



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 / 27 / 21**  
(Section 34 of *The Planning Act* R.S.O. 1990, c.P. 13)

**APPLICANT(S):** **1078262 Ontario Ltd.**

**LOCATION OF PROPERTY:** **1666 & 1678 Division Road North**

**ZONING OF PROPERTY:** **'Residential Zone 1 Urban (R1.1)'**

**PURPOSE OF APPLICATION:**

The Town of Kingsville has received the above-noted application for lands located on the east side of Division Street North, between Cranberry Street and Sandybrook Way, shown in the attached location map. The subject property is designated 'Residential' by the Official Plan and is currently zoned 'Residential Zone 1 Urban (R1.1)' under the Kingsville Comprehensive Zoning By-law.

The subject lands are a 1.42 ha (3.51 acre) parcel consisting of two former residential lots, currently vacant. The applicant is proposing a four-storey, 122-unit multiple dwelling structure (condominium tenure) and parking area, as shown on the attached applicant's site plan. The subject site provides frontage on Division Street North and Holly Street. The applicant is seeking approval to change the zoning to a site-specific Residential Zone 4 Urban (R4.1-8) which includes the following site-specific zoning by-law regulations:

- i) A 100-unit multiple dwelling building
- ii) Reduce required parking ratio from 1.25 to 1.2 spaces per unit
- iii) Increase required side yard (north) from 4.5m (14.5 ft.) to 9 m (29.5 ft.)
- iv) Increase permitted maximum height from 11m (36 ft.) to 12.2m (40 ft.)

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

**WHEN:** **May 23rd, 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.**

The applicant or a representative will be present at the meeting to answer questions regarding the proposal. The Town of Kingsville and Council encourage your input, either in support of or in opposition to the above-noted application.

**Your comments on these matters are important.** If you have comments on this application, they may be forwarded by phone, email ([planning@kingsville.ca](mailto: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.

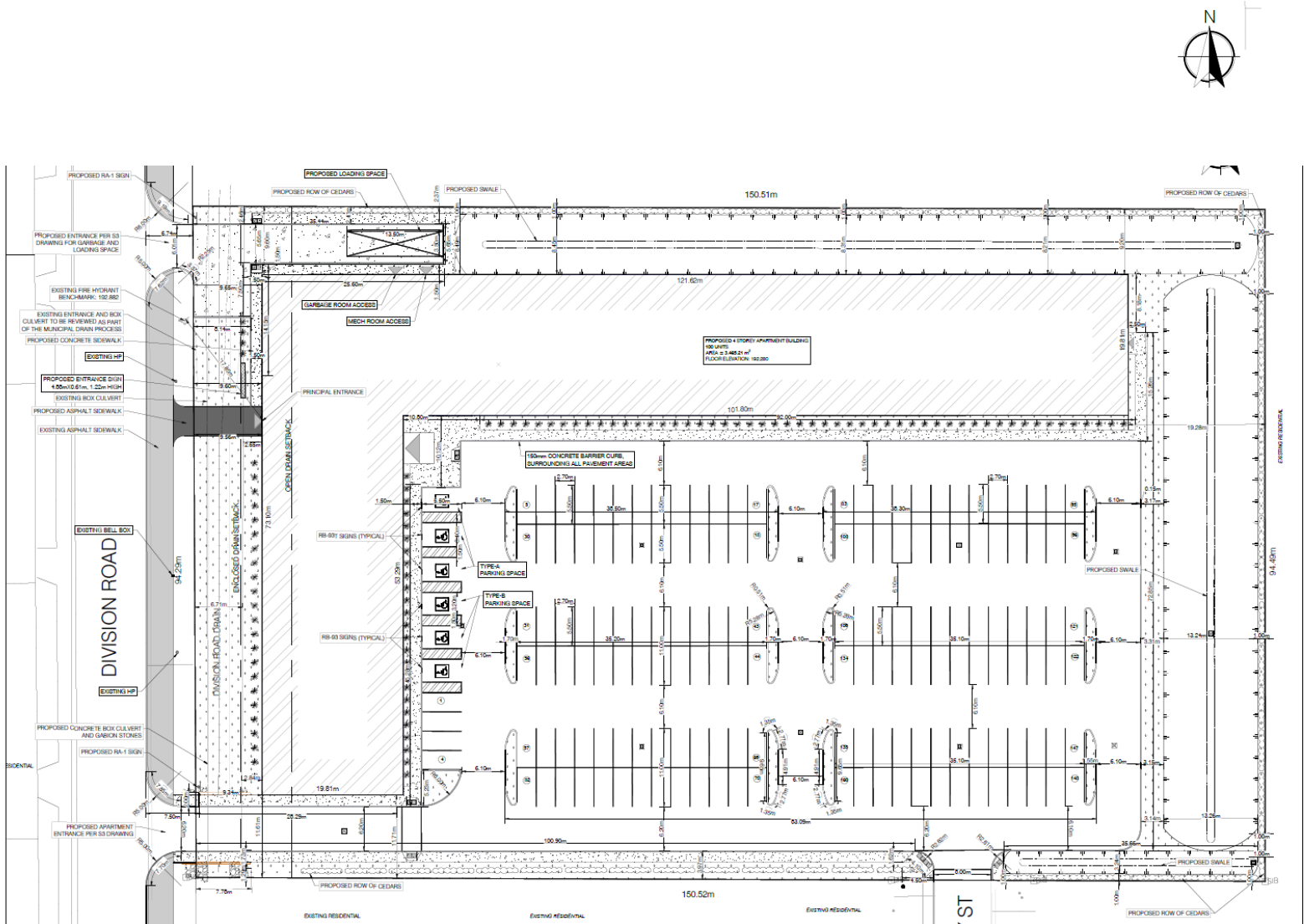
**IF YOU WISH TO BE NOTIFIED OF THE DECISION**, you must make a written request by email ([planning@kingsville.ca](mailto:planning@kingsville.ca)), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9**. This will also entitle you to be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

**DATED this 28<sup>th</sup> day of April, 2023**

# Location Map:



# Site Plan:





## 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](mailto:planning@kingsville.ca)  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9