

# Town of Kingsville

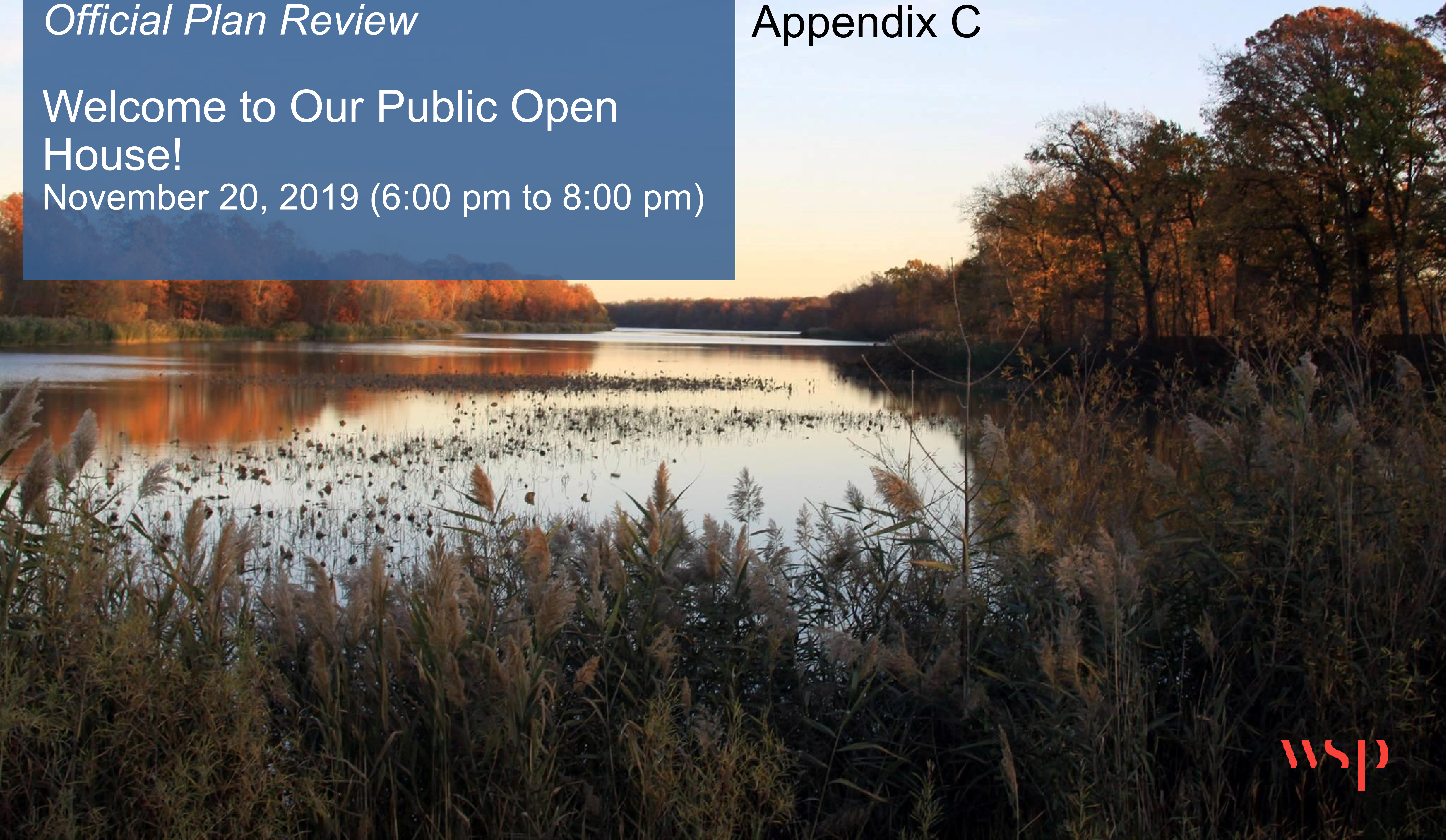
## *Official Plan Review*

Welcome to Our Public Open  
House!

November 20, 2019 (6:00 pm to 8:00 pm)



