



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
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**NOTICE OF PUBLIC MEETING:  
ZONING BY-LAW AMENDMENT (CORRECTION)**

**APPLICATION:** **ZONING BY-LAW AMENDMENT FILE ZBA/23/21**  
**(Section 34 of the Planning Act, R.S.O. 1990, C.P. 13)**

**APPLICANT:** **Town of Kingsville**

**LOCATION OF PROPERTY:** **380 Inman Side Road**

**PURPOSE OF APPLICATION:**

The subject parcel is designated 'Agricultural' by the Official Plan and is zoned 'Agricultural Exception 52 (A1-52)' under the Kingsville Comprehensive Zoning By-law. At the May 10, 2021 meeting of Council an amendment was approved to permit the standard uses found on a rural residential, Agricultural, A1 parcel. The remaining site-specific provisions that were placed on the property in 2012 remained unchanged. More recently staff were contacted by the property owner's solicitor and advised that the required minimum lot area and lot frontage listed in the former and amended by-law were greater than the actual lot area and lot frontage of the parcel.

There are two options moving forward; 1) since the lot is existing we could simply consider it as legal non-conforming, or 2) amend the zoning to correct the lot area and lot frontage to reflect what the actual lot area and frontage are. Since the zoning is site-specific option 2 provides better clarity for the owner and any future purchaser should the lot be sold.

**A PUBLIC MEETING OF COUNCIL will be held on:**

**WHEN:** **September 13, 2021**  
**WHERE:** **ELECTRONIC MEETING ON ZOOM**  
**TIME:** **6:00 p.m.**

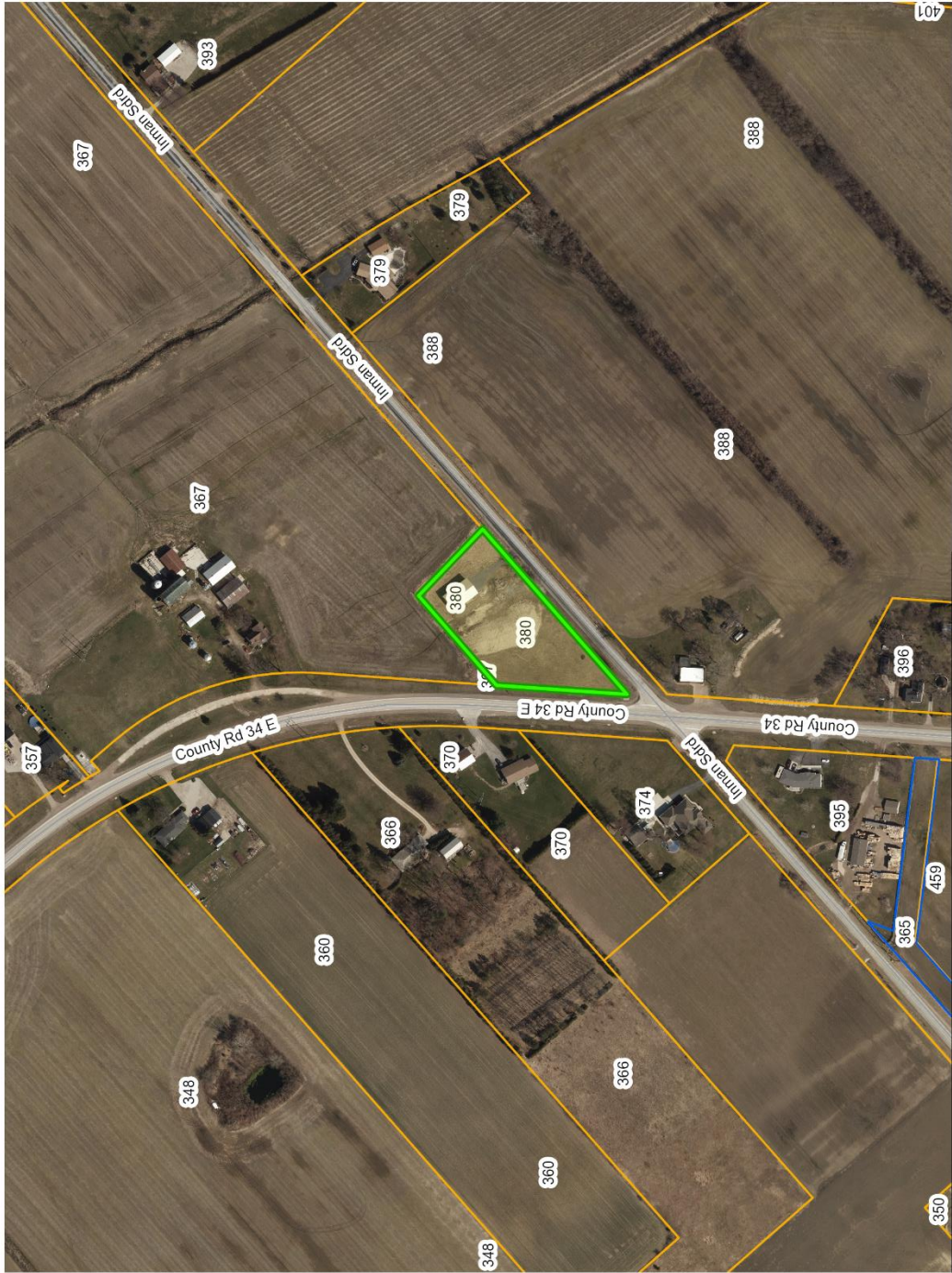
If you have comments on this application, they may be forwarded by email, or letter mail to the attention of: **Robert Brown, Manager, Planning Services**, 2021 Division Road North, Town of Kingsville, ON N9Y 2Y9 or [rbrown@kingsville.ca](mailto:rbrown@kingsville.ca). Comments and opinions submitted 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 would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submission to the Town of Kingsville before the zoning by-law is adopted, the person or public body is not entitled to appeal the decision.

