

Proposal for Amendment of Zoning at 101 Mill St.

Aug. 22nd 2018

Dear Councilors and Community Members,

We, (Heather and Jordan Scott, residents of Kingsville) are applying to add an *accessory use* for the Kingswood Inn at 101 Mill Street, Kingsville for the purpose of opening a Day Spa and Holistic Wellness Center. We intend to uphold the integrity of the historical architecture of the manor as well as the natural features of the property, and welcome the citizens of Kingsville to enjoy the tranquil environment for relaxation and rejuvenation. It is important to us to maintain the heritage of the building and fence, but we will make minor interior renovations. We would like to make the building accessible so we plan to add a ramp for people who use wheelchairs and turn a kitchenette into an accessible washroom. Please consider the following as our proposal for a zoning amendment.

Current Zoning:

- R 1.1-20
- Permitted Uses include: an *inn*, an *assembly hall*, a banquet facility and a gift shop
- Permitted Buildings & Structures include: those *permitted* under Section 6.1 in the (R1.1) zone; one *dwelling* unit above a garage; one *single detached dwelling*; *buildings* and *structures accessory* to the *permitted uses*.

Request for an Accessory Use:

- Addition of *Personal Service Shop* to cite-specific zoning
- Allows for personal services of holistic health nature (massage therapy, consultations, reiki etc.)

Purpose of Property: Day Spa & Holistic Wellness Center

- 4 treatment rooms for: massage therapy, reiki, holistic health consultations, facials, shamanic healing
 - Room 1: 170 sq ft
 - Room 2: 208 sq ft
 - Room 3: 228 sq ft
 - Room 4: 178 sq ft
- Pool and gardens accessible for relaxation and meditation (designated as whisper/silence areas)
- Yoga classes in Great Room (15-person occupancy max)
 - 698 sq ft
- Refreshments Room offering tea and juice before/after treatments or yoga class
 - 415 sq ft
- Gift Shop offering locally crafted teas and wellness products
 - 266 sq ft

- Great Room and/or Gardens occasionally used for classes, workshops, seminars, ceremonies and photo shoots
- 4 Treatment rooms double as guest rooms for occasional retreats (approximately 4 per year)

Alterations to Property:

- 10' (width-wise) extension of round-about portion of driveway from Laurel Street to accommodate flow of traffic and fire safety requirements
- 9' (width-wise) extension of current parking lot from Laurel St. driveway to accommodate one more parking space
- 50' x 20' gravel driveway added to North side of driveway from Laurel Street, offering 5 more parking spaces
- 20' x 36' parking lot addition to existing driveway from Mill St. to accommodate 4 staff parking spaces
- Outdoor building for poolside washroom and shower (Maximum dimensions: 18' x 35')

Parking:

- Minimum space required for *Personal Service Shop* is 1/14 m² (150 ft²) GFA
- 18 generous guest parking spaces (20' x 10') with an additional *barrier free* parking space
- We will add a bicycle lock-up rack
- 4 generous staff parking spaces (20' x 9') will be added onto existing driveway off of Mill Street, in addition to the 2 currently available
- 2 residential parking spaces are provided for both residents in the garage
- 14 parking spaces will be offered to yoga students at various times (3x/day maximum)
- 4 clients maximum will occupy our parking spaces at any given time
- Cycling & walking to classes and/or treatments will be strongly encouraged, and walking/cycling tour maps will be offered to all guests
- Overflow parking may be facilitated at the municipal parking lot on Pearl Street, 2.5 blocks away

Considerations of Neighbours:

- An ambiance of quiet serenity is carefully ensured by signage and staff on grounds
- Garden and pool areas for meditation and relaxation are designated as "Whisper," "Silence," and "Quiet" zones
- Business Activity will take place during regular business hours (9-6 daily), with indoor evening yoga classes (7 pm - 8:30 pm) sparingly
- Current lamp posts on property provide sufficient lighting for the parking lot
- Small foot-path lanterns (solar powered, low-to-ground) will light main pathways on grounds
- Neighbours at 74 Laurel have been notified of our intentions and we will provide a privacy shield (shrubbery or fencing) as they deem fit

- **More trees/flowering shrubbery will be planted along inside of fence on Mill St. to beautify space and reduce view of parked cars**

Staff:

- **A receptionist; gift shop clerk and spa manager; will be employed by the Day Spa**
- **Various Practitioners will be contracted to offer their services (4 at any given time)**
- **Landscaping, maintenance and House-keeping providers will be contracted**
- **One partner, Jordan Scott is a resident and practitioner who will be working and living on-site**