## Appendix C

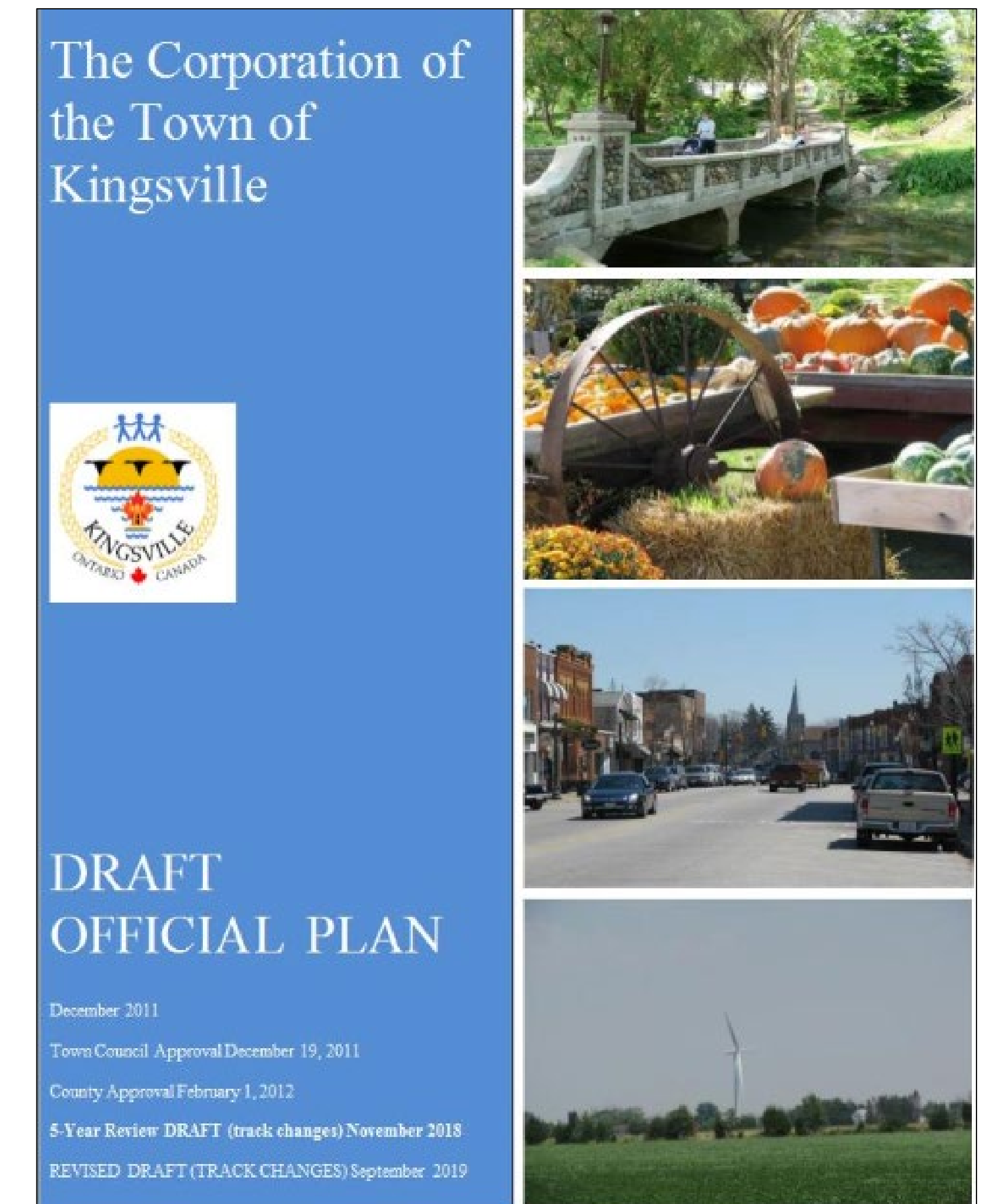




# Agenda

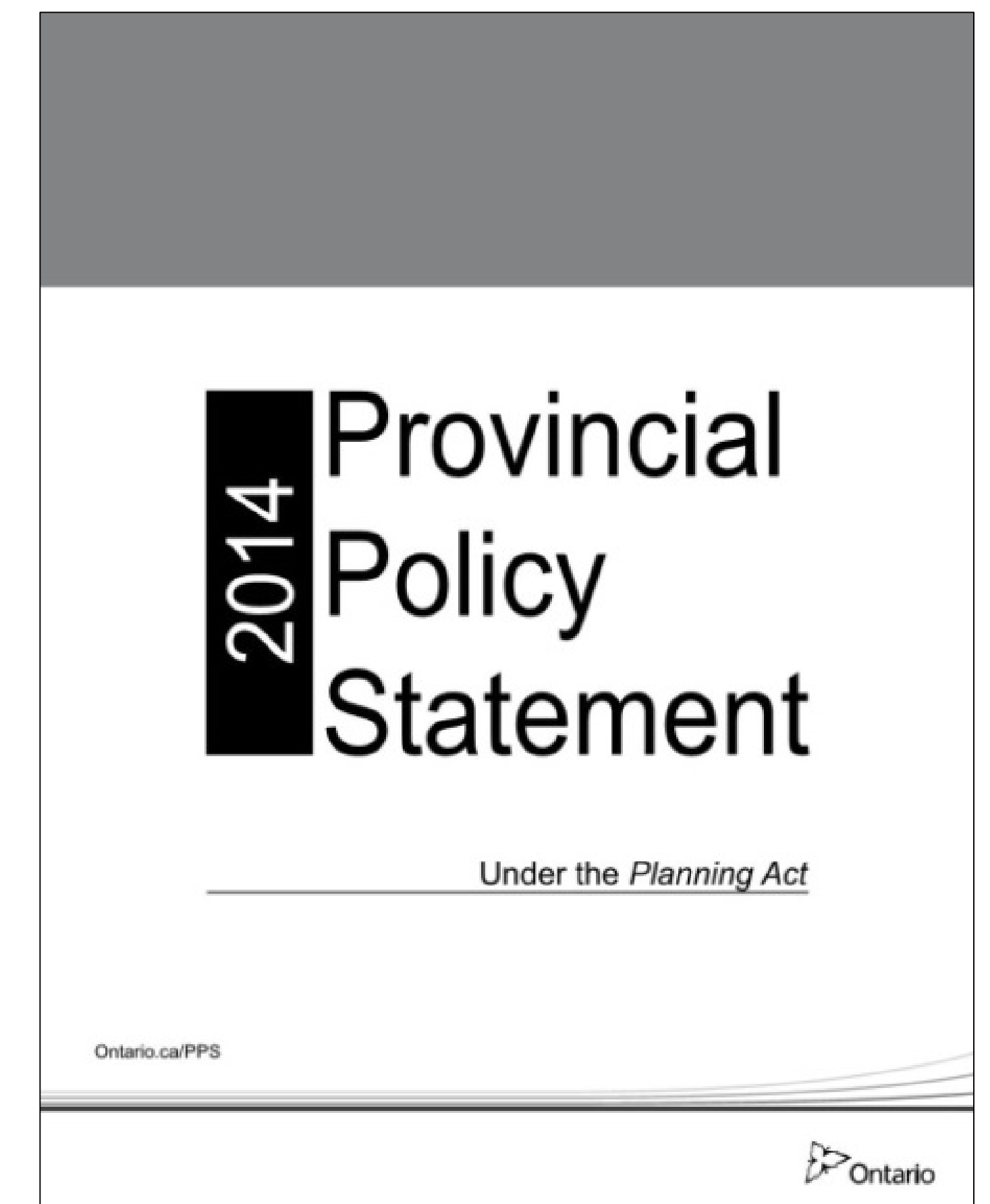
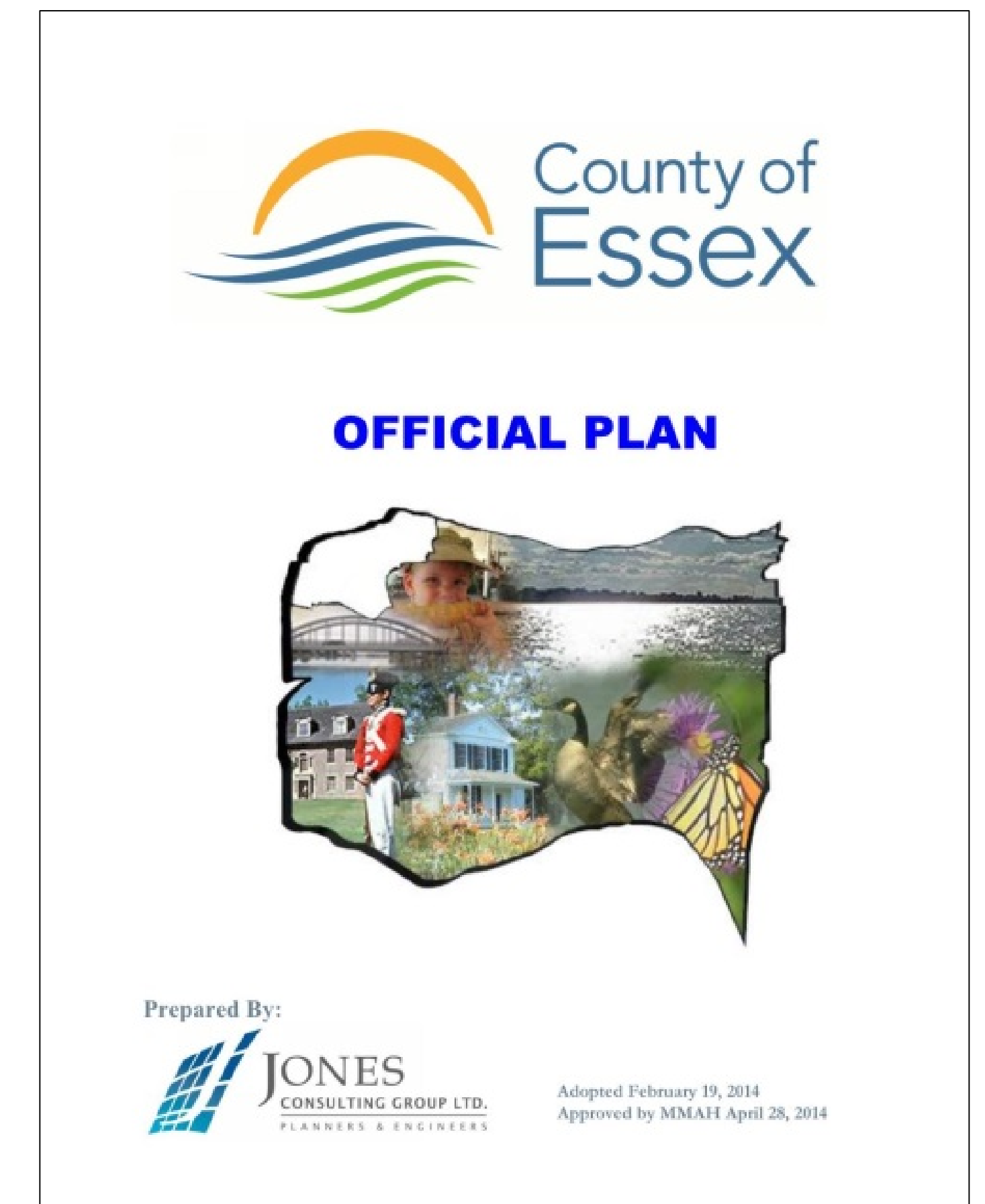
Purpose of Open House - To highlight the changes proposed in the final Draft Official Plan and receive your comments.

