

Appendix A

**Town of Kingsville, Ontario
R. Brown, Manager, Planning Services
Mayor, Deputy Mayor and Councillors of Kingsville**

January 27, 2020

Application to have the zoning amended to permit a private school as an additional permitted use at 111 Queen Street, Kingsville, ON N9Y 2A1

**Submitted by Jennifer Gagnon
Founder and Owner of WONDERfield: for Charlotte Mason education**

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CONTENTS:

Page 1 Considering: The Town of Kingsville, The Neighbourhood, The Students

Page 2 Commercial and Residential Diversity of Immediate Area

Page 3 Key points addressed to the Corporation of the Town of Kingsville
Official Plan December 2011: Consolidated Official Plan with City Mods
pdf/document

Page 5 Key points addressed to the Provincial Policy Statement 2014 Planning
Act

Attached:

3 pages of Specifics of the Property of 111 Queen Street, Kingsville, ON N9Y 2A1

Documents of consent signed by neighbours in proximity to 111 Queen Street,
Kingsville N9Y 2A1

Considering the Town of Kingsville

- preservation of a century home in Kingsville.
- the property remain residential with the added institutional zoning specifically for only a private school
- a small school integrated into a neighbourhood
- minimal impact on neighbourhood
- support of neighbours
- addition of a private school in Kingsville
- first Charlotte Mason school in Canada
- alternative choice in education for families of Kingsville and area
- regular attendance from students being able to walk to:
Access Community Garden, Kingsville Public Library, Post Office, Carnegie Arts and Visitors Centre, Kingsville Historical Park Museum, Lakeside Park, Lake Erie, Chrysler Greenway, and Kingsville Arena Complex
- weekly use of Kennedy Woods of Jack Miner Migratory Bird Sanctuary

Considering the Local Neighbourhood:

- preservation of integrity of neighbourhood by maintaining a century home
- minimal impact on neighbours
- adequate parking
- school hours of operation for school

Considering the Students:

- a small school integrated into a neighbourhood
- small classes
- Charlotte Mason curriculum including nature study, science, folk songs, artist study, handicrafts, nature walks, daily outdoor time, history and literature through living books, geography and mapping, guest teachers
- hand-written pen-pal relationship with the Charlotte Mason school in Birmingham, Alabama.
- within walking distance of Access Community Garden, Kingsville Public Library, Post Office, Carnegie Arts and Visitors Centre, Kingsville Historical Park Museum, Lakeside Park, Lake Erie, Chrysler Greenway.
- weekly nature and exploration walks in Kennedy Woods of Jack Miner Migratory Bird Sanctuary and weekly skating at Kingsville Arena Complex
- seasonal excursions to John R. Park Homestead, Fort Malden, Point Pelee, Cedar Creek Conservation Area, Ojibway Nature Preserve, Jack Miner Migratory Bird Sanctuary Museum, Amherstburg Freedom Museum

Commercial and Residential Diversity of Immediate Area:

Between the Chrysler Greenway and Pearl Street, Laurel and Division Street, we have:

Sweet Memories Bakery

local artists working out of their homes

Daisy Mart convenience store

Brad Graham Salon 29

Bed and Breakfasts

Airbnbs

Rental properties

Commercial spa at 101 Mill Street

Little Free Library including a town installed cement pad and bench

Little Free Garden (Canada's first one)

Photography and Framing by Anna

Access Community Garden

Access Community Support Services,

Epworth United Church,

Carnegie Art and Visitors Centre

3.4 INSTITUTIONAL USES

The development of new institutional uses such as schools shall be permitted in all designations subject to a site-specific rezoning and the following policies.

- a) new institutional uses shall be appropriately zoned in the implementing zoning by-law
- b) there will be a minimum impact on the adjacent land uses
- c) Vehicular access will be in front of the building where there is a parking lane. There is adequate parking for teachers.
- f) 111 Queen Street is a building of some historical and architectural merit. It is “The Queen House” owned by Tom and Gertrude Queen, founders of Queen’s Auto Supply. Daughter Marion (Max Simmers) and son Jack Queen. After sixty years, the Queens sold it to the current owner Avis Anne Elcomb. Mrs. Elcomb wishes that The Queen House not be torn down but remain as one of the century homes that adds to the Victorian charm of the Town of Kingsville. WONDERfield will use this building while maintaining the residential character of the neighbourhood.
- g) 111 Queen is not located within any Natural Hazard Areas.

3.4.1 Schools

Gosfield North Public School in Cottam.

Jack Miner Public School, Kingsville Public School and Kingsville District High School will soon be amalgamated into one super school.

There is one private school in Kingsville and one in Ruthven.

St. John de Brebeuf Catholic Elementary School is also in a residential area but had to tear down a Victorian home to make more room for a yard.

3.6 RESIDENTIAL 3.6.1 Residential

iii. Redevelopment of Older Neighbourhoods

Proposals to locate medium and high-density residential development in older established residential neighbourhoods will be discouraged if they involve the extensive redevelopment of existing single unit dwellings;

**WONDERfield will not involve extensive redevelopment of the dwelling*

11. l) home occupations carried out for remuneration as defined in the Zoning By-law are permitted in the "Residential" designation;

12. m) institutional uses are permitted in the "Residential" designation but shall require a site-specific amendment to the Zoning By-law. When considering the appropriateness of a particular institutional use, the criteria contained in Section 3.4 of this Plan shall be considered; 111 Queen Street, Kingsville, ON, will remain residential with the added institutional zoning to permit a private school. *

**criteria contained in Section 3.4 of this Plan is addressed above*

Provincial Policy Statement 2014 (PDF).pdf

Part V: Policies

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- 2. b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- 6. f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;