



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

NOTICE OF AN INTENTION TO PASS AN AMENDING BY-LAW TO: REMOVE THE H-HOLDING SYMBOL

APPLICATION: **ZONING BY-LAW AMENDMENT FILE ZBA/11/2022**
(Section 36 of the Planning Act, R.S.O. 1990, C.P. 13)

APPLICANT: **1552843 ONTARIO LIMITED**

LOCATION OF PROPERTY: **PT Lot 3, Concession 1, ED Part 1**
Plan 12R-28689; TOWN OF KINGSVILLE

TAKE NOTICE that the Council for the Corporation of the Town of Kingsville intends to pass a by-law on June 27, 2022 to remove the holding symbol on a property described above in the Town of Kingsville (see attached map). The property is currently zoned 'Residential Zone 2 Rural/Urban Exception 13, holding (R2.1-13 (h) in the Town of Kingsville Comprehensive Zoning By-Law' and Residential by the Official Plan.

THE PROPOSED amendment intends to remove the Holding (h) Symbol from the subject lands located on the east side of Jasperson Drive, north of Main St. E. The subdivision was approved for development in 2014. The original subdivision, which contemplated six phases of development, was amended in 2018 when lands that were included in the subdivision were sold to the Town for the new Kingsville High School. The remaining lands were sold to the applicant with the intention of developing the remaining lands as a smaller subdivision. The final layout, which was approved on January 10, 2022 by Council included 27 single detached dwellings and 24 blocks (48 units) for semi-detached dwellings for a total of 75 residential units.

The Holding Symbol on the subject lands was intended to remain in place until such time as the final development agreement is signed and registered on title and construction of the road and services scheduled to begin.

A Development Agreement was completed and was approved for the entire development on February 15, 2022. The Development Agreement includes storm water management (both quantity and quality), installation of services, phasing, road construction, sidewalks including location and timing, street naming, sewage and water provision, conveyances, parkland, development charges, conservation authority requirement, signage, trees and performance securities.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **June 27, 2022**

WHERE: **Via ZOOM or;**
Town of Kingsville, Town Hall, Council Chambers
2021 Division Road North, Kingsville, ON N9Y 2Y9

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: **Richard Wyma, Director of Community and Development Services**, 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.

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 May 25th, 2022



Meeting of Council

Monday, June 27, 2022 at 6:00 PM

Participation

This meeting will be held in person, with an electronic element, in accordance with Procedure 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.

Public Participation Details

Remote Participation

If you wish to participate via zoom 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 on the Agenda you are commenting on. They may be submitted in writing or by email, to Richard Wyma, Director of Community and Development Services (see contact info). Comments received **by 4:00 PM on Wednesday, June 22**, will be part of the Agenda 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 Friday, May 24, you must contact Richard Wyma, Director of Community and Development Services, to request to speak during the meeting. Please provide your name (first and last), your address, the item on the Agenda you wish to speak on, your email address and phone number.

Remote participation for public comments

Upon receipt of your request to speak at the meeting, by way of one of the procedures outlined above (in person or zoom). Participants choosing to participate electronically 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 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 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 with 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 committee chairperson. The committee 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:

Richard Wyma, Director of Community and Development Services
Phone: 519-733-2305 Ext. 255
Email: rwyma@kingsville.ca
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9



v/l Jasperson Drive - Branco Estates



Legend

- Essex Municipalities
 - <all other values>
 - Kingsville
- Street
- Kingsville Assessment

Notes

Location Map

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 Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 45.40 90.8 Meters
1: 2,724 5/5/2022