



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

NOTICE OF PUBLIC MEETING: COMMITTEE OF ADJUSTMENT

APPLICATION: **MINOR VARIANCE APPLICATION A-2023-4**
(Section 45 of *The Planning Act* R.S.O. 1990, c.P. 13)

APPLICANT(S): **David & Jennifer Forrest**

LOCATION OF PROPERTY: **610 Peter Street**

ZONING OF PROPERTY: **'Lakeshore Residential (LR)'**

PURPOSE OF APPLICATION: **Relief from Interior Side Yard Depth**

The Town of Kingsville has received the above-noted application for lands located on the north side of Peter Street, shown in the attached location map. The subject property is designated 'Lakeshore Residential West' by the Official Plan, and zoned 'Lakeshore Residential (LR)' under the Kingsville Comprehensive Zoning By-law.

The subject land is a 342.3 sq. m (3,685 sq. ft.) residential lot. A single detached dwelling, approximately 117.1 sq. m (1,260 sq. ft.) in size, exists on the property, shown in the attached site plan. The applicants are seeking to place a 13.37 sq. m (144 sq. ft.) shed 0.6 m (2 ft.) from the interior side yard. As a result, the owners are requesting a minor variance to reduce the interior side yard setback from 1.5 m (5 ft.) to 0.6 m (2 ft.) (Section 4.2(k)). Additional amenity space will also be provided in the side yards of the property, as shown on the attached sketch. Maximum total lot coverage in the LR zone is 40% - the proposed dwelling and accessory structure is only 38%. The proposed accessory structure will conform to all other by laws.

The subject property had a minor variance application (A / 09 / 21), which was approved, to construct the current single detached dwelling (the previous owner requested a minor variance to reduce the front yard setback from 6 m (20 ft.) to 4.5 m (14.75 ft.), as well as the rear yard setback from 7.5 m (25 ft.) to 3 m (10 ft.)).

A PUBLIC MEETING OF THE COMMITTEE OF ADJUSTMENT will be held on:

WHEN: **May 16th, 2023**
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.**

The applicant or a representative will be present at the meeting to answer questions regarding the proposal. The Town of Kingsville and the Committee encourage your input, either in support of or in opposition to the above-noted application.

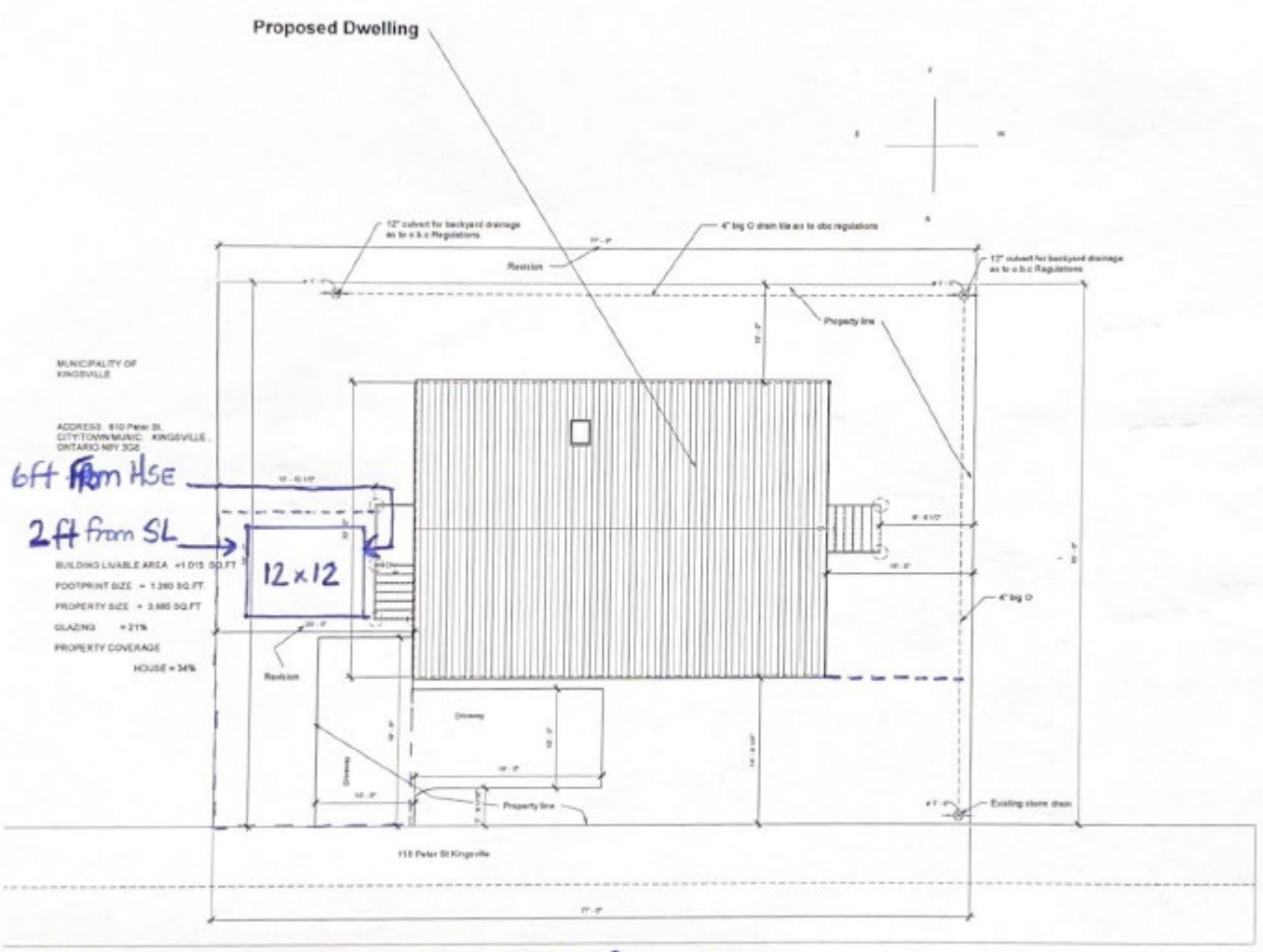
Your comments on these matters are important. If you have comments on this application, they may be forwarded by phone, email (planning@kingsville.ca), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9**. Comments and opinions submitted on these matters, including your name and address, may become part of public record, be viewed by the general public, and be published in a Planning report, Committee of Adjustment agenda, and minutes of the meeting.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect to the proposal does not make written submissions to the Committee before the decision is made, the Ontario Land Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED OF THE DECISION, you must make a written request by email (planning@kingsville.ca), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9**. This will also entitle you to be advised of an appeal, if one is submitted.

For more information about this matter, contact The Town of Kingsville, Planning Services, at planning@kingsville.ca, 519-733-2305 ext. 244, or visit www.kingsville.ca

DATED this 28th day of April, 2023



REQUESTED VARIANCE - 2FT from SL



Electronic Participation

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.

If you wish to participate via zoom, please read the instructions below:

Delegates, participants, and members of the public wishing to participate electronically **must request Zoom details by 11:00 am on the date of the public meeting**, as per By-Law 77-2021. Please refer to the contact information provided with this notice.

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 electronically 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 recommended. If you are 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 Zoom 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 Committee Members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to your comments.
- 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