

## Paula Parker

---

**From:** George Robinson  
**Sent:** February 17, 2023 11:32 AM  
**To:** Paula Parker  
**Cc:** Angelina Pannunzio  
**Subject:** FW: Bill 23 Re: 188 County Road 27E, Cottam, Ontario

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Paula,

Could you please add the email below regarding ZBA-2022-20 to the Feb 27<sup>th</sup> agenda?

Thanks,  
George



George Robinson, MCIP, RPP  
Manager of Planning & Development Services  
The Corporation of the Town of Kingsville  
Town Hall: 2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Planning Office: 1741 Jasperson Drive  
2<sup>nd</sup> Floor, Room D  
Phone: (519) 733-2305  
Web: [www.kingsville.ca](http://www.kingsville.ca)  
[Apply for a Planning approval online](#)

This email message is for the sole use of the intended recipient and may not be copied.  
If you are not the intended recipient, please destroy all copies of this email and notify the sender immediately.



Please consider the environment before printing this email.

---

**From:** [REDACTED]  
**Sent:** February 17, 2023 7:08 AM  
**To:** George Robinson <[grobinson@kingsville.ca](mailto:grobinson@kingsville.ca)>  
**Cc:** larry.patterson [REDACTED]  
**Subject:** Bill 23 Re: 188 County Road 27E, Cottam, Ontario

Thank you for getting back to me on my inquiry regarding 188 County Road 27E, Cottam, Ontario.

You stated that the "current" zoning (and I stress current) on the property is Rural Residential with a 150 m rear yard setback. The zoning permits the construction of a single family dwelling and an outbuilding.

The Notice of Intention to pass Zoning By-law Amendment Application ZBA-2022-20, as it relates to updates to the Planning Act through Bill 23, would require the municipality to allow up to three units associated with a Single Detached, Semi-Detached or Townhouse dwelling. These units can be arranged in

several different ways, including allowing three units in the main building, or allowing two units in the main building and one unit in a detached accessory building (i.e., a backyard cottage).

At the time when 188 County Rd 27E, Cottam was created, there were no sewage allocations for Cottam. The municipality was required to register on title to the lands that a weeping bed would have to be installed to service the property. Are there now sewage allocations available and/or will the weeping beds be expanded to service the property if the updates, in accordance with Bill 23, if Zoning Amendment Application ZBA -2022-20 is passed by the municipality.

Further, the water service to this property was installed a couple of summers ago. Will the size of the water service connection/line be sufficient to service 188 County Road 27E, given what will be allowed if Zoning Amendment Application ZBA-2022-20, as required by Bill 23, is passed – three units in the main building or allowing two units in the main building and one unit in a detached accessory building (i.e., a backyard cottage).

From my understanding of our conversation, a zoning by-law amendment would be required should the property owner decide to construct townhouses on the property. Confirmation from you was stated that notification would be given to surrounding properties should the property owner proceed with such an amendment.

Please include these comments as part of the public record and they may be published in your Planning report and included in Council's agenda.

Thank you and Council for your consideration of these comments.

Ken and Ina Newman, [REDACTED], Cottam, Ontario

Dan Newman, [REDACTED], Cottam, Ontario

Linda and Bill Burling, [REDACTED], Cottam, Ontario