



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
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NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING: ZONING BY-LAW AMENDMENT

APPLICATION: ZONING BY-LAW AMENDMENT FILE ZBA/19/21
(Section 34 of the *Planning Act*, R.S.O. 1990, C.P. 13)

APPLICANT: 2791854 Ontario Inc.

LOCATION OF PROPERTY: 9 Pulford St., Lot 3 & Pt. Lot 4, Plan 1182, Pt. Lots 5 & 6, W/S Water Mill Street, Pt. Lots 8 & 9, E/S Division Line Street & Pt. 1, RP 12R 22657

PURPOSE OF APPLICATION:

The Town of Kingsville has received the above-noted application for lands located on the south side Pulford Street, east of Division Street North. The subject parcel is designated 'Residential' by the Official Plan and is zoned 'Residential Zone 1 Urban (R1.1)' under the Kingsville Comprehensive Zoning By-law.

The subject parcel is a 1,641.3 sq. m (17,667.4 sq. ft.) residential parcel with an existing dwelling and outbuildings. The applicant is currently operating a professional office that provides staffing for the health care industry. This is not a permitted use under the current zoning on the property. The applicant is requesting a zoning amendment to add a professional office limited to not more than 5 employees. If considered, the zoning on the property would remain Residential while adding an owner occupied professional office as an additional permitted use.

NEXT STEPS – THE REVIEW PROCESS

In keeping with the *Planning Act*, notice is provided to all property owners within 120 m of the subject property. This provides an opportunity for those individuals or other interested parties to provide comment on the proposed amendment.

Planning Staff will prepare a report to Council which will include a review of the following:

- Evaluation of the proposals' conformity with the Official Plan
- Review of the existing and proposed zoning
- Review of the subject property
- Review of items of concern including traffic, parking and servicing
- Review of comments received from public notice
- Comment from both internal Town departments and external agencies, and

This review process is what will help to finalize a recommendation to Council which will be presented in the report presented at the public meeting.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: October 12, 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. 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 22nd day of September, 2021

9 Pulford St



Legend

- Essex Municipalities
 - all other values
 - Kingsville
- Street
- Severance
- Kingsville Assessment

Notes

Zoning Amendment

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.

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7/7/2021

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.

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 October 4th** 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 October 6th 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