



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305  
www.kingsville.ca  
requests@kingsville.ca

## Notice of Public Meeting of Council: Official Plan Amendment and Zoning By-Law Amendment

**APPLICATION:** **OPA & ZBA-2023-1**  
**Official Plan Amendment**  
(Section 21 of the *Planning Act*, R.S.O. 1990, C.P. 13)  
**Zoning By-Law Amendment**  
(Section 34 of the *Planning Act*, R.S.O. 1990, C.P. 13)

**APPLICANT:** **The Town of Kingsville**

**LOCATION OF PROPERTY:** **Main Street Corridor**

**PURPOSE OF THE AMENDMENTS:** The Town of Kingsville has initiated the above-noted Official Plan & Zoning By-law amendments, which are intended to redefine the Main Street Corridor as a pedestrian-oriented, compact & mixed-use centre, enhanced by a high quality public realm, its cultural heritage, vibrant communities, & high quality building design. Under the existing Official Plan & Zoning By-law provisions, there are no similar policies specific to the Main Street Corridor as a whole.

The amendments will meet these goals by defining a vision & goals for the Corridor, & establishing three sub-zones & policies for each sub-zone to provide direction on building heights, orientation & setbacks, describe permitted uses in each sub-zone, & encourage building design to reflect features common in each sub-zone. The three sub-zones are defined as:

- *Sub-Zone 1 (Main Street Core)* – includes the main historical commercial area of Town where the full range of commercial uses will be encouraged to satisfy the needs of the community & visitors to the community. Buildings shall be a minimum of 7.5 m (2 storeys) to a maximum of 11 m (3 storeys) with non-residential uses at grade with residential uses above the first floor.
- *Sub-Zone 2 (Main Street Neighbourhood)* – includes the lands immediately surrounding the Main Street Core area where uses will be primarily residential with neighbourhood-scale commercial uses encouraged. Buildings shall be a minimum of 7.5 m (2 storeys) & a maximum of 22 m (6 storeys) with a minimum 45-degree angular plain applied from the front property line beginning at the height of the top of the third storey. New development is encouraged to reflect the existing architectural features common in the area.
- *Sub-Zone 3 (Main Street Gateways)* – includes lands located east & west of the Main Street Neighbourhoods & primarily intended for highway commercial uses. Buildings in this sub-zone shall be a maximum of 22 m (6 storeys). Service areas & parking facilities shall be located at the rear or side of the building.

These policies were proposed & discussed at a Committee of the Whole meeting that was held on Monday, April 17, 2023 at the Kingsville Arena, & based on ideas & recommendations from the Main Street Development Review Committee that was established by the Town of Kingsville in 2020.

### **A PUBLIC MEETING OF COUNCIL will be held on:**

**WHEN:** **September 25<sup>th</sup>, 2023**  
**WHERE:** **Virtual Meeting on Zoom OR;**  
**Town of Kingsville, Town Hall, Council Chambers**  
**2021 Division Road North, Kingsville, ON N9Y 2Y9**  
**TIME:** **6:00 p.m.**

**Your comments on these matters are important.** If you have comments on this application, they may be forwarded by phone, email ([planning@kingsville.ca](mailto:planning@kingsville.ca)), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9.** Comments and opinions submitted on these matters, including your name and address, may become part of public record, be viewed by the general public, and be published in a Planning report, Council agenda, and minutes of the meeting.

If a person or public body would otherwise have an ability to appeal the decision of Council for the Town of Kingsville to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Kingsville before the by-laws are passed, the person or public body is not entitled to appeal the decision.

