



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

## **Notice of Public Meeting of Council: Official Plan Amendment, Zoning By-Law Amendment, & Application for Consent**

### **APPLICATIONS:**

**OPA & ZBA-2024-1**

**Official Plan Amendment & Zoning By-Law Amendment**  
(Section 21 & Section 34 of the *Planning Act*, R.S.O. 1990, C.P. 13)

**Consent Application B-2024-1**

(Section 53 of the *Planning Act*, R.S.O. 1990, C.P. 13)

### **APPLICANT:**

**L Kimball Lumber & Building**

### **LOCATION OF PROPERTY: 308 Road 8 West & 314 Road 8 West**

### **PURPOSE OF THE AMENDMENTS:**

The Town of Kingsville has received the above-noted applications for lands located on the east side of County Road 23, south of Road 8 West, shown in the attached location map. The subject properties are designated 'Agricultural' by the Official Plan and zoned 'Agricultural (A1)' under the Kingsville Comprehensive Zoning By-law.

The lands located at 308 Road 8 West have a total area of 20.60 ac (83,365.4 sq. m), a frontage of 187.71 ft. (57.21 m.), and contains a barn. The receiving property located at 314 Road 8 West contains multiple buildings and has a total area of 4.9 ac (19,829.6 sq. m.) with a frontage of 302.09 ft. (92.08 m). The applicant is proposing to sever a lot with an area of 0.27 ac (1,098.9 sq. m.) and a frontage of 50 ft. (15.24 m.) from 308 Road 8 West to be conveyed as lot addition to 314 Road 8 West, shown in the attached draft survey. The lot addition is required as Kimball Lumber is proposing the construction of a new warehouse building with office spaces. The proposed expansion can be contained on their current property at 314 Road 8 West; however the expansion requires upgrade to the existing septic system and the lot addition will permit them to expand their septic system.

As a result of the proposed severance for lot addition, the parcel of land being added to 314 Road 8 West will have to be re-designated and re-zoned to allow Kimball Lumber to expand their Light Industrial use on the severed parcel. The severed land will need to be re-designated from 'Agricultural' to 'Industrial' in the Town of Kingsville Official Plan, and re-zoned from 'Agricultural (A1)' to 'Light Industrial (M1)' in the Town of Kingsville Comprehensive Zoning By-law.

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

**WHEN:** **February 5<sup>th</sup>, 2024**

**WHERE:** **Virtual Meeting on Zoom OR;**

**Unico Hall Community Centre**

**37 Beech Street, Kingsville, ON N9Y 1A9**

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

**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-laws are 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, nor make written submissions to the Town of Kingsville before the by-laws are 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.

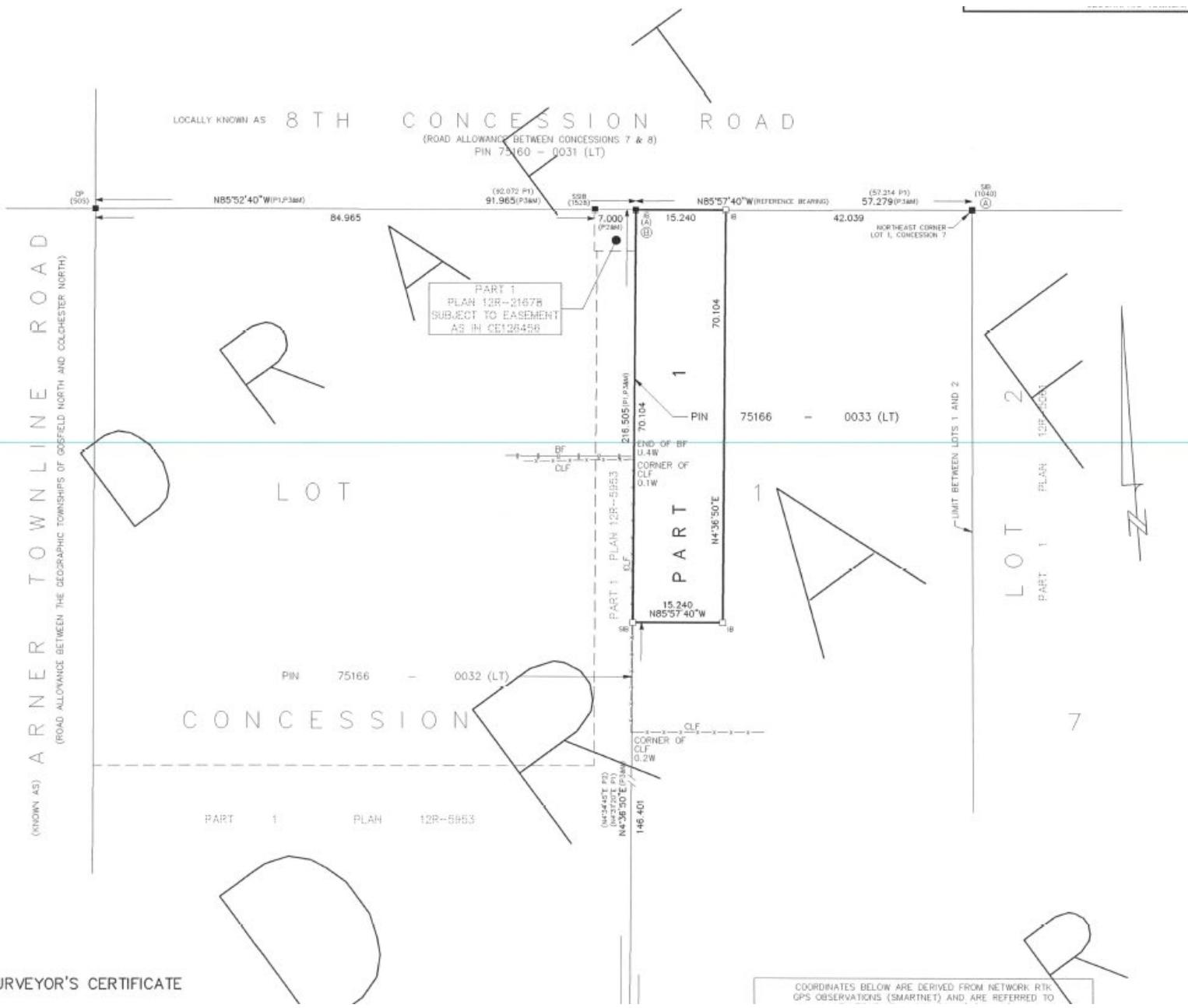
Additional information relating to this matter may be available upon request.

**Dated at the Town of Kingsville this 15<sup>h</sup> day of January, 2024**

## Location Map:



## Draft Survey:





## 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

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