



**Date:** November 28, 2022

**To:** Mayor and Council

**Author:** George Robinson, MCIP, RPP

**RE:** POC-02-22 - Exception for requirement for a Plan of Condo for 190 Main Street E

**Report No.:** CADS 2022-23

---

## **RECOMMENDED ACTION**

1. That an exemption from Plan of Condominium by the County of Essex for the buildings located at 190 Main Street E., Part of Lot 2, Concession 1 ED, Parts 1 & 2, RP 12R 26799, **BE SUPPORTED** by Town of Kingsville Council without conditions.

## **BACKGROUND**

The Town of Kingsville has received the above-noted application for lands located on the north side of Main St. E, west of Remark Drive (Location map attached as Appendix A). The subject property is designated Residential by the Official Plan and zoned 'Residential Zone Urban Exception 2, (R4.1-2)' under the Kingsville Comprehensive Zoning By-law.

The subject parcel is a 1.67 ha (4.12 ac.) residential lot with two buildings under development, with an area of 1,166.9 sq. m (12,560.4 sq. ft.) and 58 residential units each (site plan approved in 2018 and amended in 2021 attached as Appendix B). As shown on the 2021 Site Plan, the intent once completed, was to convert the building into a condo format to allow for the sale of individual units.

## **DISCUSSION**

Council approved the latest revision to the site plan agreement in June 2021, and the site plan was signed in July 2021. The site plan agreement outlines a number of items related to the development, such as storm water management, lot grading, landscaping, lighting, parking, and pedestrian circulation. At this stage of the site's development, the applicant has inquired with the County of Essex regarding the approval of a plan of condominium. Since the site has already gone through an extensive review through the site plan approval process, a full review the plan of condominium process would be redundant.

The County of Essex is the approval authority for subdivisions and plans of condominium. The County has the authority to exempt projects from the plan of condominium process if the project has already obtained site plan approval. The County requires a resolution from Council supporting the applicant's request for exemption.

Since the site has already completed an extensive review through an initial site plan agreement (file SPA-18-17) and a subsequent amendment (file SPA-19-21), administration supports the request to exempt 190 Main Street. The represents a standard practice and is good planning.

### **FINANCIAL CONSIDERATIONS**

None.

### **ENVIRONMENTAL CONSIDERATIONS**

This would result in no changes to the form, design, or layout of the development.

### **CONSULTATIONS**

- Rebecca Belanger, Manager of Planning Services for the County of Essex.
- Kingsville Technical Advisory Committee was circulated the request. No comments or concerns.

PREPARED BY:



---

George Robinson, MCIP, RPP  
**Manager of Planning Services**

REVIEWED BY:



---

Richard Wyma, CSLA  
**Director of Community and Development Services**

## **LINK TO STRATEGIC PLAN**

Manage residential 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