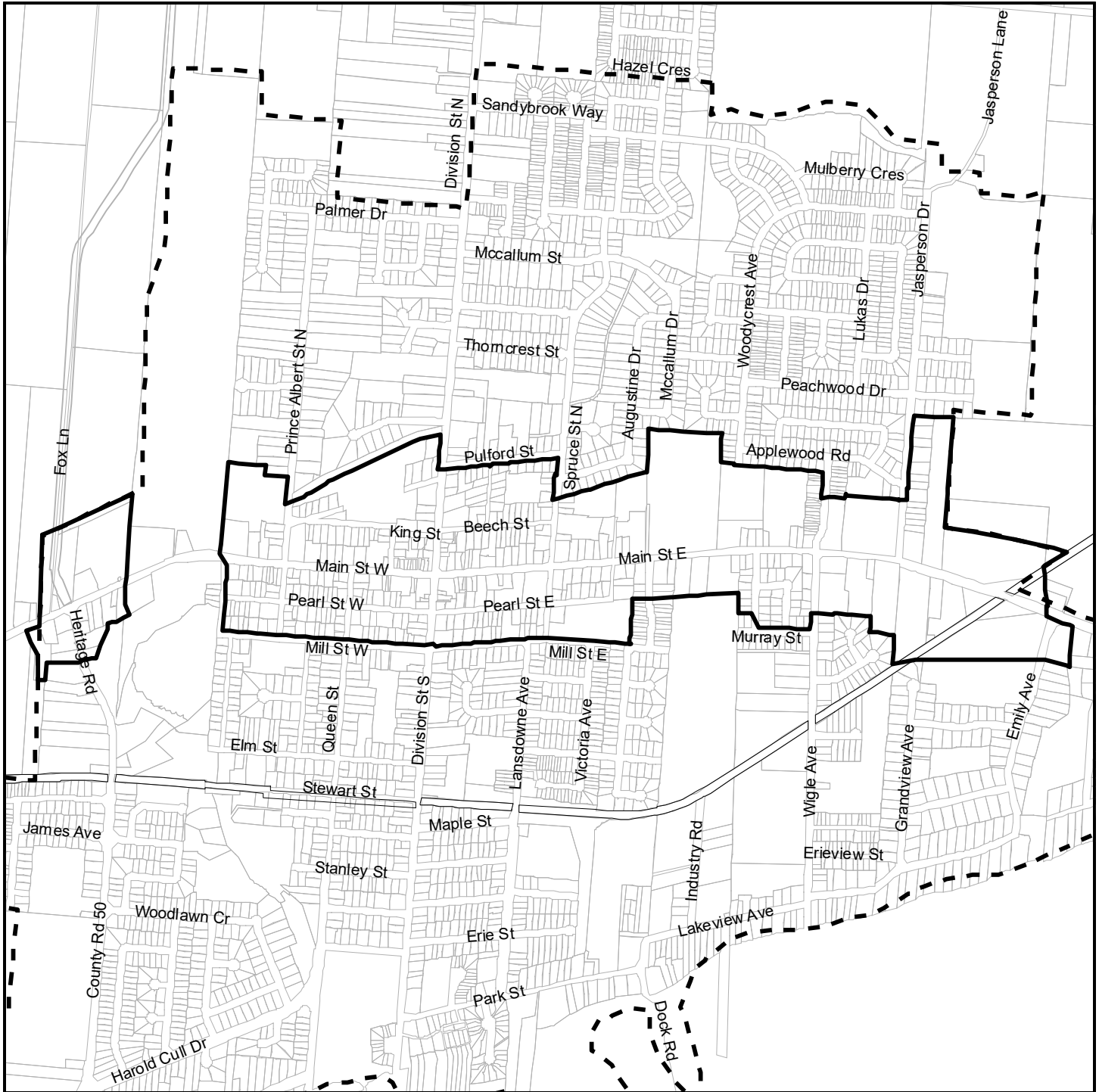
If a person or public body does not make oral submissions at a public meeting, nor make written submissions to the Town of Kingsville before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision, you must make a written request by email ([planning@kingsville.ca](mailto:planning@kingsville.ca)), or mail to the attention of: **Town of Kingsville, Planning Services, 2021 Division Road North, Kingsville, ON N9Y 2Y9.** This will also entitle you to be advised of an appeal, if one is submitted.

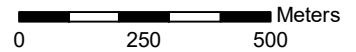
Additional information relating to this matter may be available upon request.

**Dated at the Town of Kingsville this 29<sup>th</sup> day of August, 2023**

# Schedule 'A'





## "Main Street Corridor" OPA & ZBA-2023-1



Schedule "A" of the Official Plan is hereby amended to change the land use designation of an area of Main Street within the Town of Kingsville as the "Main Street Corridor" to add policies to encourage and facilitate the development of lands along Main Street to be a pedestrian-oriented, compact and mixed-use centre enhanced by a high-quality public realm, its cultural heritage, vibrant and animated urban environments and the highest quality of building design.

### Zoning

-  Primary Settlement Area
-  Main Street Corridor





## Electronic Participation

This meeting will be held in person, with an electronic element, in accordance with Procedural By-law 77-2021. Delegates and presenters will be provided with the option to attend in-person or electronically and spectators will be allowed into the building to watch or can continue to use the livestream option.

### **If you wish to participate via zoom, please read the instructions below:**

Delegates, participants, and members of the public wishing to participate electronically **must request Zoom details by 11:00 am on the date of the public meeting**, as per By-Law 77-2021. Please refer to the contact information provided with this notice.

Please note that neither a computer, nor a video sharing device, is required to participate in the meeting via Zoom. You may also opt to call in from a cell or landline.

Persons who intend to participate electronically during the meeting may wish to register/sign up in Zoom, if they have not already done so. The following information is provided for your consideration and guidance during remote participation in the meeting:

- **Please join the meeting by 5:55 PM in order to avoid any delays.** If you have not joined the public meeting while your Agenda Item is up for public comment you will have forfeited your request.
- When you join the meeting, either by phone or online, you will be admitted in as an attendee. You will not be greeted upon joining the call. You will be able to hear the meeting and see the active speaker (if you have video capability), but your mic will be muted until it is your turn to speak.
- If you join the Zoom meeting through your phone, please **Do not put the phone on hold at any time**, as this will result in broadcasting "hold music" online once your mic function is unmuted.
- To optimize call quality when using a laptop, a headset with microphone is recommended. If you are using your laptop microphone or cell phone, please speak directly into the receiver and do not use speaker phone
- **Please do not forward the Zoom meeting details with anyone or post through social media.** Only registered participants will be admitted to the Zoom meeting.
- **Participants should keep comments directly related to the matter to which they are speaking to.** Questions are to be directed to the Chairperson. Council Members may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to your comments.
- After providing your comments and answering any questions that may be directed to you, the Meeting Coordinator will disconnect you from the Zoom meeting.

### **For more information, please contact:**

Town of Kingsville, Planning Services  
Phone: 519-733-2305 Ext. 244  
Email: [planning@kingsville.ca](mailto:planning@kingsville.ca)  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario N9Y 2Y9