



CORPORATION OF THE TOWN OF KINGSVILLE

**AMENDMENT NO. 16**

TO THE TOWN OF KINGSVILLE OFFICIAL PLAN

**Location:** The subject property is the entire corporate limits of the  
Town of Kingsville.

**Date:** September 25, 2023

AMENDMENT  
NO. 16

To the Official Plan for the Town of Kingsville

**THE CORPORATION OF THE TOWN OF KINGSVILLE**

**BY-LAW 57-2023**

**Being a By-law to amend the Official Plan of the Town of Kingsville**

**WHEREAS** the *Planning Act* R.S.O. 1990, c.P. 13, Section 17 permits the Corporation of the Town of Kingsville to amend the Official Plan of the Corporation of the Town of Kingsville;

**NOW THEREFORE** the Council of the Corporation of the Town of Kingsville, in accordance with the provisions of the *Planning Act*, hereby enacts as follows:

1. Amendment No. 16 to the Kingsville Official Plan consisting of the attached text amendment attached hereto as Schedule 'A' including map amendments, namely Schedules A-1, and A-3 attached hereto is hereby adopted.
2. The Clerk is hereby authorized and directed to provide Notice of Adoption of the Amendment in accordance with Section 17(23) of the *Planning Act*, R.S.O., as amended.
3. The plan authorized by this by-law shall come in effect pursuant to Section 17(27) of the *Planning Act*, R.S.O., as amended.
4. This By-law shall come into force and take effect on the day of the final passing thereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
25th DAY OF SEPTEMBER, 2023.**

---

**MAYOR, Dennis Rogers**

---

**CLERK, Paula Parker**

## AMENDMENT NO. 16

To the Official Plan for the Town of Kingsville

### **PART “A” - THE PREAMBLE**

#### **1.0 BACKGROUND**

In April 2023, Administration presented a report to Committee of the Whole (COTW) that described projects and actions taken in response to ideas and recommendations from the Main Street Development Committee.

Administration proposed a vision and goals for Main Street and policies related to land use; building height, orientation, setbacks, and urban design for three sub-zones within the Main Street Corridor as summarized below:

- Sub-Zone 1 – Main Street Core – to encourage mixed-use buildings including non-residential uses at grade with residential uses above the first floor. Buildings in this zone will be a minimum of 7.5m (2 storeys) and a maximum of 11 m (3 storeys).
- Sub-Zone 2 – Main Street Neighbourhoods – to encourage mixed-use buildings with commercial uses on the main floor or mixed-use residential buildings. Buildings in the sub-area shall be a minimum of 7.5m (2 storeys), and a maximum of 22 m (6 storeys) with a minimum 45-degree angular plane applied from the front property line, beginning at the height of the top of the third storey.
- Sub-Zone 3 – Main Street Gateways – to primarily encourage mixed use buildings with commercial uses on the main floor. Buildings in this sub-area shall be a maximum of 22 m (6 storeys).

#### **2.0 PURPOSE**

The purpose of this Official Plan Amendment is to add policies and update the schedules of the Official Plan to define a vision & goals for the Main Street Corridor, and establish 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.

#### **3.0 LOCATION**

The Amendment applies to the entire corporate limits of the Town of Kingsville. The specific location of the Main Street Corridor is identified in Schedule “A-3” which is included in this Amendment.

## **PART “B” - THE AMENDMENT**

### **1.0 DETAILS OF THE AMENDMENT**

The document known as the Official Plan for the Town of Kingsville is hereby amended:

- a. By deleting ‘Schedule “A-1” Land Use Plan’ and replacing it with ‘Schedule “A-1” Land Use Plan’ dated September 25, 2023;
- b. By adding ‘Schedule “A-3” Main Street Policy Areas’
- c. By adding a new Section 3.9 after Section 3.8 Waterfront Mixed Use Neighbourhood. The added text will read as follows:

#### **3.9 Main Street Corridor**

The “Main Street Corridor”, as identified on Schedule A-3, represents a central focal point of the Kingsville community and a key hub for business and social activity. The policies of this section are intended to encourage and facilitate positive change along the corridor to accommodate the needs of the community in the coming years.

##### **3.9.1 Vision**

Main Street will continue to be a pedestrian-oriented, compact and mixed-use centre that is enhanced by a high-quality public realm, its cultural heritage, vibrant and animated urban environments and the highest quality of building design. Main Street is where the community meets, interacts, celebrates, shops, and entertains and where visitors gravitate to experience our community. Development within the Main Street Corridor Area will build on its assets to continue to evolve into a vibrant place to live, shop, work and play.

