

## Notice of Public Meeting of Council

A change is proposed for

### 1529 Union Avenue (County Road 45)

**The Purpose of the Meeting** is to review an application for a zoning By-law amendment & an application for severance on the property known municipally as 1529 Union Avenue (County Road 45)

**The Proposed Severance** is to sever the existing dwelling and associated greenhouse structures onto a new lot and retain the now vacant portion of the lands for the purposes of expanding the Union Water Facility.

**The Proposed Amendment is to rezone the retained portion from** 'General Agricultural (A1)' to 'Public Utilities / Facilities (MG)' and the severed parcel will be rezoned from 'General Agriculture (A1)' to a site specific 'General Agriculture (A1)' zone.

**The Effect** will be to acknowledge a reduced rear yard setback and a reduced lot size for the severed parcel and to support a proposed expansion of the Union Water Facility.

**Applications:** ZBA-2025-3 & B-2025-7

**Applicant:** Union Water Systems Inc.

**Zoning Designation:** General Agricultural (A1)

**Official Plan Designation:** Hamlet

If you would like to know more about this application or to tell us what you think  
you can attend the Public Meeting of Council

**WHEN:** June 16, 2025 - 6:00 p.m.

**WHERE:** Virtual meeting on Zoom – Please see the “Electronic Participation” document for instruction, attached to this notice

OR

In-person by attending the public meeting at:

Unico Hall Community Centre, 37 Beech Street, Kingsville, ON N9Y 1A9



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

**Your comments on these matters are important.** The Town of Kingsville and municipal Council encourage your input on this application.

Your comments can be submitted until 4:00 p.m. on June 16, 2025, by email [planning@kingsville.ca](mailto:planning@kingsville.ca), or by mail to:

**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 that files an appeal of a decision of Council in respect to the proposed Zoning By-law Amendment does not make written submissions to Council before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision in respect of the proposal, 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.

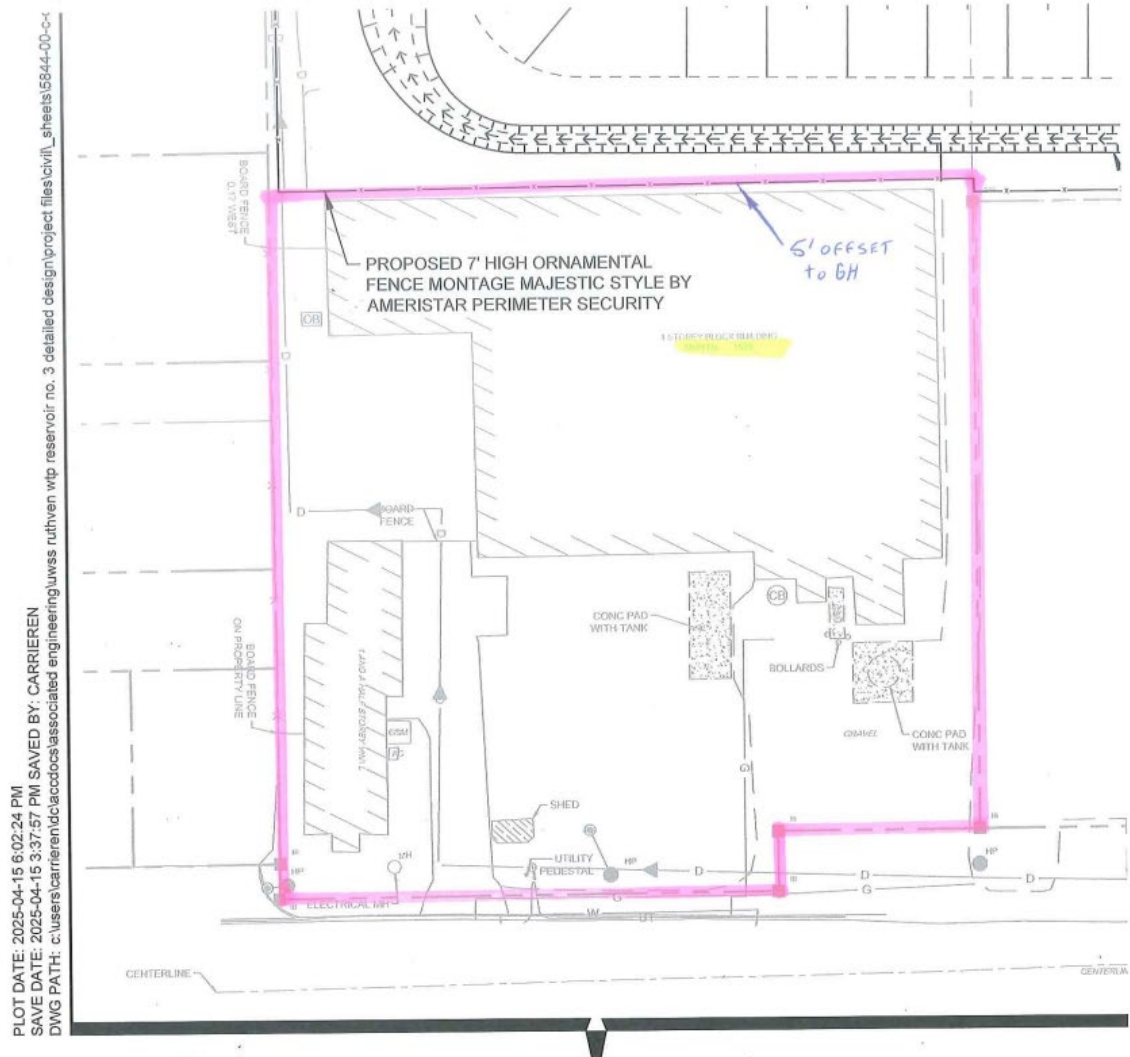
For more information about this matter, contact The Town of Kingsville, Planning Services, at [planning@kingsville.ca](mailto:planning@kingsville.ca), 519-733-2305 ext. 244, or visit [www.kingsville.ca](http://www.kingsville.ca)

**Dated 27th day of May, 2025**

## Location Map



## Draft Sketch





## 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  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9