



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

NOTICE OF INTENTION TO PASS A ZONING BY-LAW AMENDMENT

APPLICATION: **ZONING AMENDMENT APPLICATION ZBA-2022-20**
(Section 34 and Section 35.1 of *The Planning Act* R.S.O. 1990, c.P. 13)

APPLICANT(S): **Town of Kingsville**

LOCATION OF PROPERTY: **Town-Wide**

ZONING OF PROPERTY: **Any Zoning District which permits Single Detached, Semi-Detached, or Townhouse dwellings**

PURPOSE OF APPLICATION:

Following recent updates to the *Planning Act* through Bill 23, the *More Homes Built Faster Act, 2022*, the Town of Kingsville has initiated a Zoning By-Law amendment to update Zoning By-law regulations relating to Additional Dwelling Units (ADUs) and accessory buildings that may contain them.

The municipality is required to allow up to three units associated with any Single Detached, Semi-Detached, or Townhouse dwelling. These units can be arranged in several different ways, including allowing three units in the main building, or allowing two units in the main building, and one unit in a detached accessory building (a backyard cottage for example).

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **February 27th 2023**

WHERE: **VIRTUAL MEETING ON ZOOM OR
Town of Kingsville, Town Hall, Council Chambers
2021 Division Road North, Kingsville, ON N9Y 2Y9**

TIME: **6:00 p.m.**

Residents, property owners, business owners and all interested citizens are invited to attend this Public Meeting to learn how the amendments affect them, to ask questions and express concerns to Council. The draft amending by-law will be available at the Town office upon request for review. A location map is not provided with this notice, as the proposed amendment applies to all lands within the corporation limits of the Town of Kingsville.

Your comments on these matters are important. If you have comments on this application, they may be forwarded by phone, email (planning@kingsville.ca), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9**. Comments and opinions submitted on these matters, including your name and address, may become part of public record, be viewed by the general public, and be published in a Planning report, Council agenda, and minutes of the meeting.

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 submissions to the Town of Kingsville before the by-law is passed, 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 submissions to the Town of Kingsville 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that as per section 34(19.1) of the *Planning Act* there is no appeal in respect of the parts of a by-law that are passed to permit the use of additional residential units.

IF YOU WISH TO BE NOTIFIED OF THE DECISION, you must make a written request by email (planning@kingsville.ca), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9**. This will also entitle you to be advised of an appeal, if one is submitted.

DATED this 26th day of January, 2023



Electronic Participation

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

If you wish to participate via zoom, please read the instructions below:

Delegates, participants, and members of the public wishing to participate electronically **must request Zoom details by 11:00 am on the date of the public meeting**, as per By-Law 77-2021. Please refer to the contact information provided with this notice.

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 recommended. If you are 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 Zoom meeting.
- **Participants should keep comments directly related to the matter to which they are speaking to.** Questions are to be directed to the Chairperson. Council Members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to your comments.
- 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:

Town of Kingsville, Planning Services
Phone: 519-733-2305 Ext. 244
Email: planning@kingsville.ca
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9