1. Review Display Materials
2. Presentation
  - *Study Purpose*
  - *Study Work Program*
  - *Key Changes / Considerations*
  - *Draft Official Plan Schedules*
  - *Next Steps / Provide Your Input*
3. Informal Discussions (end at 8:00 pm)



## Study Purpose

- To undertake a scoped review of the current Official Plan, 2012. The *Planning Act* requires review/update every 5 years.
- Focus of review:
  - Conform to Essex County Official Plan, 2014;
  - Conformance and consistency with other applicable Provincial and County policies and legislation;
  - Consideration and implementation of various Town study recommendations.





# Study Work Program

## Stage 1: Background Review and Consultation Strategy

- Data Collection and Background Review
- Communications and Consultation Strategy
- Special Meeting of Council (February 12, 2018)

## Stage 2: Policy Formulation

- Draft Issues and Policy Directions Report
- Public Open House (August 15, 2018)
- Final Issues and Policy Directions Report
- Public Open House (May 22, 2019)
- Prepare Draft Official Plan Amendment
- **Public Open House (November 20, 2019)**

## Stage 3: Prepare Final Official Plan Amendment

- Final Official Plan Amendment
- Statutory Public Meeting (January 13, 2020)
- Council Adoption
- Submission for County Approval

We  
are  
Here



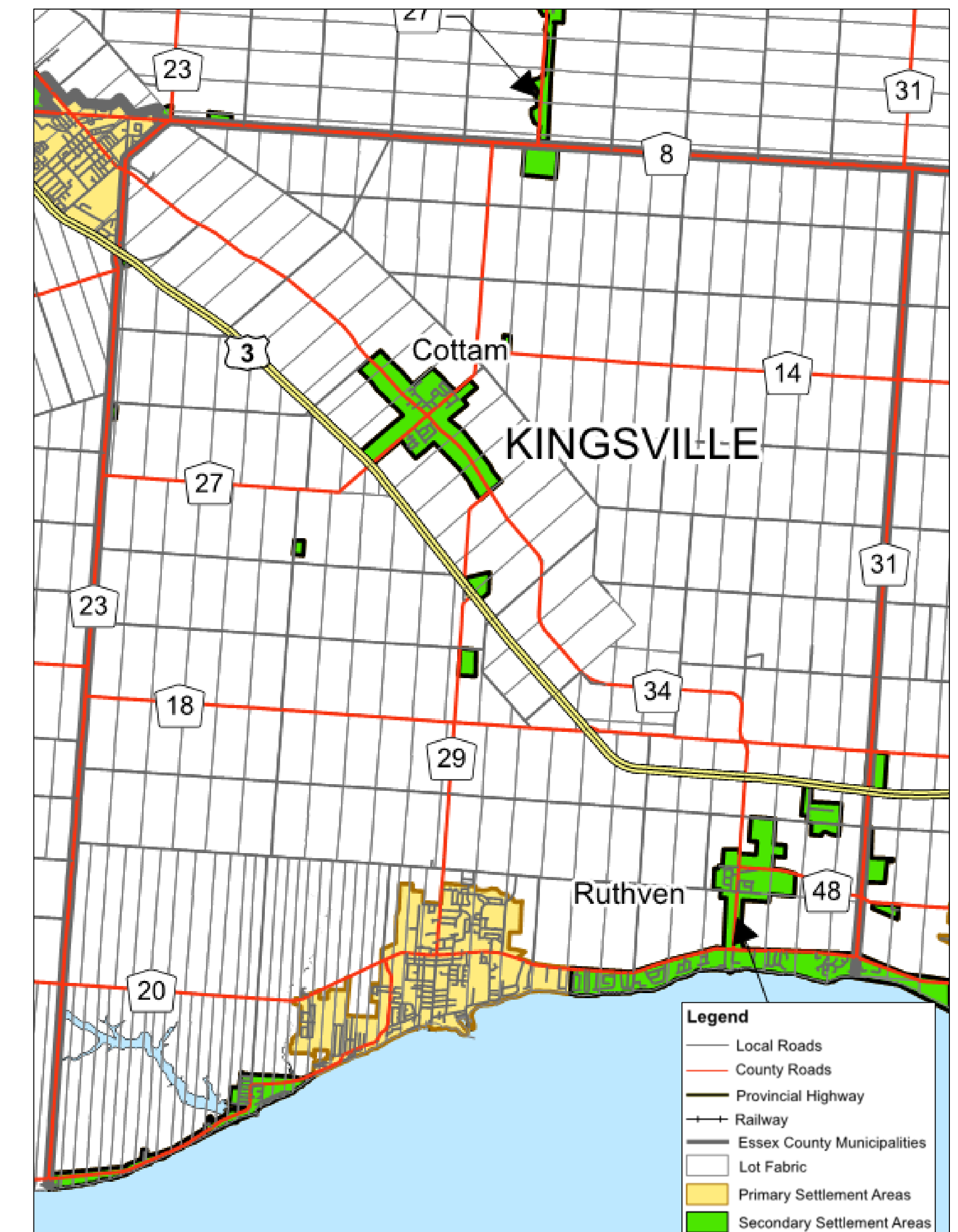
# Key Changes / Considerations

## Growth Management Policies

- Over the new plan period to 2031:
  - Existing residential land designations continue to be sufficient;
  - No additional employment land designations are required within the new Official Plan.

## Community Structure / Settlement Hierarchy

- Primary and Secondary Settlement Areas identified, where majority of growth will be directed.
- Settlement Area expansions through County Official Plan review only.
- Local Comprehensive Reviews of the Primary Settlement Area may recommend boundary alterations.
- Urban Reserve Areas designated on Schedules, where lands are protected for future urban growth, beyond the plan period.



