



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

NOTICE OF AN INTENTION TO PASS AN AMENDING BY-LAW

APPLICATION: **ZONING BY-LAW AMENDMENT FILE ZBA-2022-17**
(Section 36 of *The Planning Act*, R.S.O. 1990, c.P. 13)

APPLICANT: **Daniel, Michael, & Yvonne Dobrich**

LOCATION OF PROPERTY: **31 Pearl Street West**
PLAN 184\185 LOT 5 PT LOTS 4 AND 6 RP
12R28630 PARTS 3 AND 4; Town of Kingsville

TAKE NOTICE that the Town of Kingsville has received the above-noted application for lands located on the south side of Pearl Street West, West of Division Street South (see attached location map). The subject parcel is designated 'Residential' by the Official Plan and is zoned 'Residential Zone 2 Urban Exception 11 (R2.1-11)' under the Kingsville Comprehensive Zoning By-law.

The subject parcel is approximately 1,739 m² (18,718 ft²) in size and contains an existing duplex dwelling and a shed. The applicant is proposing a zoning by-law amendment to allow the creation of four lots on this parcel in two phases as shown on the applicant's proposed site plan, attached. It is proposed that the existing main building will be demolished in phase two of the applicant's plan, the shed in phase one. The applicant is seeking the approval of the following zoning by-law amendment regulations:

- i. Reduction of the required lot area minimum from 600 m² (6,460 ft².) to 400 m² (4,305 ft²);
- ii. Reduction of the required lot frontage from 15 m (50 ft.) to 10.5 m (35 ft.);
- iii. Reduction of the required front yard depth from 5.5 m (18 ft.) to 4.5 m (15 ft.);
- iv. Reduction of the required interior side yard setback from 1.5 m (5 ft.) to 1.2 m (3.9 ft.) on one side, and 3.0 m (9.84 ft.) on the other.
- v. Maximum driveway entrance width of 3.0 m (9.84 ft.).

The applicant has a consent application (file B/13/22) for the creation of 2 new lots which will proceed to the Committee of Adjustment if the Zoning By-law Amendment is approved. The proposed severed parcels are shown as Part 1 and Parts 3 and 4 on the applicant's sketch, the retained land as Part 2 (attached as Appendix B). Part 1 will have an area of 1,408 m² (4,620 ft²) and frontage of 10.6 m (35 ft.), Part 3 and 4 will have an area of 435.5 m² (4,688 ft²) and a frontage of 10.6 m (35 ft.). The retained land, Part 2 will have an area of 887 m² (9,551 ft²) and frontage of 21.8 m (71.81 ft.).