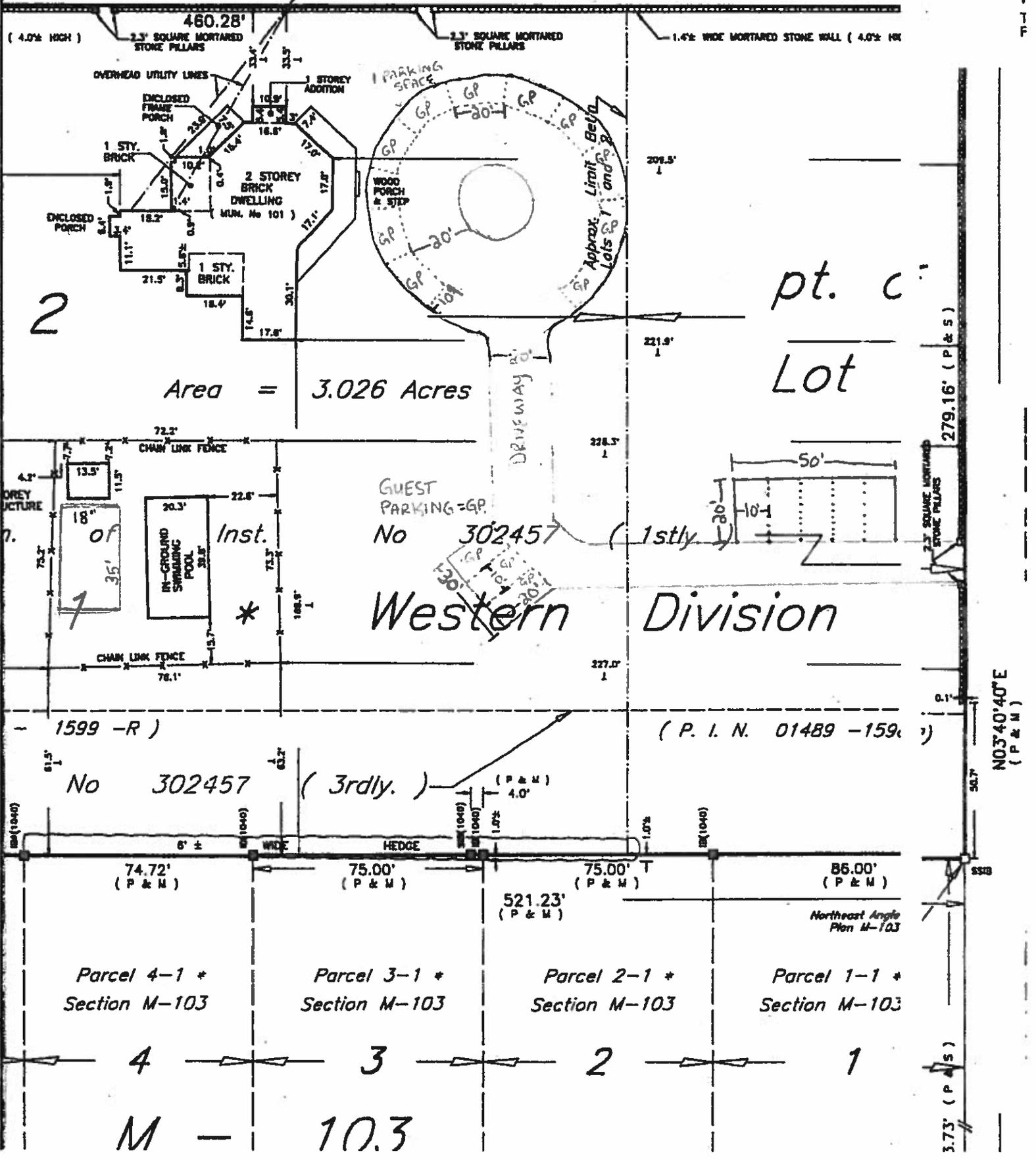
We feel that the community will benefit from the opening of a Day Spa for several reasons. We believe that making holistic (physical, psychological and spiritual) wellness services accessible to our community is of the utmost importance, particularly for those who have difficulty travelling to care for such needs. We understand that wellness requires maintenance, so we are prepared to provide education and continued support to our guests. By partnering with neighbouring businesses including Bed & Breakfasts, restaurants, bars, shops and galleries we can promote one another and expand Kingsville's overall economic success. This Day Spa will provide employment opportunity for community members of the holistic wellness field which is an industry on the rise. We are excited to add a new attraction with historical significance to Kingsville's growing community that will enhance the experience and immersion of those visiting from out of town, as well as those who call this town home!