County of Essex Official Plan Schedule A2 – Settlement Structure Plan (Excerpt)



# Key Changes / Considerations

## Residential Intensification

- Policies support appropriate intensification within Settlement Areas.
- Updates to direct minimum 15% through intensification.
- Urban design policies to ensure compatibility.

## Secondary Plan Areas

- Lands are subject to additional policies requiring further study, before they can be developed.

## Affordable Housing & Special Needs Housing

- Implement the County's 20% affordable housing target.
- Policies to direct affordable housing to the Primary Settlement Area.
- Encourage alternative forms of housing, including secondary suites.
- Updates to implement the Town's **Affordable Housing Strategy**.
- Greater emphasis and specific policies regarding improved access to special needs housing.



**TOWN OF KINGSVILLE**

### **AFFORDABLE HOUSING STRATEGY**

A COMMUNITY FOR ALL  
Prepared by Town of Kingsville Planning Services

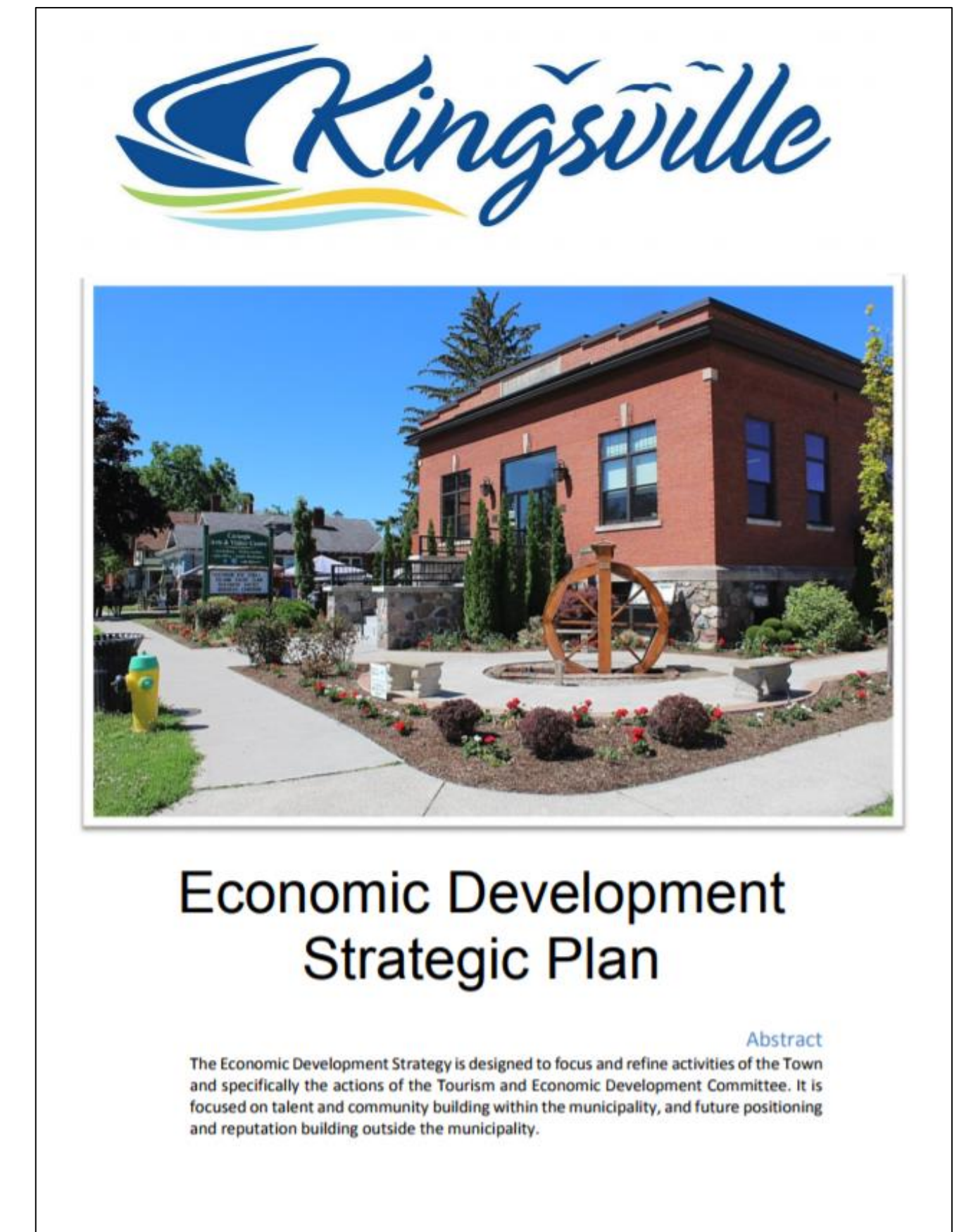




# Key Changes / Considerations

## Economic Development

- New general policies promoting opportunities for attracting manufacturing, agri-business and tourism activities.
- Identification of the Cottam Downtown Community Improvement Plan, and future Ruthven and Kingsville CIPs, to facilitate private investment.



## Built and Cultural Heritage Resources

- Identification of Division Street South as a potential Heritage Conservation District.
- Emphasis on ensuring Indigenous community interests are considered in conserving heritage and archaeological resources.