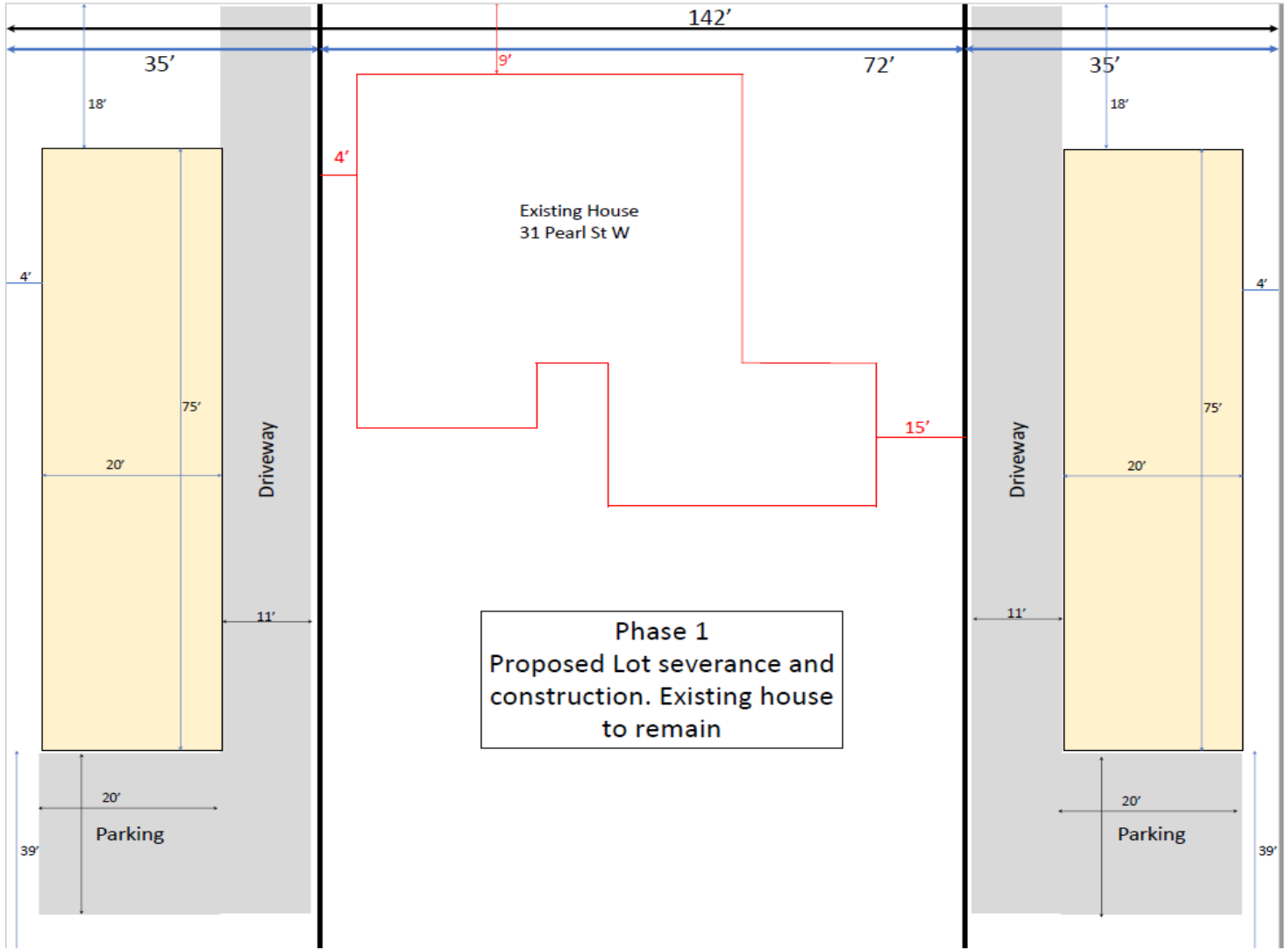
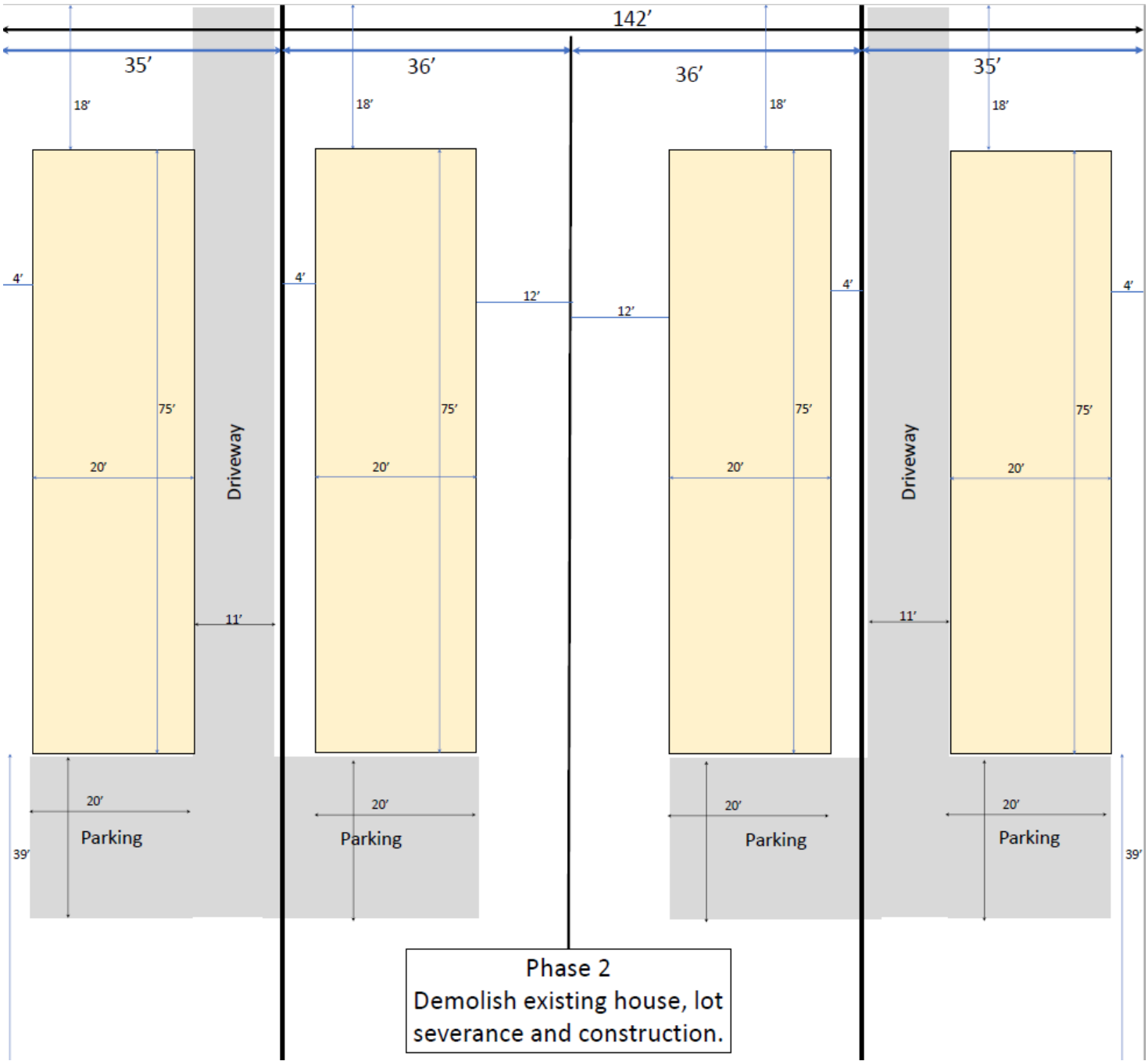
A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **November 28, 2022**
WHERE: **VIRTUAL MEETING ON ZOOM OR**
Town of Kingsville, Town Hall, Council Chambers
2021 Division Road North, Kingsville, ON N9Y 2Y9
TIME: **6:00 p.m.**

