
Planning Items for Review at the November 25, 2024 Committee of Adjustment and Appeals

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The Committee of Adjustment and Appeals will review the following application at its November 25, 2024 meeting:

Applications for a residential subdivision, consent for land exchange, and a zoning by-law amendment at 1478 Road 2 East and the adjacent vacant lot at 0 Road 2 East. Please note that a more updated version of the draft plan of subdivision is provided here, after the paper notices were mailed out to neighbouring property owners. The total number of lots, blocks and unit remain unchanged between the 2 plans. The layout of the subdivision also remains the same. [SUB-2022-02, B-2024-27, and ZBA-2024-19](/en/news/resources/Planning-Notices/SUB-2022-02-Notice-of-Application-Draft-Plan-ZBA-Consent---Accessible.pdf) (/en/news/resources/Planning-Notices/SUB-2022-02-Notice-of-Application-Draft-Plan-ZBA-Consent---Accessible.pdf).

In 2023, Council for the Town of Kingsville and the County of Essex approved an Official Plan Amendment, which allowed for a 1:1 swap of lands between the subject properties and a corresponding adjustment to the Secondary Settlement Area. The land swap conformed to the Official Plan for the County of Essex. The amendment was required to proceed with a draft plan of subdivision, which the applicant is proposing at this time. The County of Essex, being the approval authority for plans of subdivisions, has deemed their application complete and as a result, an amendment to the existing zoning and a consent for a land exchange to facilitate the approved Official Plan Amendment will be considered.

The proposed residential subdivision (County of Essex File 37-T-24002 and Town File SUB-2022-02) is thirty (30) single detached dwelling lots, thirty-one (31) lots for sixty-two (62) semi-detached dwelling units, two (2) blocks for Townhouse Dwellings, containing total of ten

(10) townhouse units, one (1) block for a multi-residential townhouse complex, containing total of twenty-four (24) units, one (1) block for a stormwater management facility, and one (1) block for stormwater access. The new lots and blocks will have access from the proposed Virginio Avenue, which will connect to Road 2 East and the future extension of Peach Drive, as well as three (3) proposed cul-de-sacs named Amelia Court, Iginio Court and Fiorina Court, which will all be dedicated as public roads. To allow the proposed subdivision, a site-specific amendment to the zoning by-law is necessary to permit residential use (Town File ZBA-2024-19). The proposed consent will reflect the Official Plan Amendment that was approved in 2023 (Town File B-2024-27).

The decision to approve the subdivision is with the County of Essex and any comments relating to the subdivision should be sent to Rebecca Belanger, Manager of Planning Services for the County of Essex at rbelanger@countyofessex.ca (<mailto:rbelanger@countyofessex.ca>). The rezoning application and consent application will be considered by Council for the Town of Kingsville and any comments relating to these applications should be sent to Planning & Development for the Town of Kingsville at planning@kingsville.ca (<mailto:planning@kingsville.ca>).

The meeting starts at 6:00 pm. Please review the notice and follow the directions to submit your comments.

We are now holding Council and Committee meetings at the Unico Hall Community Centre, 37 Beech Street.

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