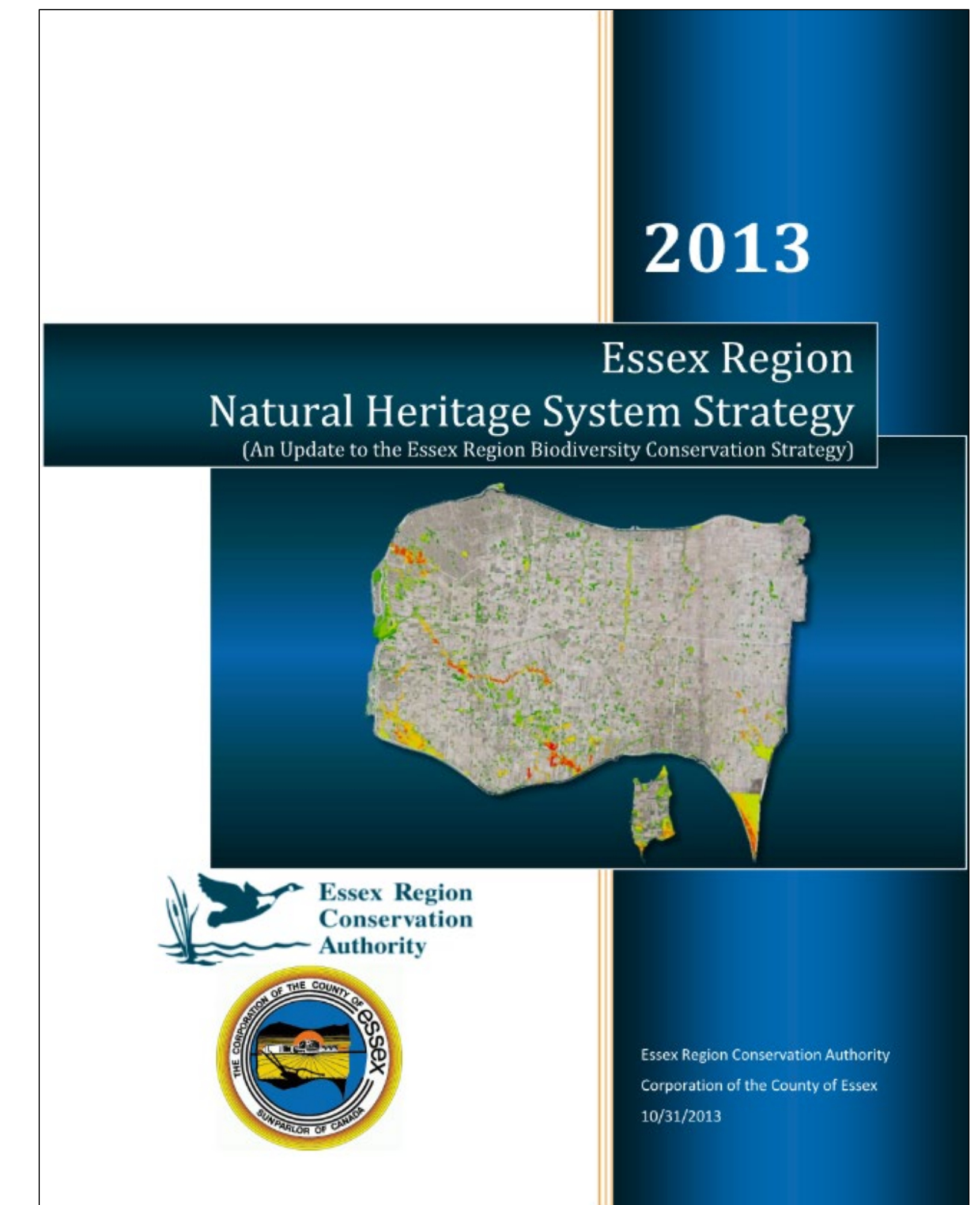




# Key Changes / Considerations

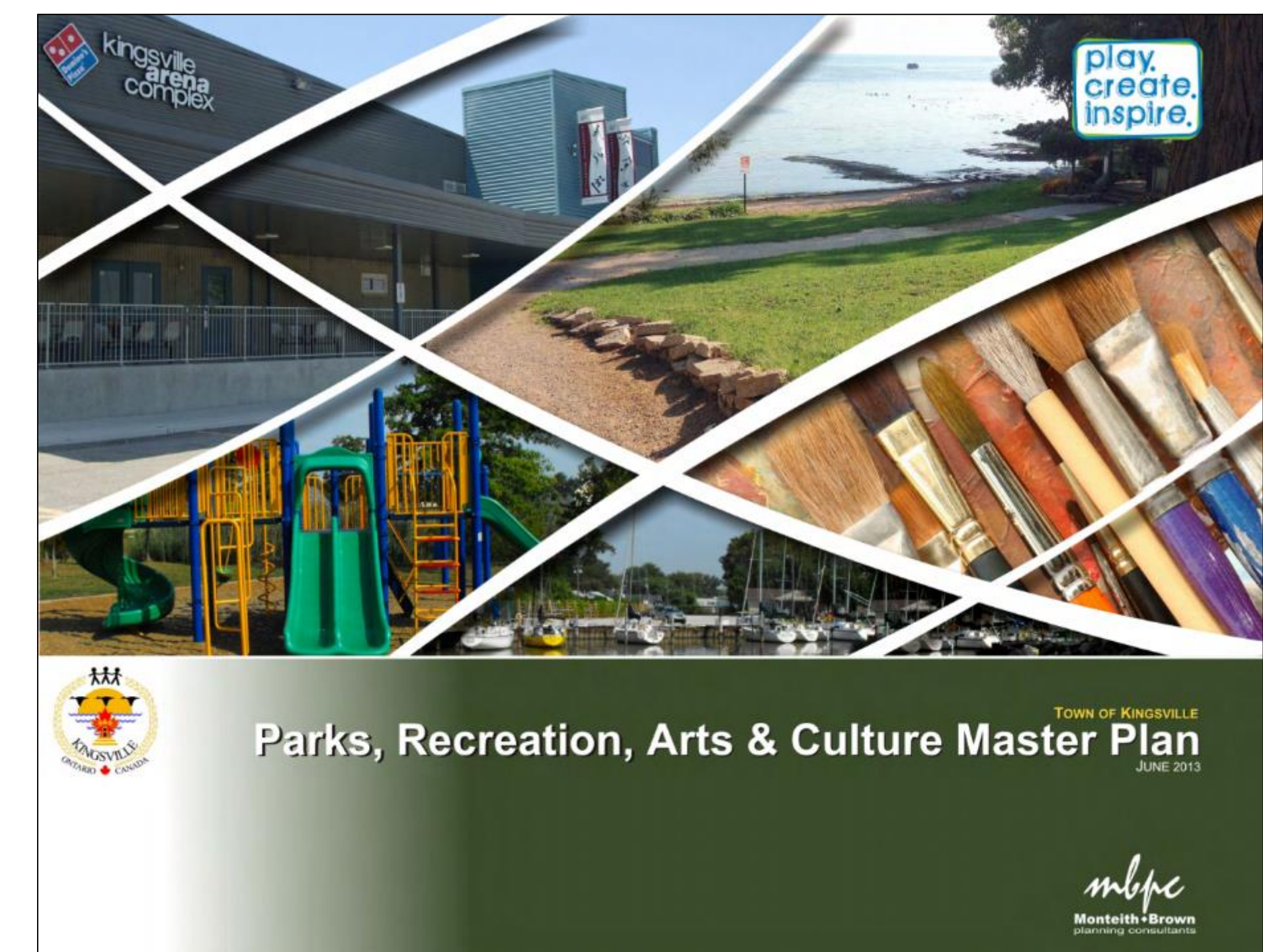
## Natural Heritage

- Policies supporting acquisition of natural heritage areas by the Town.
- Emphasis on promoting strategies and programs which seek to protect and enhance natural heritage features.
- Encourage cooperation to identify and protect inter-municipal natural linkages.
- Mapping consistent with County Official Plan and the Essex Region Natural Heritage System Strategy.



## Parks and Open Space

- Revised policy setting out parkland dedication and/or cash-in-lieu options.
- Increased active parkland target to 2.1 hectares of active parkland per 1,000 residents.
- Policy identifying lands that are unsuitable for parkland dedications (i.e., hazard lands).
- Permit Town to require 2% development area for parkland (or cash-in-lieu) for employment, institutional or commercial.





