



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305  
www.kingsville.ca

## **NOTICE OF ADOPTION OF AN OFFICIAL PLAN AMENDMENT AND NOTICE OF PASSING OF ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** the Council of the Corporation of the Town of Kingsville passed By-law 66-2019 on the 8<sup>th</sup> day of July, 2019 in accordance with Section 17 of the Planning Act, R.S.O. 1990 c.P. 13. By-law 66-2019 is an authorizing by-law to adopt an amendment to the Official Plan (OPA #9) for the Town of Kingsville to add site-specific additional permitted uses to the Lakeshore Residential West designation. The Official Plan amendment requires the approval of the County of Essex as the approval authority and only comes into effect once that approval is granted.

Council also passed By-law 67-2019 on the 8<sup>th</sup> day of July, 2019 in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13. By-law 67-2019 will only come into full effect once OPA# 9 has been approved by the County of Essex.

**EFFECT OF PUBLIC INPUT:** Public input was received and considered by Council.

### **THE APPEAL PROCESS**

Any person of public body who, before the by-law was passed or Official Plan amendment adopted, made oral submissions at a public meeting or written submissions to Council may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of these By-laws by filing with the Municipal Clerk of the Town of Kingsville not later than 4:30 pm EST, on July 29<sup>th</sup>, 2019, A Notice of Appeal must set out the reasons for the appeal using LPAT Appellant Form "A1" (available on-line at <http://elto.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>) or at the municipal office). Such notice must be accompanied by the filing fee of \$300.00 for each application appealed, made payable to the Minister of Finance by certified cheque or money order only, as required by the LPAT. For additional LPAT fees please see the LPAT Fee Schedule.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association of the group on its behalf.

No person of public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed or Official Plan amendment adopted, the person or public body made oral submissions at a public meeting or written submission to the Council of the Town of Kingsville or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the By-law(s) is attached. The complete By-law and associated information is available for inspection during regular office hours.

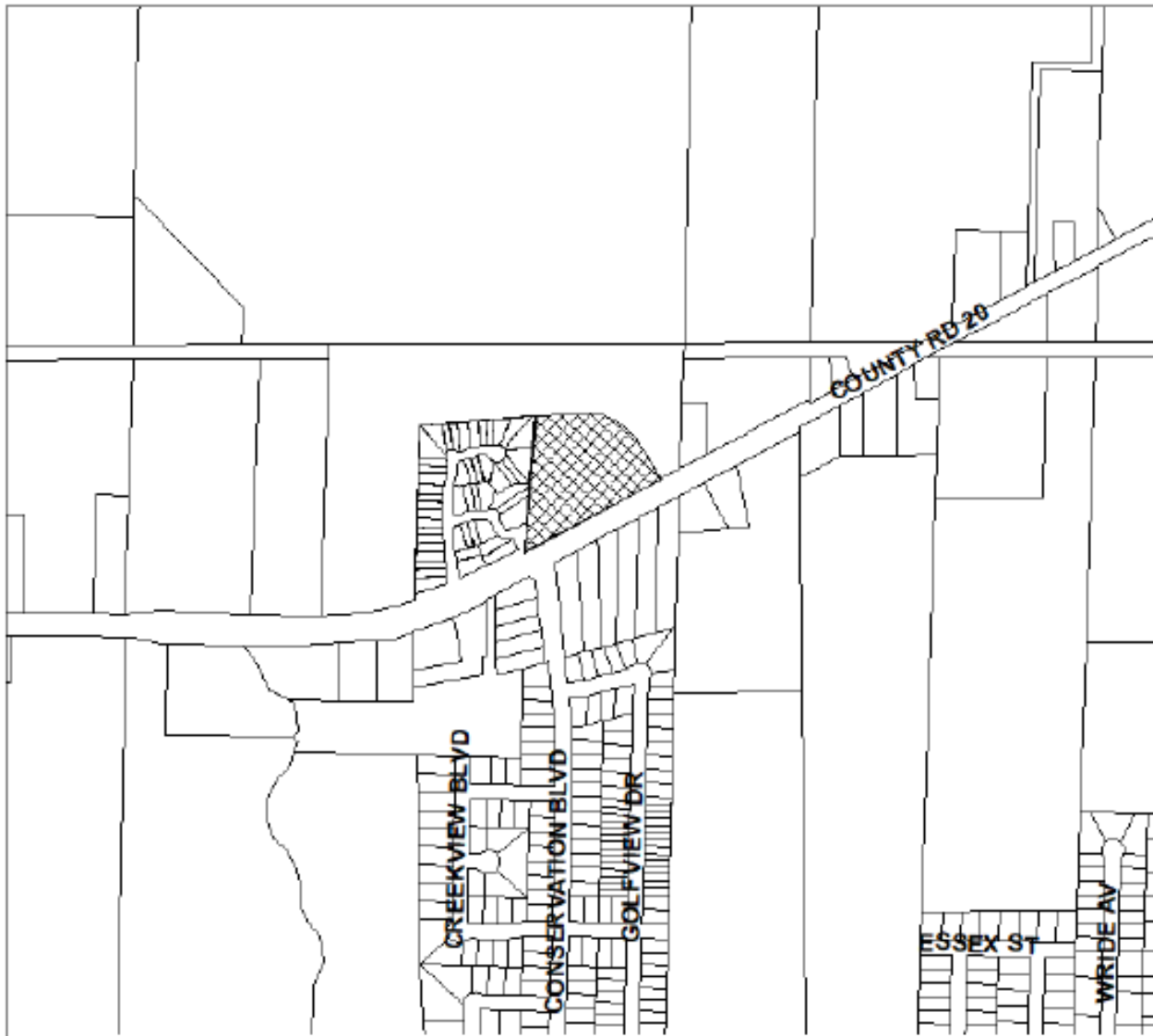
## **EXPLANATORY NOTE TO BY-LAW NO. 67-2019**

By-law No. 67-2019 of the Corporation of the Town of Kingsville is an amendment to the Comprehensive Zoning By-law No. 1-2014 for the Town of Kingsville and affects property in the Town known municipally as 700 County Road 20, in Part of Lots 10 and 11, Concession 1, WD, Parts 1, 2, 3, 7, 8, 9 & 13, RP 12R 26991.

The subject land is a 1.82 ha (4.5 acre) parcel containing the former Kingsville Curling Club building. The lot was created by consent in 2016 with plans for some form of possible development. Various development for the subject parcel started back in 2010 with the approval of a 50-unit hotel. This plan was later abandoned in favour of a residential development in the form of semi-detached dwellings in a condo style ownership in 2014 similar to the Crosswinds development to the immediate west. The new owner of the property is now proposing a combination of residential and commercial that would consist of two, six storey, 48 unit condominium buildings and a separate 16 room, low-rise stay-and-play hotel. In order to accommodate the development an amendment to the zoning was approved to add both the multiple unit (apartment) and commercial hotel/motel use. Site-specific regulations have also been add to guide the location of the development through the site plan approval phase.

Schedule "A" of By-law No. 67- 2019 shows the location and approved zoning of the subject property.

# Schedule 'A'



Part of Lots 10 & 11, Concession 1 WD  
700 County Road 20  
Zoning By-law Amendment ZBA/27/18



0 50 100 200 300 400 Meters



Schedule "A", Map 57, By-law 1-2014 as shown on Schedule 'A' in cross-hatch attached hereto are the lands to which the amended provisions of the 'Lakeshore Residential Exception 29, holding (LR-29(h))' shall apply.