



CORPORATION OF THE TOWN OF KINGSVILLE

**OFFICIAL PLAN AMENDMENT NO. 12**

2610349 Ontario Ltd.  
49 Division St. North  
Pt. Lots 4 & 5, W Watermill St.  
Pt. Lots 7 & 8 ED

APRIL 2021

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## **PART “A” - THE PREAMBLE**

### **1.0 Authorizing By-law No. 38-2021 (attached)**

## **2.0 Background**

The subject property, 49 Division St N., is a residential lot with 16.85 m (55.3 ft.) of frontage and an area of 1,290 sq. m (13,885 sq. ft.). The lot contains an existing vacant dwelling. The parcel is designated 'Residential' by the Official Plan. The lands to the immediate south at 45 Division St N., under the same ownership, contain an existing dwelling, is designated Central Commercial, and used as a professional office.

Together the both lots total 2,302 sq. m (24,779 sq. ft.) in area with 40.37 m (132.4 ft.) of frontage. The applicant is proposing to remove both dwellings and redevelop both properties with a two-storey office building, being 8 m (26 ft.) in height and 553 sq. m (5,952 sq. ft.) in area, with an associated parking area.

## **3.0 Purpose of this Amendment**

The purpose of this amendment is to re-designate the property at 49 Division St. N., from its current Residential classification to Central Commercial matching that of the property at 45 Division St. N.

## **4.0 Location of this Amendment**

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

### Item 1:

Lands approximately 1,290 sq. m (13,885 sq. ft.) in area as indicated on the attached schedule are to be designated as Central Commercial on Schedule "A-2" in the Kingsville Official Plan.

## 5.0 Basis of this Amendment

The subject land is 1.290 sq. m (13,885 sq. ft.) and is located at the northerly edge of the central commercial (downtown area) of Kingsville within the Primary Settlement Area. The existing dwelling on the property was formerly used as residential rental unit. They are proposing to remove the dwelling and consolidate the lands with the abutting parcel to the south for the development of a new professional office building. In order to proceed with the development a number of planning approvals are required as follows:

- 1) an Official Plan Amendment to re-designate the subject property from its current Residential to Central Commercial;
- 2) a zoning by-law amendment to rezone the subject property and adjoining lot (45 Division St. N., from 'Residential Zone 1 Urban (R1.1)' to 'General Commercial (C4-7)' 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 development.

## **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. 12 to the Kingsville Official Plan.

Item 1:

Map Schedule “A-2” (Land Use Plan) is amended by placing the lands so depicted on Map Schedule “1” in the ‘Central Commercial’ land use designation.



## **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**