# Key Changes / Considerations

## Agricultural Area Policies

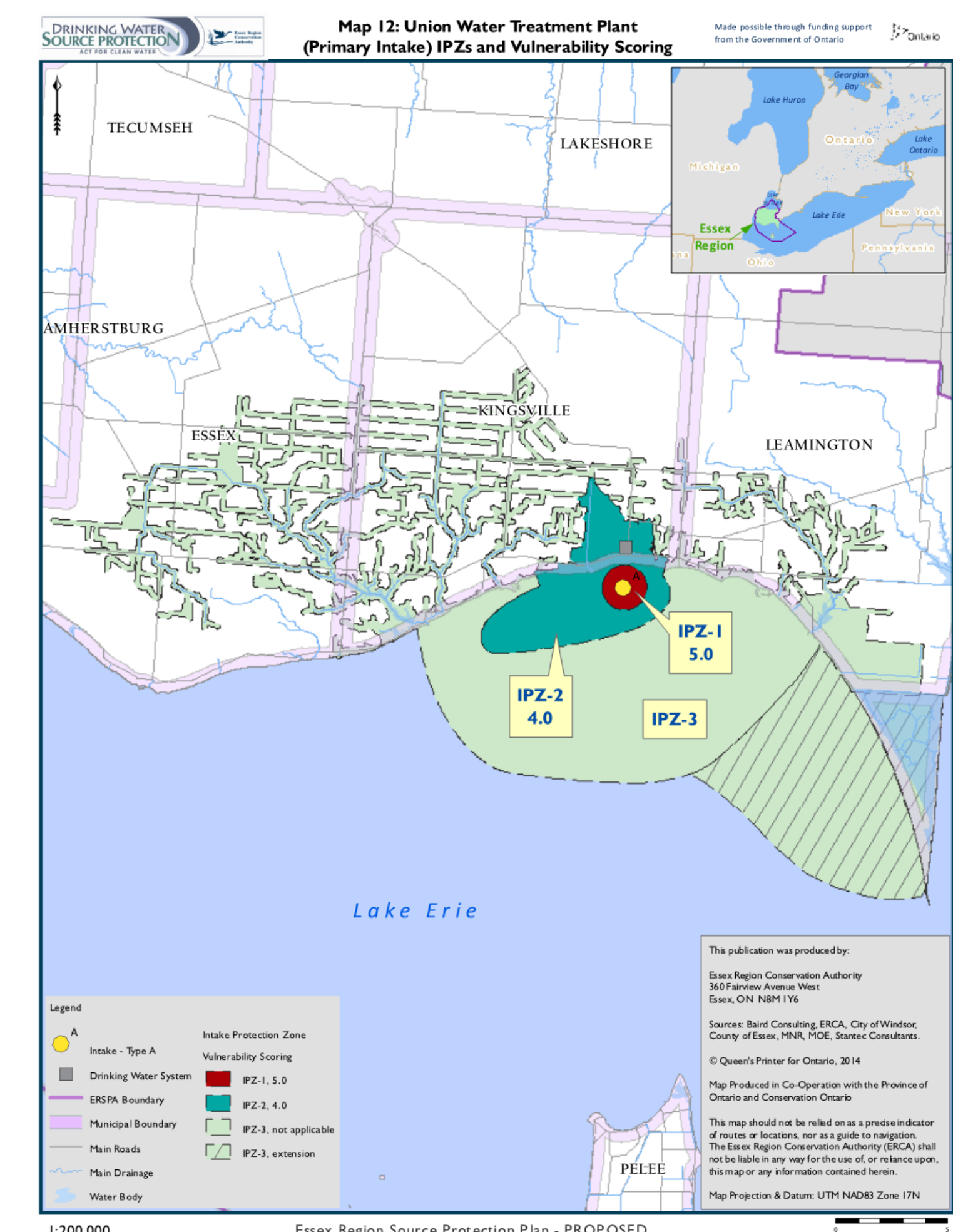
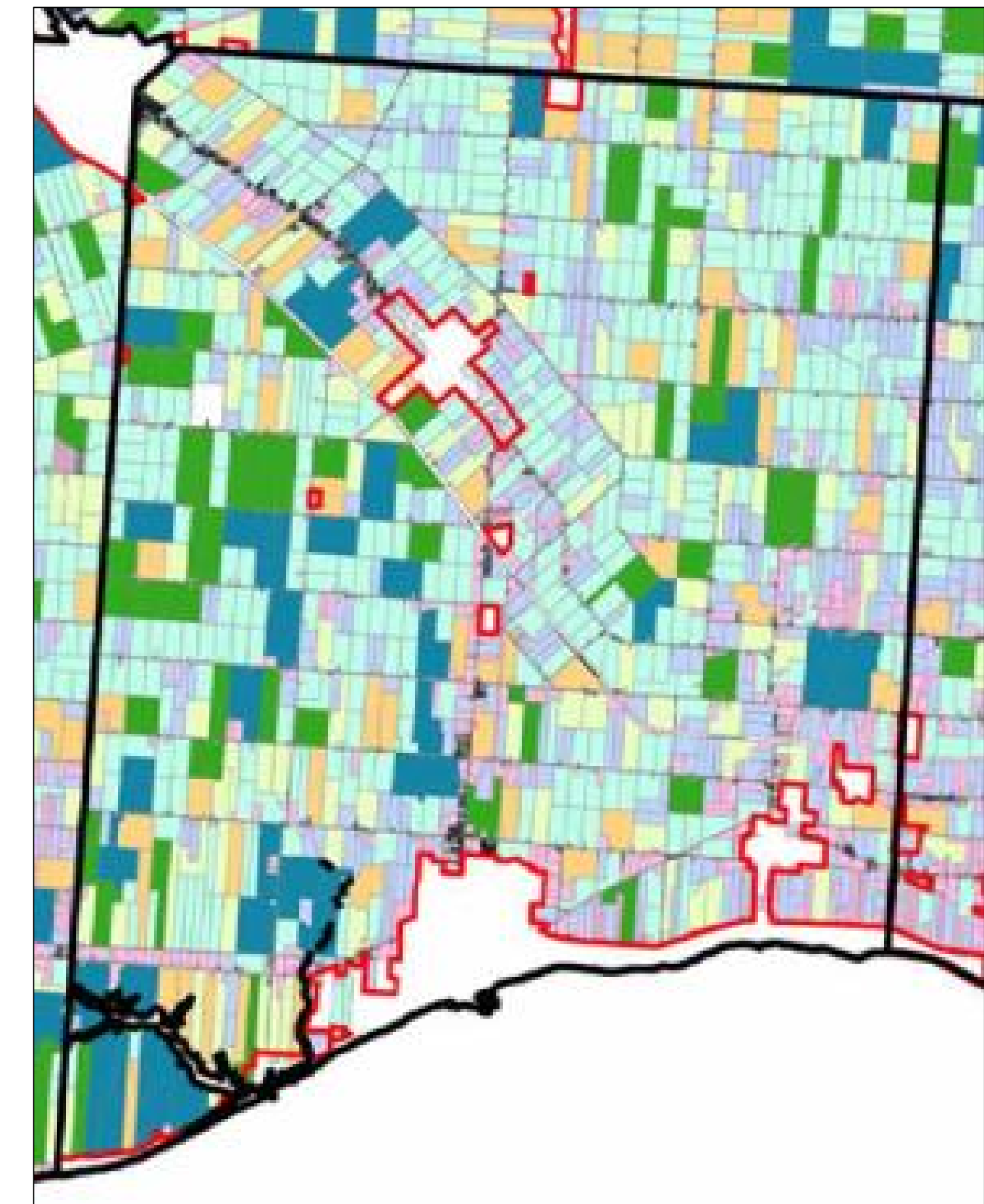
- Updated policies permitting agriculture-related uses, on-farm diversified uses and greenhouse farming and associated facilities.
- Application of the Province's Minimum Distance Separation Guidelines and Formulae.
- New policy permitting Licensed Cannabis Production Facilities.
- Policy outlining permitted non-agricultural uses.