**IF A PERSON** or public body does not make oral submissions at a public meeting, or make written submission to Council before the zoning by-law is adopted or the zoning 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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

**DATED this 23rd day of August, 2021**



**Legend**

**Essex Municipalities**

- <all other values>
- Kingsville

**Street**

- Street

**Severance**

- Severance

**Kingsville Assessment**

**Official Plan**

- <all other values>
- Agricultural
- Central Commercial
- Central Commercial/Residential
- Hamlet
- Highway Commercial
- Industrial
- Lakeshore Residential East
- Lakeshore Residential West
- Park and Open Space
- Recreational
- Residential
- Rural Residential
- Special Residential
- Water Course
- Waterfront Mixed Use Neighbourho

**Scale**

0 65.53 131.1 Meters

**North Arrow**

1:3,931 4/19/2021

**Notes**

380 Inman Sdrd

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
Copyright the Corporation of the County of Essex, 2012. Data herein is  
provided by the Corporation of the County of Essex on an 'as is' basis.  
Assessment parcel provided by Teranel Enterprises Inc. Data layers that  
appear on this map may or may not be accurate, current, or otherwise reliable.



## Electronic Participation

This Meeting will be held through Electronic Participation in accordance with the Town of Kingsville's Procedure By-law, by-law 55-2016, as amended, and the provision of the Municipal Act, 2001

The Town of Kingsville continues to take COVID-19 seriously, and in following the advice of provincial and federal governments, is making significant changes to services and programming to help protect health and wellbeing of the community. In this regard, Council and Committee meetings are being conducted electronically until further notice.

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## Remote Participation

The electronic public meeting will take place via Zoom. Elected Officials, Committee Members, Town Staff and Applicants or those representing them will be given access to the meeting. If you wish to participate 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 you are commenting on. They may be submitted in writing or by email, to Robert Brown, Manager, Planning Services (see contact info). Comments received **by 4:00 PM on September 7<sup>th</sup>** will be part of the Council Agenda package prior to the meeting. Comments received after this time will be forwarded to Members of Council as soon as possible, and prior to the meeting.

**b) Request to speak at the Council Meeting:** Prior to 4:00 PM on September 8<sup>th</sup> you must contact Robert Brown, Manager, Planning Services (see contact info), to request to speak during the meeting. Please provide your name (first and last), your address, the item/application you wish to speak on and your email address or phone number.

### Remote participation for public comments

Upon receipt of your request to speak at the meeting 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 phone 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 at 5:50 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 to 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 Council chairperson. Council members 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:

Robert Brown, Manager, Planning Services

Phone: 519-733-2305 Ext. 250

Email: [rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)