

APPENDIX B: CENTRAL MAIN ST E SECONDARY PLAN AREA

For lands identified on 'Schedule A-2' – Land Use Plan as the "Central Main St E Secondary Plan 2.15.1 and located on the north side of Main St E., notwithstanding, or in addition to, other provisions of the Official Plan, the following shall apply:

- a) **Statement of Policy** - The policies set forth in this section are designed to guide future development, while observing provincial policy. The policies of the Town of Kingsville Official Plan are applicable, provided that they are not in conflict with the more specific objectives outlined herein. In the event of conflict, the objectives and policies set forth in this document take precedence.
- b) **The Subject Lands** - The lands that are the subject of this secondary plan are situated on the north side of Main St. East and include a portion of 140 Main St. East, 45 Spruce Ave North, 170 Main St. East (Kingsville District High School), and the northerly most portion of 195 Main St. East abutting Main St. East.
- c) **Development Potential** - The subject lands are parcels which are currently vacant and/or underutilized with frontage on Main St E or are within close proximity to Main St. E. The affected parcels are within the Residential land use designation of the Kingsville Official Plan. Because of the proximity of the parcels to the downtown core to the west and the primary large scale commercial area to the east there has been a sizeable amount of interest for the development of medium to high-density residential or mixed use commercial/residential.
- d) **Development Policies** - Development within the Central Main St. E Secondary Plan Area shall be subject to the policies of Section 2.16 in addition to the area specific policies as follows:
 - i) Lands located at 45 Spruce St N and 170 Main St E will be required to provide lands at no cost for the establishment of a new Town street to provide a connection between the southerly terminus of Woodycrest Ave and Spruce St. N.;
 - ii) Lands located at 170 Main St. N. shall require the completion of a comprehensive development plan including but not limited to the mix of uses, phasing, traffic impact assessment, functional servicing review, buffering plan, façade design and building placement related to the Main St. N frontage, the provision of both affordable and attainable forms of housing.