##### **3.9.2 Goals**

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

- a. Urban Design
  - i. to promote and encourage a mix of commercial, restaurants, offices, civic spaces and housing to create a vibrant, high-quality, compact and walkable community to sustain a diverse economy;
  - ii. to encourage high quality design and streetscape that reflects the historic character of Main Street and its contribution to Kingsville’s cultural heritage
  - iii. to reinforce the pedestrian scale of the area through minimum and maximum building heights and setbacks and front-facing building entrances that provide consistency with neighbouring buildings and provide a stimulating and aesthetically pleasing community;
- b. Housing
  - i. to provide more housing opportunities and choices for populations that will benefit from development within the Main Street corridor

- c. Heritage
  - i. to encourage the repurposing of Heritage buildings on Main Street;
  - ii. to work with landowners in order to explore the potential for protection of heritage features through designation of historic buildings or otherwise; and
  - iii. to reflect the area’s heritage through the use of Victorian and Edwardian-inspired streetscape elements and fixtures on public rights-of-way;
- d. Landscape & Signage
  - i. to develop standardized wayfinding and commercial signage along the Main Street Corridor that contributes to the local sense of place;
  - ii. to expand and enhance the available greenspace and encourage its use for public gatherings and social interactions;
  - iii. to protect existing trees and increase the tree canopy along Main Street using locally appropriate species.
- e. Transportation
  - i. to create a pedestrian friendly street that supports all residents, users and businesses;
  - ii. to promote a safe active transportation network for all ages and abilities;
  - iii. to ensure access to highly visible municipal parking areas;

### 3.9.3 Policies

The Main Street Corridor includes three sub-areas designated on Schedule A-3 as “Sub-Area One – Main Street Core”, “Sub-Area Two – Main Street Neighbourhoods” and “Sub-Area Three – Main Street Commercial”.

The following land use policies shall be implemented through the Zoning By-law:

- a. General Policies (all sub-areas)
  - i. The Town may develop Main Street Corridor Design Guidelines to provide direction on architectural design, signage design, street furniture and fixtures, civic spaces (including parkettes/green spaces) and other design elements.
  - ii. Housing shall include a mix and range of types, lot sizes, unit sizes, functions, and tenures to provide opportunity for all household types including young families, seniors and residents with special needs.
  - iii. The Town may, as infrastructure improvements are required, undertake streetscape improvements to facilitate active transportation, widened sidewalks, signal timing, and to improve the aesthetic appeal of the area.
  - iv. No new vehicular entrances will be permitted on Main Street. Existing entrances shall be consolidated wherever possible. Access by side streets or rear lanes will be explored whenever opportunities arise (e.g., through redevelopment or infrastructure works).

b. Sub-Area One - Main Street Core

- i. The areas designated “Main Street Core” on Schedule “A-3” are the main historical commercial areas of the Town. Their purpose is to provide the full range of commercial uses to satisfy the needs of the local area as well as the visiting tourist population.
- ii. The predominant use of land in the “Main Street Core” designation shall be for commercial uses, including cultural, entertainment and dining.
- iii. Permitted uses shall include: retail and service commercial stores; banks and other financial institutions; business and professional offices; restaurants; taverns; clubs; public buildings; places of entertainment and amusement; places of worship; institutional uses; and residential uses located within mixed-use buildings.
- iv. Buildings in the Main Street Core shall be a minimum of 7.5 m (2 storeys) to a maximum of 11 m (3 storeys).
- v. Mixed use buildings shall include non-residential uses at grade with residential uses above the first floor.
- vi. The floor-to-floor building height of the ground level of new mixed-use and commercial buildings should be a minimum of 4.5 metres. This will facilitate current retail or adapted future uses at grade and will ensure that the ground floor has a continuous mixed-use “main street” character.
- vii. Cultural heritage resources shall be conserved, and adaptive re-use solutions encouraged.
- viii. Building design should consider adjacent and surrounding developments while fostering a pedestrian oriented landscape.
- ix. New buildings along Main Street will be designed so that service areas are located at the rear or exterior side of the building with appropriate screening from adjacent properties.
- x. Main entrances, must be designed to face and be accessed from Main Street. Entrances should be prominent and defined through architectural features, materials, and signage.
- xi. Buildings along Main Street will maintain a consistent set-back from the front lot line to maintain and enhance the street wall. Exceptions may be considered where publicly-accessible courtyards are integrated into the design, or where a view of cultural heritage resources can be retained.
- xii. Development shall not include any side yard setbacks, except to provide access as may be required for fire access, pedestrian access, or service access.
- xiii. Secure bicycle parking shall be required for all new development within the Main Street Core Area.
- xiv. Parking requirements within the Main Street Core Area shall be reduced relative to similar uses in other areas.