It is our intention to provide a tranquil environment for active community members to nurture their whole selves while simultaneously maintaining a valuable piece of Kingsville's history. We believe that the Day Spa will be a sanctuary for our community members to find respite and discover their path to holistic wellness with the support of caring practitioners and experts in the field of wellness.



STREET

N86°21'00"W



2

Area = 3.026 Acres

pt. c
Lot

GUEST PARKING = GP
No 302457 (1stly)

Western Division

1599 -R

No 302457 (3rdly)

(P. I. N. 01489 -159)

Parcel 4-1 *
Section M-103

Parcel 3-1 *
Section M-103

Parcel 2-1 *
Section M-103

Parcel 1-1 *
Section M-103

4 — 3 — 2 — 1

M — 10.3

N03°40'40"E
(P & M)

3.73' (P & S)

THANK YOU
 WOULD LIKE
 TO HAVE
 THE ORIGINAL.
 Terry.

REAL PROPERTY REPORT PARTS

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1057750



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 25(3).

J. T. (Terry) Yanchus
 Manager
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 Wheatley, Ontario NOP 2P0
 Tel: (519) 825-4616
 Fax: (519) 825-7232

PLAN OF SURVEY
 OF
 PART OF LOTS 1 AND 2
 CONCESSION 1 * WESTERN DIVISION
 IN THE
 TOWN of KINGSVILLE
 COUNTY OF ESSEX, ONTARIO

STREET

© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC. • 1996

SCALE : 1" = 40'

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF A PLAN REGISTERED IN THE REGISTRY OFFICE FOR ESSEX (12) AS M-103 HAVING A BEARING OF N86°35'20"W.

LEGEND

- SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
- SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
- IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
- IB Ø DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1528
- WT. DENOTES WITNESS 1 DENOTES PERPENDICULAR (0) DENOTES INST. No 302457
- (S) DENOTES SET (M) DENOTES MEASURED (01) DENOTES INST. No 1240263
- (S/P) DENOTES SET PROPORTIONALLY (02) DENOTES INST. No 6706 (KINGSVILLE)
- (P) DENOTES PLAN M-103 (0U) DENOTES ORIGIN UNKNOWN
- (P1) DENOTES PLAN OF SURVEY BY 1528 DATED JUNE 26, 1992 (PLAN FILE A-6003)
- (P2) DENOTES PLAN OF SURVEY BY 1040 DATED APRIL 15, 1986 (PLAN FILE 2A-289)
- (1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

THIS PLAN MUST BE READ IN CONJUNCTION WITH
 PART 2, THE SURVEY REPORT DATED JUNE 3, 1996
 THIS REPORT WAS PREPARED FOR ROBERT DICK

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 28th DAY OF MAY, 1996

"THIS IS NOT
 AN ORIGINAL COPY
 UNLESS EMBOSSED WITH
 SURVEYOR'S SEAL"

