



CORPORATION OF THE TOWN OF KINGSVILLE

OFFICIAL PLAN AMENDMENT NO. 9

1933892 Ontario Inc.
700 County Road 20
Part of Lots 10 & 11, Concession 1 WD
Parts 1, 2, 3, 7, 8, 9 & 13, RP 12R 26991

JULY 2019

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PART “A” - THE PREAMBLE

1.0 Authorizing By-law No. 66-2019

(to be attached)

2.0 Background

In 2014 Council approved an amendment to the Official Plan (OPA #4) which amended the existing site-specific policy under the Parks and Open Space designation on the property to permit residential development in the form of multiple unit dwellings (semi-detached) up to 36 units. The County, as the approval authority of Official Plan amendments modified the amendment to designate the lands from Parks and Open Space to Lakeshore Residential West and permit the same form of development. As part of the amendment the zoning of the lands was modified to permit the proposed semi-detached development and include the H-holding provision until such time as a full design was completed and development agreement in place.

3.0 Purpose of this Amendment

The purpose of this amendment is to add multiple unit (apartment dwellings) as an additional site-specific permitted use (96 units total) in combination with a low-rise commercial stay-and-play hotel within the Lakeshore Residential West designation.

4.0 Location of this Amendment

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

Item 1:

Lands approximately 1.82 hectares (4.5 acres) in area as indicated on the attached schedule are to be included in site-specific special policy area 3.1.2 in the Kingsville Official Plan.

5.0 Basis of this Amendment

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. Initially there was an approval granted in 2010 for a 50-unit hotel. This plan was later abandoned in favour of a solely 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 new plan (Appendix A) 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 proceed with the development the following approvals would be required:

- i) An Official Plan amendment to revise the permitted uses on the subject lands.
- ii) A zoning amendment to:
 - a. permit the mix of residential (condo/multiple-unit/apartment dwelling) and commercial development (stay-and-play hotel);
 - b. establish site-specific zoning regulations for the proposed uses.
- iii) Site Plan approval to be brought forward at a later date once public consultation has occurred.

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. 9 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.

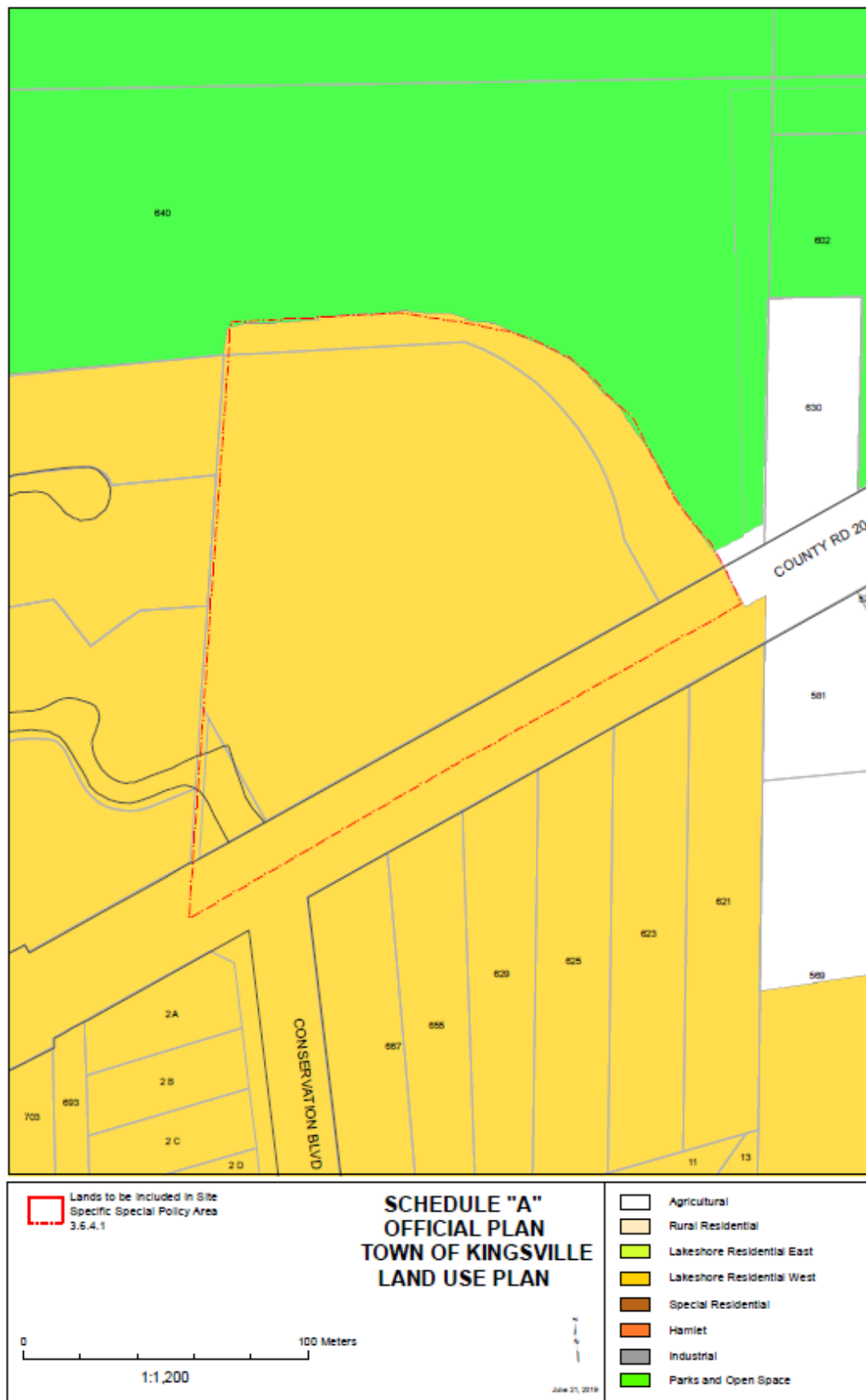
Item 2:

A special policy is added to Section 3.6.4 Lakeshore Residential West as site-specific-policy area 3.6.4.1 to be worded as follows:

“3.6.4.1 1933892 Ontario Inc. – 700 County Road 20

For the lands identified on Schedule “A” Land Use Plan as “Site Specific Special Policy Area 3.6.4.1” and located at 700 County Road 20, notwithstanding, or in addition to, other policies of the Official Plan, the following policies will apply:

- a) Multiple-unit (apartment dwelling) limited to 96 units and six storeys in height shall be an additional permitted use.
- b) A low rise stay-and-play hotel/motel shall be permitted in combination with the permitted residential uses.
- c) All development of the site shall be subject to a public consultation process related to site plan approval including but not limited to a minimum of one proponent initiated open house including circulation of notice a minimum of 14 days prior to the open house including a detailed, legible copy of the site plan to be considered.
- d) The proponent shall demonstrate to the satisfaction of the Town the availability of full municipal services to the site prior to the removal of the H- Holding provision in the site-specific zoning.



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
(to be attached)

Appendix B
Public submissions
(to be attached)

Appendix C
Planning Report to Council
(to be attached)