

APPENDIX A: MAIN STREET DEVELOPMENT CORRIDOR OVERLAY

In 2020 Council approved the establishment of the Main Street Development Review Committee to formulate a vision of the Town's primary east west corridor. A total of five specific areas were considered by sub-committees during the review including traffic, heritage, zoning, landscaping/streetscape and signage, urban design and policy development. Each of the sub-committees reviewed the study area and formulated several different ideas on how to address ongoing development pressure and the lack of a cohesive vision within the study area. Council then directed administration to review the materials outlined by the committee and provide possible direction moving forward.

In response, Administration developed a Main Street Strategy that lays out a short- and long-term plan for the creation of a new Vision, a new Main Street Plan, Design Policies, Streetscape Guidelines, and community improvement incentives and will work with the Community to develop those pieces. The policies described in this Plan will continue to be applied until such time as the Main Street Strategy is completed. Any changes to policy recommendations in the Main Street Strategy will require amendment to this Plan.

In keeping with that strategy, this plan defines a Main Street Development Corridor Overlay as noted in Schedule "A-3" of the plan. This overlay extends along Main Street from Heritage Road in the west to Kratz Drive in the East; and along Division Road from Pulford Street to Elm Street. The corridor also includes Mill Creek and Wigle Creek valley lands and lands associated with Kingsville Public and Kingsville High schools.

1. The Main St Development Area – this includes the lands originally included as part of the Main Street Development Review which extend approximately one block or 100 m, whichever is greater north and south of Main St. The Main St. Development Area shall also include those lands with direct frontage along the east and west sides of Division St. North and South. The Division St. portion will extend north to Pulford St. and south to Elm St.
2. The Main St. Transition Area – this includes lands to the immediate north and south of the Main St. Development Area within 100 m of the northerly or southerly limit of the Main St. Development Area whichever is greater; and
3. The Green Space Linkage Area – this includes lands that border Wigle Creek at the east end and Mill Creek at the west end

For clarity purposes if a lot is partially located within one of the three areas noted in items i), ii) or iii) the policies of Section 2.16 shall apply to the entire property.

Goals

The following goals for areas within the “Main Street Development Corridor Overlay” on Schedule “A-3” of this Plan are to:

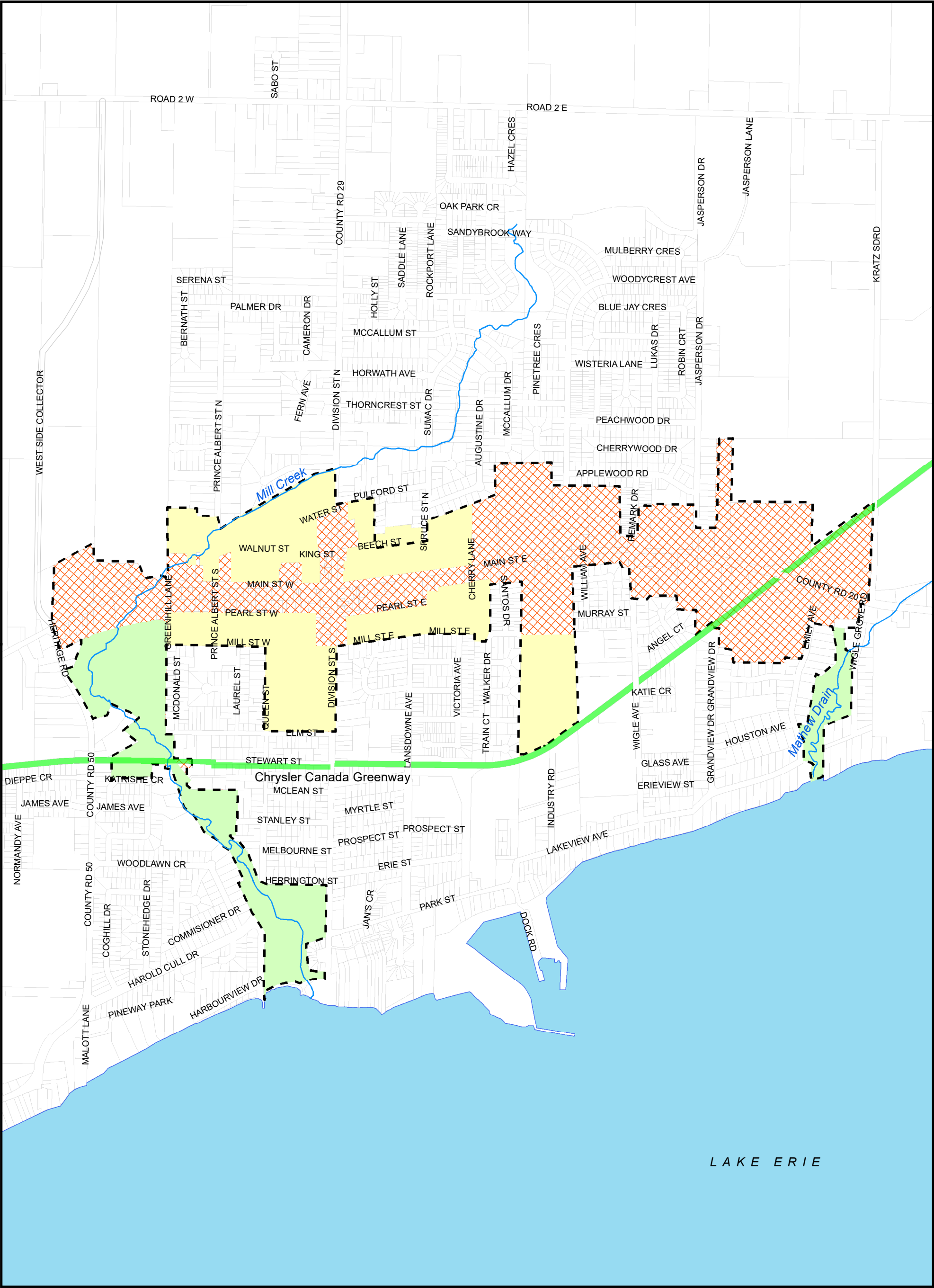
- a) provide additional development review guidance to assist with future development on those lands within the overlay to lead to more cohesive and complimentary forms of new development and redevelopment;
- b) require a higher standard of design for all uses which add to and complement existing uses while respecting the scale, density and mix of uses within the overlay;
- c) provide for a range of housing types consistent with the policies outlined in the Main St. Corridor Development Overlay;
- d) limit density, height and scale of development to that which is consistent with the surrounding uses;
- e) develop additional policy guidelines for the areas within the overlay that implement the policies outlined in Section 2.16 including but not limited to:
 - i. urban design guidelines;
 - ii. site-specific zoning provisions for lands with the overlay;
 - iii. require additional planning justification which speaks directly to the goals and policies of the Section 2.16;
 - iv. development of one or more Community Improvement Plan within the lands covered by the overlay;
 - v. development of secondary planning areas.

Policies

The following policies shall also apply to those lands located within the Main Street Development Area Corridor Overlay on Schedule “A-3.”

- a) Notwithstanding Section 3.6 Residential Policies new development or redevelopment shall be limited to a density of 20 units per hectare (low density) or less;
- b) For those lands located within the Main St. Development Area the following shall apply:

- i. development which cannot demonstrate safe access to Main St., to the full satisfaction of the Town, will be prohibited;
 - ii. development shall be limited to a maximum of 3 storeys to a maximum of 11 m or no greater than the average height of development within 60 m, whichever is less;
 - iii. new development or redevelopment for commercial use shall be required to provide a mix of ground floor commercial and upper floor residential which is complementary to and supportive of the community;
 - iv. development shall provide pedestrian linkages within the development and provide linkages to abutting municipal pedestrian linkages including, sidewalks, multi-use pathways and the Chrysler Greenway where possible;
 - v. development proposed on either the Kingsville High School or Kingsville Public School sites shall require the development of a secondary plan in co-operation with the Town.
- c) For those lands located within the Main Street Transition Area, the following shall apply:
- i. development will be limited to that which is currently permitted by the applicable zoning for a given property or properties. Changes within this area will only be permitted once the Main St. Development Study is completed and applicable amendments made to this Plan.
 - ii. For lands located within the Green Space Linkage Area, development will be limited to that which is currently permitted by the applicable zoning.



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250

500 Meters

SCALE: 1:12,000

Schedule "A-3"

Main St. Corridor

Development Overlay

Town of Kingsville

Official Plan

Drainage

Greenway

Main St. Corridor

Development Overlay

Main St. Development Area

Main St. Transition Area

Green Space Linkage Area

February 2022