## Source Protection Plan

- New policies addressing drinking water threats and restricting certain uses within vulnerable areas.
- New mapping to identify: Intake Protections Zones; Highly Vulnerable Aquifers; Significant Groundwater Recharge Areas.

## Stormwater Management

- Explicit requirement for Stormwater Management Plan submissions.
- New policies regarding design and provision of stormwater management systems.





# Key Changes / Considerations

## Highways & Roads Policies

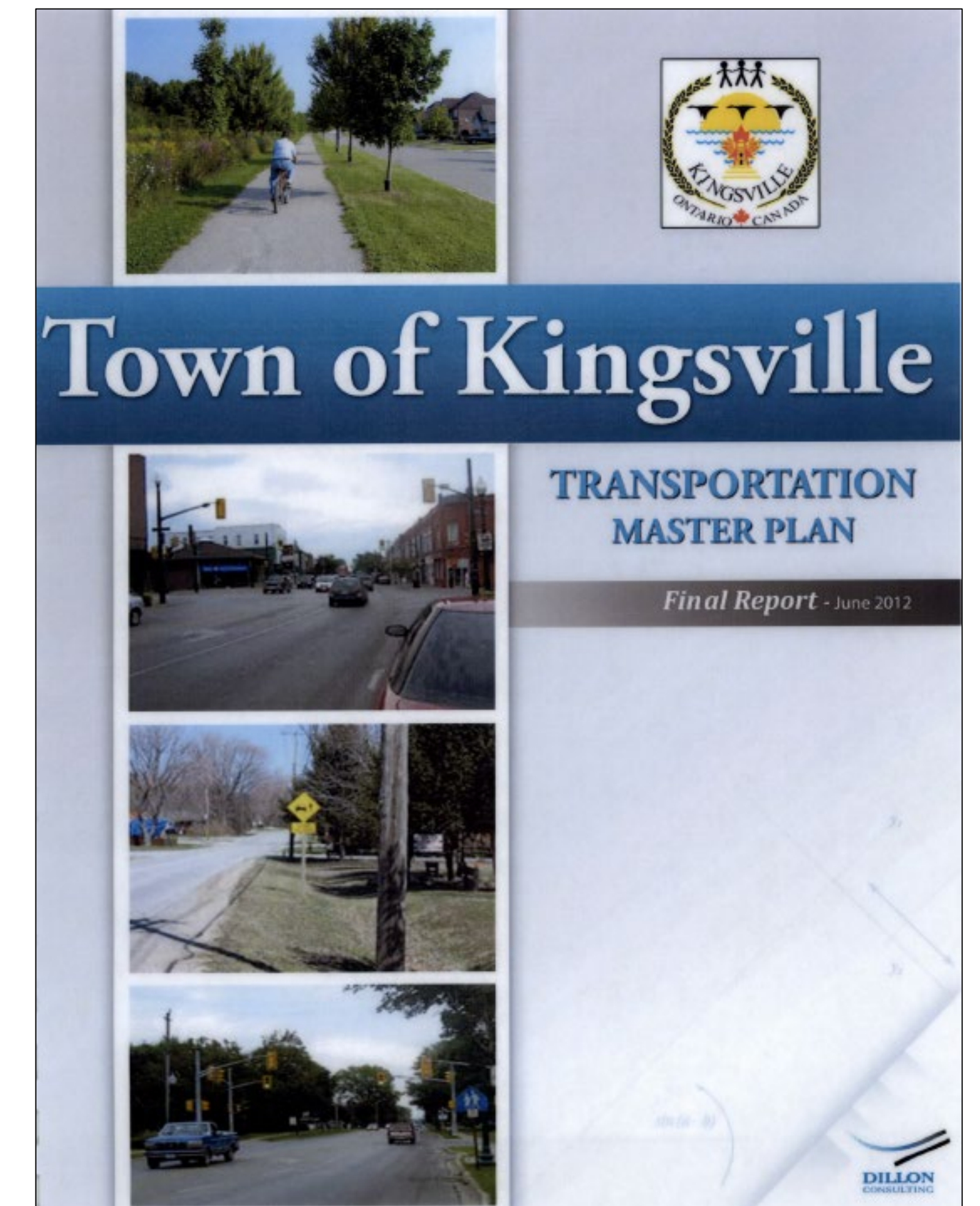
- New 'Private Roads' policies, allowing new roads only where they are internal to plans of condominium and connect directly to a maintained public road.

## Active Transportation Policies

- New policies supporting opportunities for improving and expanding the Town's bicycle and pedestrian network.
- New Schedule in the Official Plan to identify the existing and proposed networks.

## Barrier Free Design

- Town to prepare annual Joint Accessibility Plan.
- Encourage new homes to support 'aging in place' design and features.





# Key Changes / Considerations

## Site Suitability

- New and revised policies regarding site suitability for development, concerning servicing, stormwater management and buffering.

## Energy Conservation

- Explicit consideration and planning for the impacts of climate change.
- New policies supporting energy conservation and green infrastructure in development proposals.

