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**Date:** October 18, 2017

**To:** Mayor and Council

**Author:** David French, BA, CPT  
Interim Town Planner

**RE:** Zoning By-law Amendment (ZBA/18/17)  
Donald & Darlene Joudrey (Owner) James Toews (Applicant)  
Gladstone Ave. (No address) Lot 16, Plan 1068

**Report No.:** PDS 2017-047

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## **AIM**

To provide the Mayor and Council with information on a requested zoning by-law amendment to add a semi-detached dwelling and a semi-detached dwelling unit as additional permitted uses on the subject parcel.

## **BACKGROUND**

The Town of Kingsville has received the above-noted application for lands located on the south side Gladstone Avenue, east of Lansdowne Avenue. 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 parcel is a 580.644 sq. m (6,250 sq. ft.) vacant residential lot. It is proposed that the zoning, which currently permits only single-detached dwellings, be amended to also permit a semi-detached dwelling to be constructed. Once constructed it is the applicants' intent to subdivide the lot so that each semi-detached dwelling unit is separately conveyable. The proposed layout of the semi-detached dwelling is shown in Appendix A.

## **DISCUSSION**

### **1) Provincial Policy Statement (PPS), 2014:**

There are no issues of Provincial significance raised by the proposed zoning by-law amendment.

## **2) County of Essex Official Plan**

There are no issues of County significance raised by the application.

## **3) Town of Kingsville Official Plan**

The subject property is designated 'Residential. The proposed application to rezone the parcel conforms with the Kingsville Official Plan policies and goals.

## **4) Comprehensive Zoning By-law – Town of Kingsville**

The subject parcel is zoned 'Residential Zone 1 Urban, (R1.1)' by the Kingsville Zoning By-law, which permits only single detached dwellings. In order to permit a semi-detached dwelling to be constructed, and the eventual subdivision of the lot for each dwelling unit, a zoning amendment is required.

Comment: It is proposed that the subject parcel be rezoned to a 'Residential Zone 2 Urban, (R2.1)' Zone classification which will permit the proposed semi-detached dwelling, and subsequent individual semi-detached dwelling units. The amendment will also establish appropriate performance standards applicable to the semi-detached dwelling and semi-detached dwelling units. Zoning for semi-detached dwellings/units are common on Gladstone Avenue and in the immediate neighbourhood.

## **LINK TO STRATEGIC PLAN**

Manage residential growth through sustainable planning.

## **FINANCIAL CONSIDERATIONS**

An increase in assessment is anticipated as a result of the eventual buildout of the parcel.

## **CONSULTATIONS**

### **Public Consultations**

In accordance to O. Reg 545/06 of the *Planning Act*, property owners within 120m of the subject site boundaries received the Notice of Open House/ Public Meeting by mail.

At the time of writing, no public comments had been received.

## Agency & Administrative Consultations

In accordance with O. Reg 545/06 of the *Planning Act*, Agencies and Town Administration received the Notice of Public Meeting by email.

<b>Agency or Administrator</b>	<b>Comment</b>
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none"><li>• Full comment is attached as Appendix 'A';</li><li>• ERCA has noted that the subject parcel is not in a regulated area</li><li>• They have expressed no concerns with the application</li></ul>
Town of Kingsville Management Team	<ul style="list-style-type: none"><li>• New water service, sanitary &amp; storm private drain connections required</li><li>• No "Y"s of existing services allowed</li><li>• Roadway to be restored to Municipal Standards</li><li>• Owner/contractor in the future will need to confirm all Ontario Building Code requirements will be met and should consider this when coming up with the house design</li></ul>

## **RECOMMENDATION**

It is recommended that Council approve zoning amendment application ZBA/18/17 to amend the zoning of the subject property to a 'Residential Zone 2 Urban, (R2.1)' classification to also permit a semi-detached dwelling and semi-detached dwelling unit, and adopt the implementing by-law.

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Interim Town Planner

Robert Brown

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Peggy Van Mierlo-West

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