



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-2023-19**
(Section 34 of the *Planning Act* R.S.O. 1990, c.P. 13)

APPLICANT(S): **Antonio Alberto & David Farias**

LOCATION OF PROPERTY: **297 Glass Avenue**

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

PURPOSE: **To Permit Semi-Detached Dwellings & Reduce Interior Side-Yard Setback**

The Town of Kingsville has received the above-noted application for lands located on the south side of Glass Avenue and on the east side of Wigle Avenue, shown in the attached location map. The subject property is designated 'Residential' by the Official Plan and zoned 'Residential Zone 1 Urban (R1.1)' under the Kingsville Comprehensive Zoning By-law.

The subject land located at 297 Glass Avenue is 656.8 m (7,070 sq. ft.) in area. The applicants are proposing to demolish the single-detached dwelling on the subject site, and build a new semi-detached dwelling in its place, shown in the attached site plan. The applicants are requesting a site-specific zoning by-law amendment to permit a semi-detached dwelling on the subject site with a reduced side-yard setback of 2.2m (7.33 ft.) on one side. Approval of the Zoning by-law Amendment would permit the applicants to begin construction on the semi-detached dwellings. Once constructed, the applicants may apply for Part Lot Control exception to create separately conveyable units.

A PUBLIC MEETING OF COUNCIL will be held on:

WHEN: **February 5th, 2024**
WHERE: **Virtual Meeting on Zoom OR;**
Unico Hall Community Centre
37 Beech Street, Kingsville, ON N9Y 1A9
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), 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.

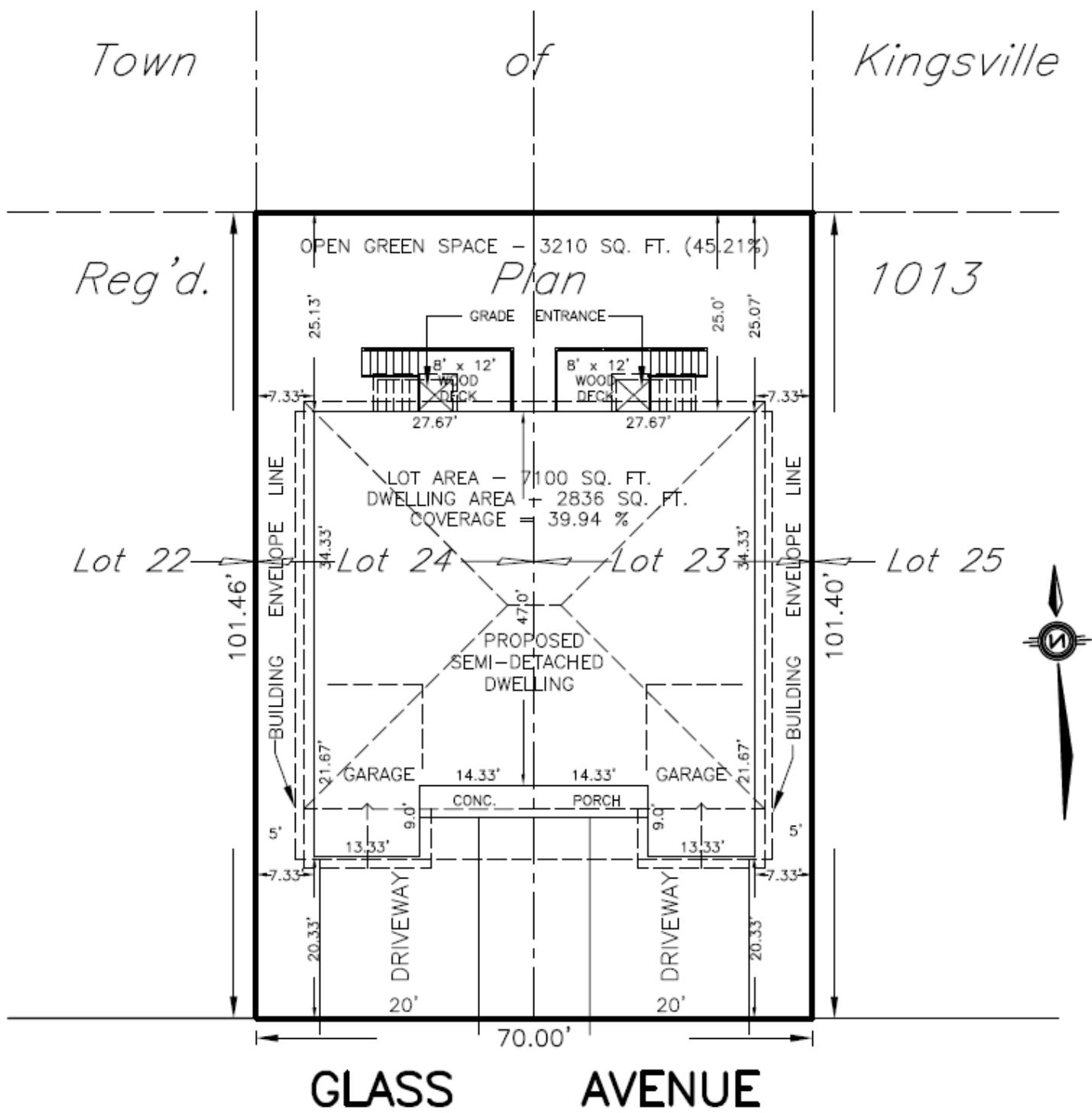
IF YOU WISH TO BE NOTIFIED OF THE DECISION, you must make a written request by email (planning@kingsville.ca), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9**. This will also entitle you to be advised of an appeal, if one is submitted.

DATED this 15th day of January, 2024

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

The Corporation of the Town of Kingsville

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