



CORPORATION OF THE TOWN OF KINGSVILLE

OFFICIAL PLAN AMENDMENT NO. 6

KINGS VILLA CONDO (Guillermo & Rossana Moavro)
AUGUST 2017

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PART “A” - THE PREAMBLE

1.0 Authorizing By-law No. -2017

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW NO. -2017

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. 6 (OPA 6); 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, A SECOND AND A THIRD TIME AND FINALLY ENACTED THIS 14th DAY OF AUGUST 2017.

Mayor Nelson Santos

Clerk Jennifer Astrologo

2.0 Purpose of this Amendment

The purpose of this amendment is to establish site-specific special policies to permit multiple residential as an additional permitted use.

3.0 Location of this Amendment

This amendment consists of three parts, which shall be known as Items 1, 2 and 3.

4.0 Basis of this Amendment

The subject lands consist of four lots; all containing single detached dwellings. The total lot area is 2.185 ha (5.4 ac.) with frontage of 52.65 m (172.7 ft.) on Main St. E. and 47.15 m (154.69 ft.) along Jasperson Dr. The applicant is proposing to remove all buildings, consolidate the lots and construct a multiple storey, up to 95 unit residential with ground floor commercial condominium building. In order to proceed with development on the property there are three approvals that are required as follows:

- i) An Official Plan Amendment to:
 - a) redesignate the residential lots on Jasperson to Highway Commercial to match the Highway Commercial on the front proportion of 342 Main St. E.; and
 - b) permit residential as an additional main use within the now combined portion of the property in the Highway Commercial designation.
- ii) A Zoning By-law Amendment to rezone the highway commercial designation portion of all of the properties to an appropriate residential/commercial classification and establish site-specific regulations;
- iii) Site Plan Approval which will outline the details and full requirements of the overall build-out of the proposal.

PART “B” - THE AMENDMENT

All of this part of the document, entitled “Part B” – The Amendment”, consisting of the following text and two (2) maps (entitled Schedule “1” & Schedule “2”) together constitute Amendment No. 6 to the Kingsville Official Plan.

Item 1:

Map Schedule “A-2” (Land Use Plan) is amended by redesignating the lands so depicted on Map Schedule “1” from Residential to Highway Commercial.

Item 2:

A new section is added to Section 3.2.3 **Highway Commercial** after subsection 3.2.3 Policies i) to be worded as:

3.2.3.1 **Highway Commercial Site-Specific Policies**

Item 3:

A special policy is added to Section 3.2.3 **Highway Commercial**, after subsection 3.2.3.1 to be worded as follows:

“3.2.3.1.1 **Kings Villa Condo**

For the lands identified on Schedule “A-2” Land Use Plan as “Site Specific Special Policy Area 3.2.3.1.1” and located at 342 Main Street East and 20, 24 & 28 Jasperson Drive, notwithstanding, or in addition to, other policies of the Official Plan, the following policies will apply:

- a) A multiple residential use, consisting of up to 95 dwelling units, will also be permitted as a main use.
- b) Lands within 45 m of a residential zone shall be limited to use as parking and landscaping consistent with an approved site plan.

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