

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT

APPLICATION: ZONING BY-LAW AMENDMENT - ZBA/22/17
(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)

OWNER: Mastron Enterprises Ltd.

LOCATION OF PROPERTY: 2100 Road 4 East, Part of Lot 24, Concession 4

PURPOSE OF APPLICATION: The Town of Kingsville has received the above-noted application for lands located in the northwest corner of County Road 31 (Albuna Town Line) and County Road 18 (Road 4 East). The subject parcel is designated 'Agricultural' by the Official Plan and is zoned 'Agricultural (A1)' under the Kingsville Comprehensive Zoning By-law. The parcel is 37.87 ha (93.587 ac.) in area and contains an existing greenhouse growing operation and a packaging plant.

At the December 19, 2017 Committee of Adjustment meeting, provisional consent was given to sever a 32.85 ha (81.18 ac.) lot containing an existing greenhouse growing facility, bunkhouse, storage shed and parking lot; establish an access easement; establish a permanent easement for future installation and access to a sanitary sewer force main; and, establish a permanent easement for access to an existing sign, all subject to certain conditions.

As one of the conditions of that consent, in order to recognize the reduced lot area of the retained parcel, and to recognize the reduced interior side yard setback of the greenhouse structures on the severed parcel, a rezoning of the subject lands is required. Therefore, in order to properly, and efficiently, address any and all newly created zone deficiencies it is recommended that for the purposes of the Kingsville Comprehensive Zoning By-law, the severed and retained parcel be treated as a single lot. To effect this, it will be proposed that both the severed and retained parcel be rezoned to, and share in, a unique site-specific Agricultural zone classification.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: MONDAY, JANUARY 22, 2018
WHERE: Town of Kingsville Municipal Building
TIME: 7:00 p.m.

Your comments on these matters are important. If you have comments on this application, they may be forwarded by phone, email, or mail to the attention of: **David French, Interim 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 does not make oral submissions at the public meeting or make written submissions to Council before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council to the Ontario Municipal Board.

IF A PERSON or public body does not make oral submissions at the public meeting, or make written submission to Council 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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 December 21, 2017.**

**David French, BA, CPT
519-733-2305 (x 249)
dfrench@kingsville.ca**

KEY MAP- ZBA/22/17