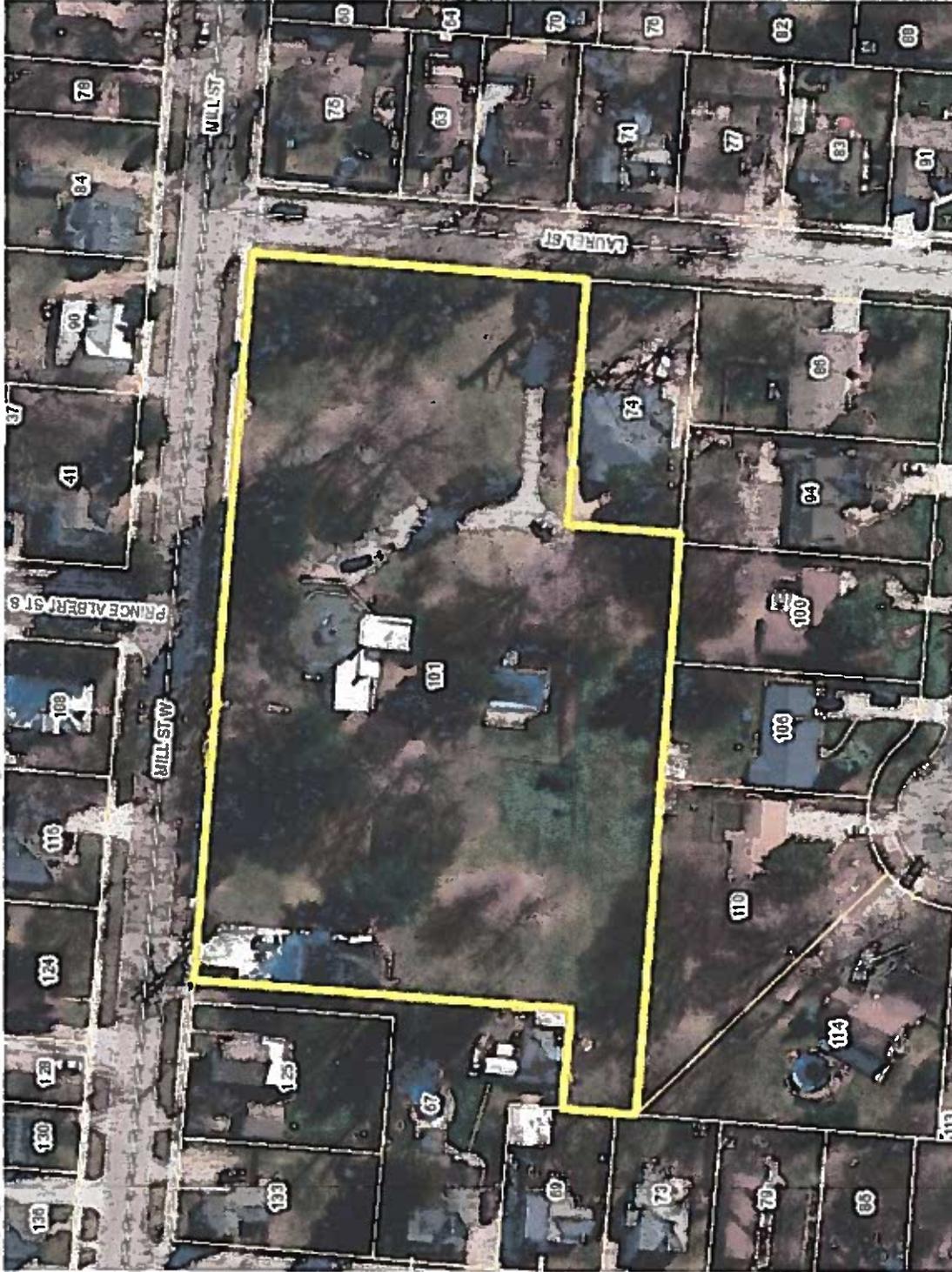
LAUREL

(P & M)

11
 10.5'
 1
 7
 10.5'
 1
 14.7'
 1
 7.1
 f
 15-
 M-
 E
 10



101 Mill St



THIS MAP IS NOT TO BE USED FOR NAVIGATION
Copyright the Corporation of the County of Essex, 2012. Data herein is
provided by the Corporation of the County of Essex on an 'as is' basis.
Assessment parcel provided by Teranet Enterprises Inc. Data layers that
appear on this map may or may not be accurate, current, or otherwise reliable.

Notes
Enter Map Description



Legend

- Essex Municipalities
<all other values>
- Kingsville
- Street
- Severance
- Kingsville Assessment

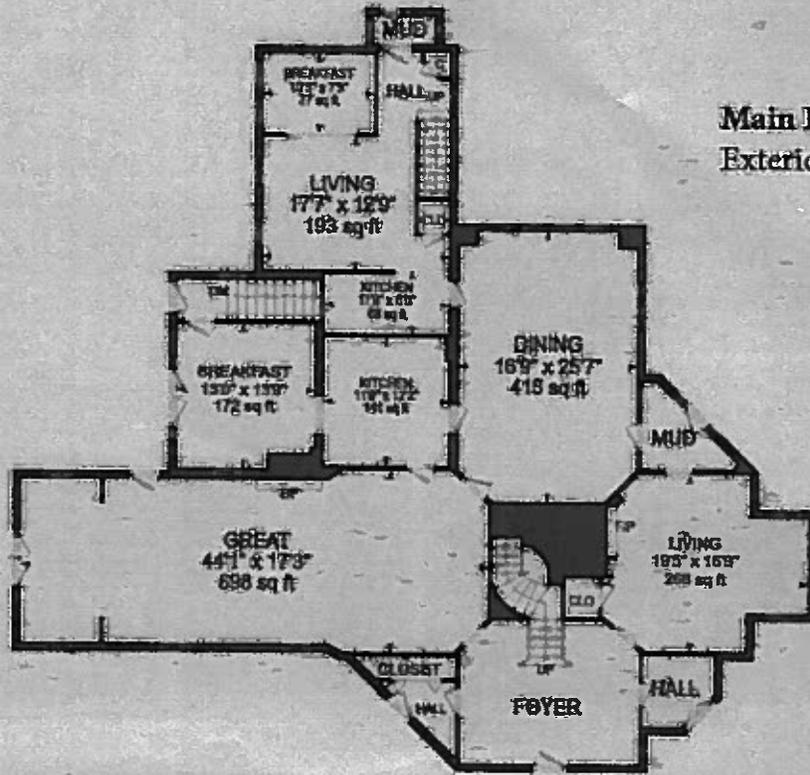
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1: 1,144
8/15/2018

