



CORPORATION OF THE TOWN OF KINGSVILLE

OFFICIAL PLAN AMENDMENT NO. 8

Pratt, Finch & Jones Limited
436 County Road 27 E
Part of Lot 13, Concession 11

JULY 2018

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PART “A” - THE PREAMBLE

1.0 Authorizing By-law No. 82-2018

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 82-2018

Being a By-law to Amend the Official Plan of the Town of Kingsville

WHEREAS the Town of Kingsville Official Plan is the Town’s policy document that contains objectives and policy direction established by Council to provide guidance for the physical development of the Town while providing for the future pattern of development for the Town;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to amend the Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Kingsville, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13 hereby enacts as follows:

1. That the attached amendment to the Town of Kingsville Official Plan is hereby adopted as Official Plan Amendment No. 8 (OPA 8); and,
2. This By-law shall come into force and take effect on the day of the final approval thereof by the County of Essex.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF JULY, 2018.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo



2.0 Purpose of this Amendment

The purpose of this amendment is to permit the creation of a one new rural residential lot within the existing Parks and Open Space designation on the subject lands.

3.0 Location of this Amendment

This amendment consists of one part that shall be known as Item 1.

Item 1:

Lands approximately 0.37 hectares (0.91 acres) in area as indicated on the attached schedule are to be included in site-specific special policy area 3.5.1.1 in the Kingsville Official Plan.

4.0 Basis of this Amendment

The subject land totals 63.6 ha (157.2 ac.) and is currently used as a golf course. The applicant is proposing to create one new 0.37 ha (0.9 ac.) rural residential lot with the frontage along Road 11 immediately west of 257 Road 11. Under the Parks & Open Space designation policies 3.5 (f) lands under private ownership can be considered for redevelopment subject to re-designation of the lands. There are currently 24 lots backing onto the subject lands (golf course) along either Road 11 or County Road 27 E. These lots are designated Agriculture however are zoned Rural Residential. It is recommended that the proposed lot would remain under the current designation however a site-specific special area would permit the creation of one lot from the golf course. A zoning amendment would be required to both implement the Official Plan amendment and rezone the lands to an appropriate residential classification similar to the existing lots in the immediate area.

In order to proceed with the creation of a lot there are two initial approvals that are required as follows:

- i) An Official Plan Amendment to site-specifically permit the creation of one (1) new rural residential dwelling lot, and
- ii) A Zoning By-law Amendment to rezone the subject lands to an appropriate rural residential classification similar to the surrounding lands.

PART “B” - THE AMENDMENT

All of this part of the document, entitled “Part B” – The Amendment”, consisting of the following text and one (1) map (entitled Schedule “1”) together constitute Amendment No. 8 to the Kingsville Official Plan.

Item 1:

Map Schedule “A” (Land Use Plan) is amended by placing the lands so depicted on Map Schedule “1” in a site-specific special policy area.

Item 2:

A new section is added to Section 3.5 Parks and Open Space, subsection 3.5.1 to be worded as:

3.5.1 **Parks and Open Space Site-Specific Special Policies**

Item 3:

A special policy is added to Section 3.5.1 Parks and Open Space Site Pecific Special Policies, as subsection 3.5.1.1 to be worded as follows:

“3.5.1.1 **Pratt, Finch & Jones Ltd. – County Road 27 E**

For the lands identified on Schedule “A” Land Use Plan as “Site Specific Special Policy Area 3.5.1.1” and located at 436 County Road 27 E, notwithstanding, or in addition to, other policies of the Official Plan, the following policies will apply:

- a) The creation of one (1) rural residential lot shall be permitted on lands surplus to the existing golf course.

PART “C” - THE APPENDICES

The following appendices do not form part of the Amendment but are included for information purposes:

Appendix “A” – Minutes of Public Meeting
Appendix “B” – Public Submissions
Appendix “C” – Planning Report to Council

Appendix A Minutes of Public Meeting

Appendix B

Public submissions

Appendix C

Planning Report to Council