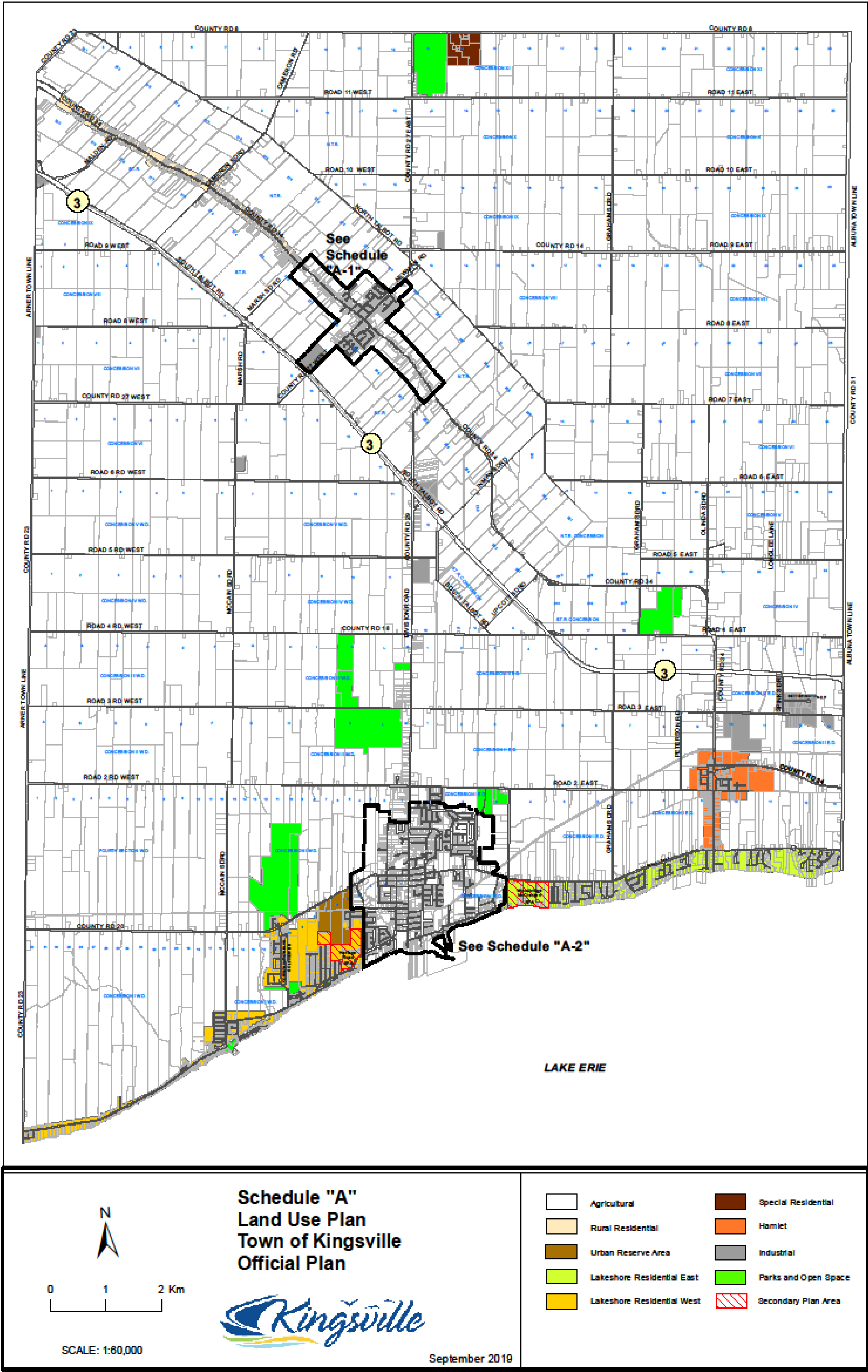
## Implementation and Interpretations

- New sections:
  - ‘Interim Control By-laws’;
  - ‘Bonus/Density Increases’ ;
  - ‘Secondary Plans’; and,
  - ‘Landowner Coordination and Cost-Sharing’





# Draft Official Plan Schedules

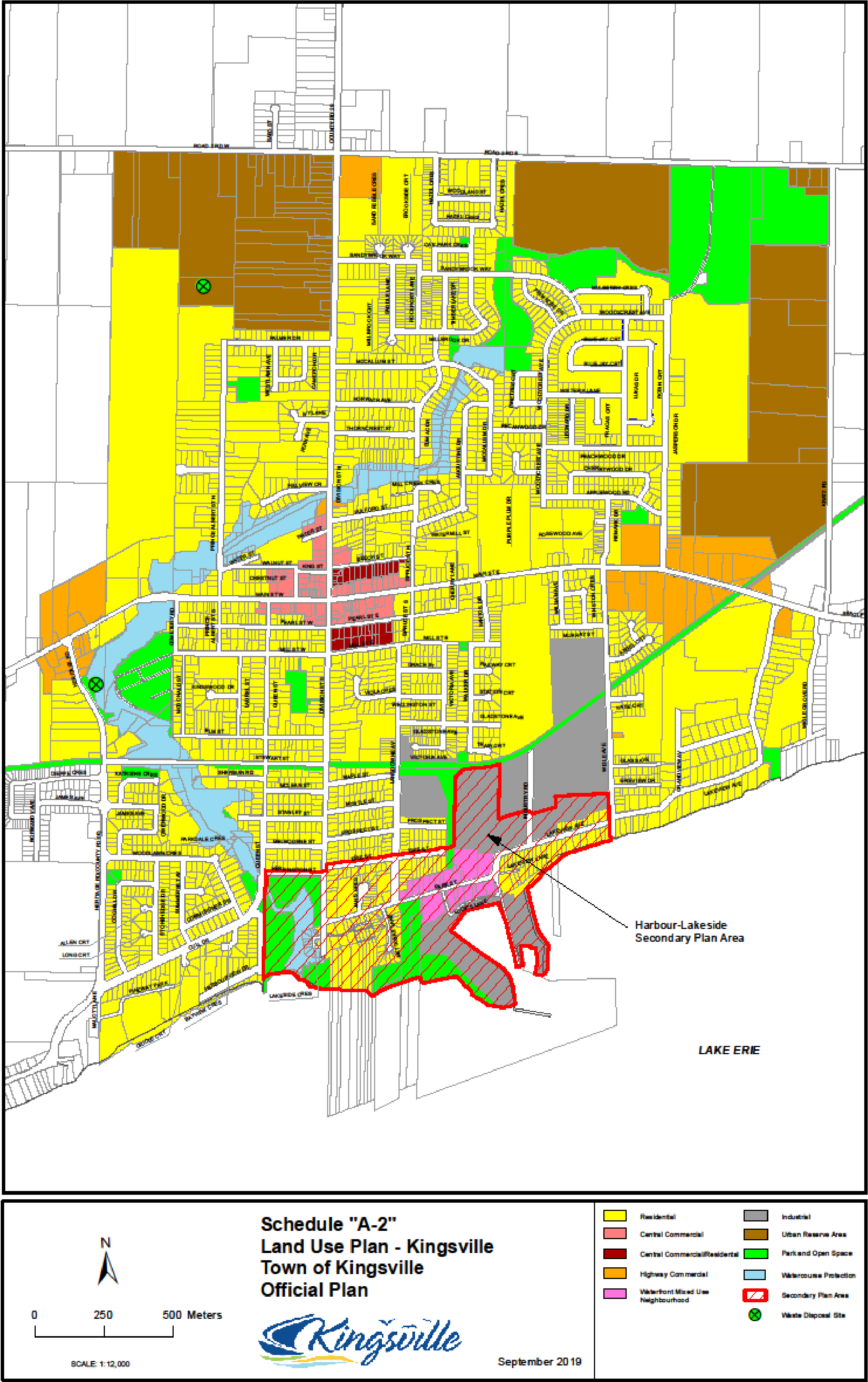


**Schedule 'A'**  
**Land Use Plan**





# Draft Official Plan Schedules



**Schedule 'A-2'**  
**Land Use Plan - Kingsville**





# Provide Your Input & Next Steps

## Provide Your Input:

- Review the **Draft Official Plan** and Open House information
- Speak to one of our meeting facilitators
- Fill out a Comment Sheet

## Next Steps:

- Review Open House Comments
- Prepare Final Official Plan Amendment Document
- **Statutory Public Meeting on January 13, 2020**
- Council Adoption / Submission to County for Approval





## For further information:

Visit [www.kingsville.ca](http://www.kingsville.ca) (under Our Community / Have Your Say: Kingsville 5-Year Official Plan Review)

### Contact:

Robert Brown, H. Ba, MCIP, RPP, Manager of Planning Services

Phone: (519) 733-2305 Ext # 250

Email: [rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)

THANKS FOR PARTICIPATING!