If you have comments on this application, they may be forwarded by email to planning@kingsville.ca, or mail to the attention of: **Town of Kingsville, 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.

ADDITIONAL INFORMATION relating to this matter is available for review at the Kingsville Municipal Office during regular office hours.

DATED AT THE TOWN OF KINGSVILLE on October 31, 2022





REGULAR MEETING OF COUNCIL

MONDAY, NOVEMBER 28 2022 at 6:00 PM

PARTICIPATION DETAILS

This meeting will be held in person, with an electronic element, in accordance with Procedural By-law 77-2021. Delegates and presenters will be provided with the option to attend in-person or electronically and spectators will be allowed into the building to watch or can continue to use the livestream option.

REMOTE PARTICIPATION

If you wish to participate via zoom 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 on the Agenda you are commenting on. They may be submitted in writing or by email, to Town of Kingsville, Planning Services, at planning@kingsville.ca. Any comments received will be forwarded to Members of Council prior to the meeting.
- b) **Request to speak at the Meeting:** We welcome Residents to attend Council meetings and speak directly to any application on the agenda. Where possible, please contact Town of Kingsville, Planning Services, at planning@kingsville.ca, or 519-733-2305 ext. 244, to request to speak during the meeting. Please provide your full name, address, email address, phone number, & the item on the Agenda you wish to speak on. If you are not able to request to speak before the meeting, you will still be given the opportunity at the meeting and your comments will become part of Public Record.

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 by 5:55 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 chairperson. The Members of Council 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:

Town of Kingsville, Planning Services
Phone: 519-733-2305 Ext. 244
Email: planning@kingsville.ca
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9