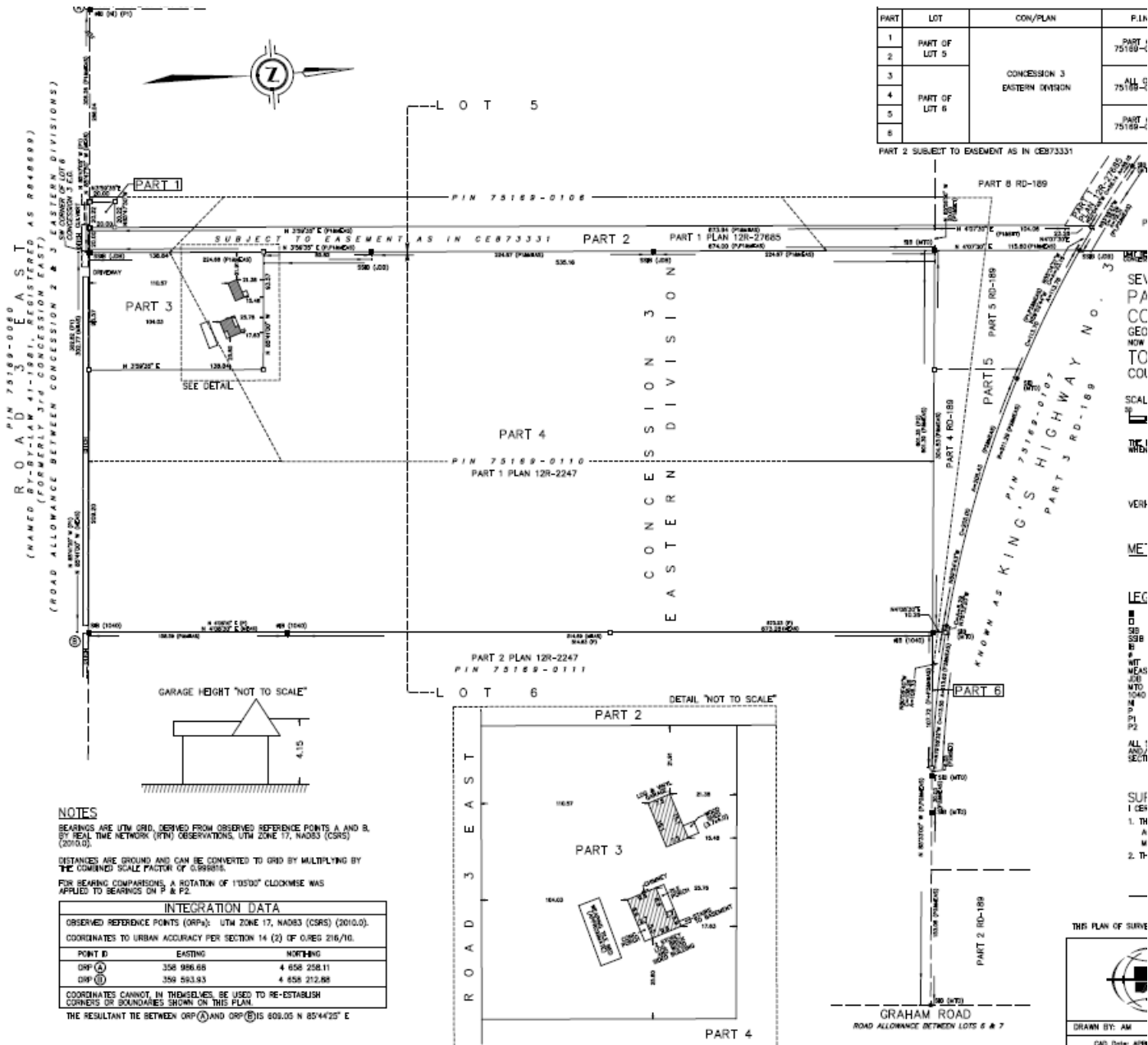
4/30/2021

Notes

Surplus/Lot addition

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 Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PART	LOT	CON/PLAN	P.LIN
1	PART OF LOT 5	CONCESSION 3 EASTERN DIVISION	PART 1 75189-0108
2			
3			
4	PART OF LOT 6		ALL 5 75189-0109
5			PART 1 75189-0110

PART 2 SUBJECT TO EASEMENT AS IN CEB73331

NOTES

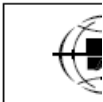
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999815.

FOR BEARING COMPARISONS, A ROTATION OF 1°05'00" CLOCKWISE WAS APPLIED TO BEARINGS ON P 1 & P 2.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	358 986.68	4 658 258.11	
ORP (B)	358 563.93	4 658 212.88	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 802.05 N 85°44'25" E			

THIS PLAN OF SURVEY



DRAWN BY: AM

CAD Date: APR