



Date: March 11, 2022

To: Mayor and Council

Author: Richard J.H. Wyma, CSLA

RE: Main St. East Interim Control By-law Extension

Report No.: PS 2022-006

RECOMMENDED ACTION

1. That **By-law 023-2022**, being a By-law to extend Interim Control on certain land uses within the Town of Kingsville, for an additional period of one (1) year beginning May 10, 2022, be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

BACKGROUND

In February 2020, Council established an ad hoc committee to review current development policy and concerns related to the impacts of ongoing development pressure on the Main Street corridor.

In May, 2021 Council passed an Interim Control By-Law to limit development on lands that remain primarily vacant on the north and south side of Main St. E. and include the following:

- 140 Main St. E – only the rear portion of the property would be included as a building permit has been issued for the initial phase of development at the front
- 170 Main St. E – the Kingsville high school property
- 45 Spruce St. – this is a large underutilized residential property with potential for additional development and abuts 140 Main St. E. to the east.
- 195 Main St. E – the vacant farmed lands on the south side of the street

It was suggested that pausing development in this area will provide time for administration to undertake the necessary studies and research to develop a more comprehensive plan of how the Town would like to see the area used.

The Main Street Development Policy Review Committee completed its work in June 2021 and presented its final report to Council. Council directed Administration to review the report and provide comment.

In November 2021, Administration presented a Framework for a Main Street Strategy that described a strategy for Main Street which includes short- and long-term planning, design, and policy initiatives that respond to ideas presented by the Committee and places them in a more strategic planning and design context for further review and direction.

DISCUSSION

In its 2022 Budget, and based on the Framework, Council approved funds to hire a consultant to work with the Town to develop a Main Street Strategy that includes:

- Main Street Vision and Principles
- Main Street Plan
- Main Street Design Policies around built form, public realm, and conceptual streetscape

It is expected that consultants will begin work on the Main Street Strategy in late April 2022, and that its work would be substantially complete by December 2022. This will provide time for Administration to prepare any further amendments to the Official Plan related to the Main Street Corridor, and the properties associated with the Interim Control By-Law.

Administration has also recommended amendments in the Official Plan, based on the work of the Committee, that establish a Secondary Plan, and policies directing development within the Main Street Corridor.

In accordance with Section 38 (2) of the *Planning Act*:

“(2) The council of the municipality may amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law. R.S.O. 1990, c. P.13, s. 38 (1, 2)”.

The current Interim Control By-law is in effect for a period of one year, from May 10, 2021 to May 10, 2022. In accordance with the *Planning Act*, it is recommended that the Interim Control By-law be extended for a period of one year, from May 10, 2022 to May 10, 2023 to provide additional time required to complete the comprehensive plan of how the Town would like the Main Street Corridor to be used.

If approved, in accordance with the *Planning Act*, Administration will provide notice as required.

FINANCIAL CONSIDERATIONS

Council approved \$100,000 to hire a Consultant to work with the Town to develop the Main Street Strategy in its 2022 Budget.

ENVIRONMENTAL CONSIDERATIONS

There are no environmental considerations related to the recommendation in this report.

CONSULTATIONS

None.

PREPARED BY:



Richard J.H. Wyma, B.E.S., M.L.A., CSLA
Director of Community and Development Services

REVIEWED BY:



John Norton
Chief Administrative Officer

LINK TO STRATEGIC PLAN

Strive to make the Town of Kingsville a more accessible community.

Promote the betterment, self-image and attitude of the community.

To promote a safe community.

To become a leader in sustainable infrastructure renewal and development.

Support growth of the business community.

Manage residential growth through sustainable planning.

Manage growth through sustainable planning.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☒ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☐ No direct link to Council priorities