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Date: November 18, 2020

To: Mayor and Council

Author: Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

RE: Application for Zoning By-law Amendment
ZBA/17/2020 by
The Corporation of the Town of Kingsville
1, 7 & 19 Park Lane, 13, 23, 25, 29 35 & V/L Park St. and
317 Division St. S.

Report No.: PS 2020-067

AIM

To provide the Mayor and Council with details regarding the proposed removal of the H-Holding symbol from the subject lands.

BACKGROUND

The subject lands consist of ten residential lots, eight of which contain existing residential dwellings. When the lands were first developed there was an overall lack of adequate municipal servicing and the H-Holding symbol was passed over the lands to limit new development. Town water, sanitary service and storm drainage are now available to the lots in question making the H-Holding symbol no longer necessary. An amendment is proposed to update the zoning on the lands to now permit the full range of permitted uses permitted by the underlying Residential Zone 1, Urban "(R1.1)".

DISCUSSION

1) Provincial Policy Statement (PPS), 2020:

There are not issues of Provincial significance raised by the proposed removal of the (h) Holding symbol.

2) County of Essex Official Plan

The lands are within the settlement area of Kingsville identified in the County Official Plan.

3) Town of Kingsville Official Plan

The subject property is designated 'Residential' and subject to the policies of Section 3.6. Removal of the H-Holding symbol will continue to permit residential uses and development on the subject lands.

4) Comprehensive Zoning By-law – Town of Kingsville

The subject property is zoned 'Residential Zone 1 Urban - Holding, '(R1.1-(h))'. Removal of the H-Holding symbol will rezone the lands to "Residential Zone 1 Urban, (R1.1) similar to most of the lands in and this area.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There are no direct financial implications however removal of the H-Holding symbol will permit new development to occur on the vacant lands.

CONSULTATIONS

Technical Advisory Committee

RECOMMENDATION

That Council:

Approve zoning amendment application ZBA17/2020 to rezone the subject lands from Residential Zone 1 Urban – Holding, "R1.1-(h))" to Residential Zone 1 Urban, "R1.1" and adopt the implementing by-law.

Prepared by:

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