



CORPORATION OF THE TOWN OF KINGSVILLE

OFFICIAL PLAN AMENDMENT NO. 10

Ray Wall - Howe Fit Inc.
289 Main Street West
Part of Lots 4 & 5, Concession 1 WD
PART 1, RP 12R22209
JUNE 2019

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PART “A” - THE PREAMBLE

1.0 Authorizing By-law No. 63-2019

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW NO. 63-2019

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. 10 (OPA 10); 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 24th DAY OF JUNE 2019.

Mayor - Nelson Santos

Clerk - Jennifer Astrologo

2.0 Background

The former dwelling and detached accessory building were converted for retail use in 2016. The prospective purchaser (applicant) currently operates a fitness centre located at 106 Wile Ave. They are proposing to relocate to the subject property, constructing an addition to the existing accessory building to accommodate their fitness centre, renovate the former dwelling from the current retail use to office space, and expand the parking lot.

3.0 Purpose of this Amendment

The purpose of this amendment is to designate the entire property from its current mix of Highway Commercial, Residential, and Agriculture to Highway Commercial.

4.0 Location of this Amendment

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

Item 1:

Lands approximately 0.5 hectares (1.24 acres) in area as indicated on the attached schedule are to be designated as Highway Commercial on Schedule “A-2” in the Kingsville Official Plan.

5.0 Basis of this Amendment

The subject land totals 0.5 ha (1.238 ac.) and is located at what is considered the easterly limit of the Primary Settlement Area boundary for Kingsville. The former dwelling and detached accessory building were converted for retail use in 2016. The prospective purchaser (applicant) currently operates a fitness centre located at 106 Wigle Ave. They are proposing to relocate to the subject property, constructing an addition to the existing accessory building to accommodate their fitness centre, renovate the former dwelling from the current retail use to office space, and expand the parking lot. In order to proceed with the development a number of planning approvals are required as follows:

- 1) an Official Plan Amendment to designate the entire property from its current mix of Highway Commercial, Residential, and Agriculture to Highway Commercial;
- 2) a zoning by-law amendment to change the area currently zoned 'Residential Zone 1 Urban - holding (R1.1(h))' to 'General Commercial (C4)' and establish any required site-specific regulations.

The property does not currently have an approved site plan in place so if the requested amendments are approved the next step would be approval of a site plan for the proposed addition and development of the parking area.

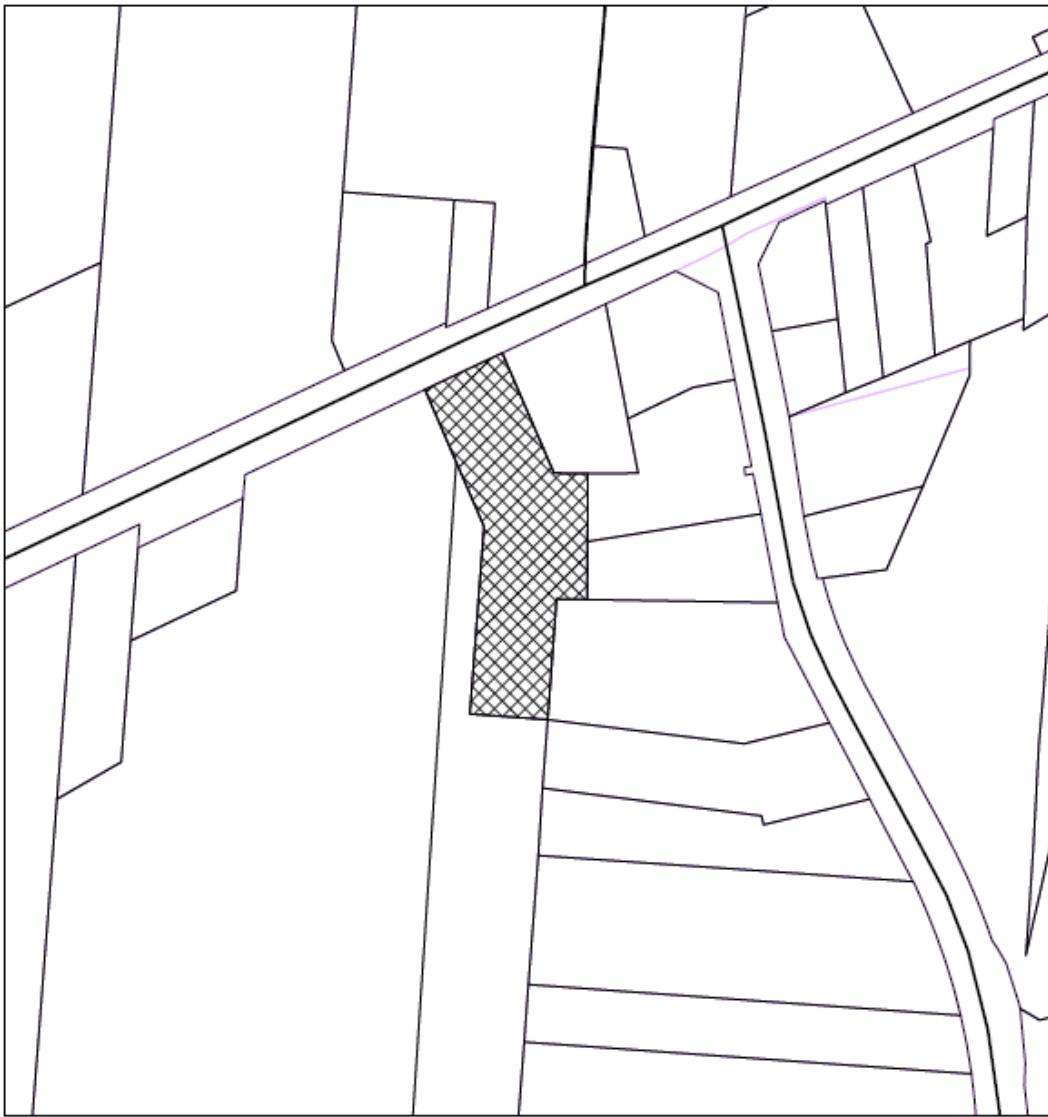
PART “B” - THE AMENDMENT

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. 10 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 the ‘Highway Commercial’ land use designation.

Schedule 1



0 20 40 80 120 160 Meters

289 MAIN STREET W
PART OF LOTS 4 & 5, CONCESSION 1
OPA/01/19



Map Schedule "A", (Land Use Plan) is hereby amended by changing the land use as shown on Schedule "1" in cross-hatch attached hereto from 'Agricultural', 'Highway Commercial', and 'Residential', to 'Highway Commercial'.

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