



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

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR:
DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT**

APPLICATIONS: **DRAFT PLAN OF SUBDIVISION SUB/01/2021, COUNTY OF ESSEX
FILE # 37-T-21002
(Section 22 of the Planning Act R.S.O. 1990, C.P. 13)**

**ZONING BY-LAW AMENDMENT - ZBA/08/2021
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)**

APPLICANT: **1646322 ONTARIO LTD**

LOCATION OF PROPERTY: **V/L SS County Road 20, Part of Lots 8, 9 & 10, Concession 1 WD**

PURPOSE OF APPLICATION:

The Town of Kingsville has received the above-noted applications for lands located on the south side of County Road 20, extends south toward Heritage Road and abuts the Golfview subdivision to the west and Cottage Grove subdivision to the east. The subject property is designated Lakeshore Residential West by the Official Plan and zoned Lakeshore Residential Exception 31 & 32 (h), Parkland (PG) and Neighbourhood Commercial Exception 2 – holding (C1-2(h) under the Kingsville Comprehensive Zoning By-law.

The subject land is a 51.6 ha (127.5 ac.) vacant farm parcel. A draft plan of subdivision was brought forward to Council several years ago however neither the Town nor County granted final approval. As such, the applicant appealed the non-decision to the Ontario Municipal Board, which subsequently granted the draft approval for up to 750 lots along with a requested zoning amendment. The County issued final approval as ordered by the OMB however that approval lapsed in 2018. This has required the applicant to resubmit for draft approval. The approved zoning remains in place however there are some minor amendments needed to reflect adjustments to the plan and address side yard requirements for townhouse development.

The revised draft plan that has been submitted proposes a total of 642 lots for a mix of single detached, semi-detached and townhouse dwellings. The lot fabric and road pattern have been developed in consultation with the Town. The plan is proposed to be developed in 15 phases from south to north. The subdivision will be connected to Lake Drive and Essex St. in the Cottage Grove subdivision and Championship Way and Creekview Blvd in the Golf Side subdivision. Phase 5 will see the full extension of the main north south road within the new subdivision connect to County Road 20. As a result of concerns regarding construction traffic entering through the existing subdivisions to the east or west the developer will be required to provide a temporary construction route and access to the site from County Road 20. Street connection to the existing subdivisions will be limited and the timing of those connections will be outlined in the development agreement.

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 these applications, they may be forwarded by email (rbrown@kingsville.ca), or letter mail to the attention of: **Robert Brown, Manger, Planning Services**, 2021 Division Road N, 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 does not make oral submissions at a public meeting, or make written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuse to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the County of Essex to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or written submissions to the County of Essex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

For more information specific to the draft plan of subdivision approval, contact the Manager, Planning Services, County of Essex, 360 Fairview Ave West, Essex, ON, N8M 1Y6, indicating the County of Essex file number 37-T-21002.

IF A PERSON or public body would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Ontario Land 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 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 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 add the person or public body as a party.

PARTICIPATION in the upcoming meeting will be electronic via Zoom only. If you wish to speak at the meeting you are asked to contact planning staff to provide contact information. Instructions on electronic participation will be provided with a link to the meeting which will be forwarded shortly prior to the meeting date.

TO VIEW MEETING ONLY you can visit the Town's website under the Town Hall tab then click Council Meetings and go to the August 23 meeting and click the Video link in the chart.

ADDITIONAL INFORMATION can be requested from Planning Services. The plans circulated in advance of the June 22nd, Planning Advisory Committee meeting remain unchanged.

DATED AT THE TOWN OF KINGSVILLE on July 12th, 2021.

Valente Subdivision



Notes
Draft Plan/Zoning

THIS MAP IS NOT TO BE USED FOR NAVIGATION
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- Legend**
- Essex Municipalities
 - all other values
 - Kingsville
 - Street
 - Severance
 - Kingsville Assessment

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1:13,450
4/30/2021