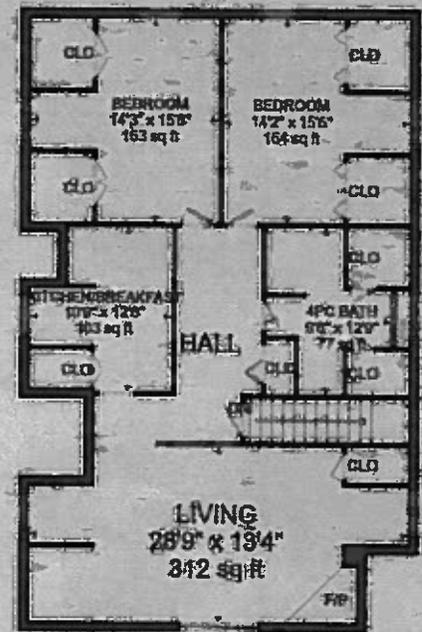
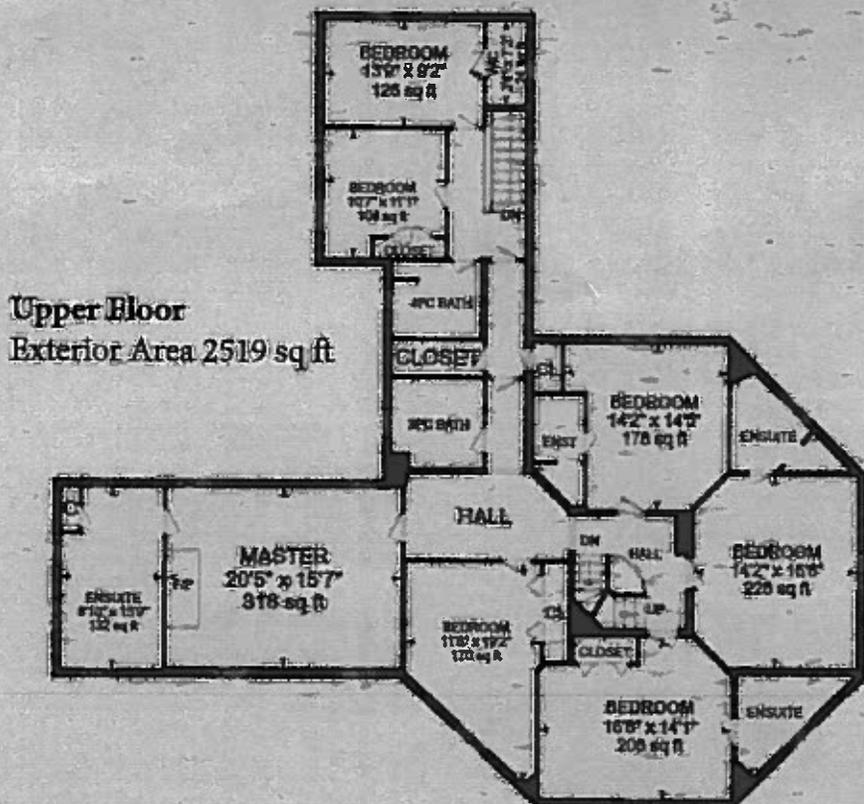
FLOOR PLANS

101 MILL ST. W.

TOTAL EXTERIOR AREA ABOVE GRADE 6791 SQ FT (MAIN BUILDING)



Main Floor
Exterior Area 3002 sq ft



Carriage House
Exterior Area 1270 sq ft