c. Sub-Area Two - Main Street Neighbourhoods

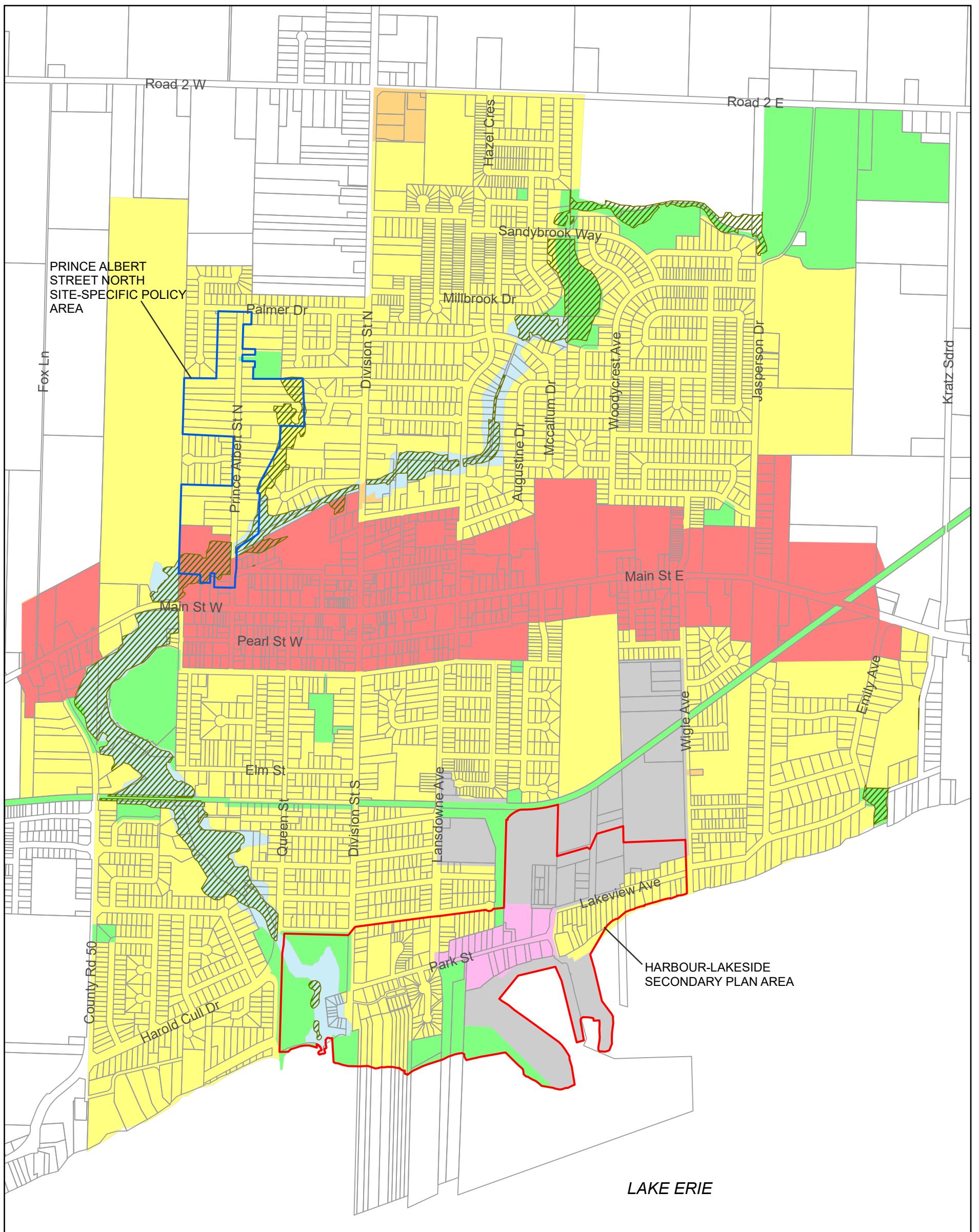
- i. The areas designated “Main Street Neighbourhoods” on Schedule “A-3” encompass lands immediately surrounding the Main Street Core Area.
- ii. The Main Street Neighbourhoods area will be a primarily residential area with low-rise to-mid rise street-

related residential buildings and neighbourhood commercial uses.

- iii. Permitted uses shall include: Residential; neighbourhood-scale commercial uses, restaurants, places of worship, and Institutional.
- iv. Buildings in the sub-area shall be a minimum of 7.5m (2 storeys), and a maximum of 22 m (6 storeys) with a minimum 45-degree angular plane applied from the front property line, beginning at the height of the top of the third storey.
- v. The floor-to-floor building height of the ground level of new buildings with ground-floor commercial uses should be a minimum of 4.5 metres. This will facilitate flexible use of the space and will ensure a continuous mixed-use “main street” character.
- vi. Cultural heritage resources shall be conserved, and adaptive re-use solutions encouraged.
- vii. All new development is encouraged to reflect the existing architectural features common in the area and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing cultural heritage resources.
- viii. Neighbourhood Commercial uses are encouraged to be located on the main floor of mixed-use residential buildings.
- ix. All building frontages must be oriented toward public streets and other public spaces, in order to clearly define the public realm, create a consistent street wall, and to create an attractive street environment for pedestrians.
- x. Residential development shall enhance the public realm by providing landscaping space in the front setback that supports public street trees and/or sustainable tree planting to promote an attractive streetscape.
- xi. Where land is to be developed or redeveloped, the Town shall require the conveyance of land for park purposes in accordance with section 3.5 of this Plan and pursuant to the parkland dedication requirements of the Planning Act.
- xii. If the Town deems that it is unfeasible to convey the required amount of land for park purposes, it may consider payment in lieu.

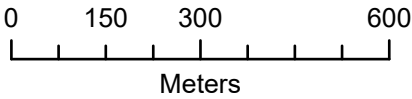
d) Sub-Area Three - Main Street ~~Commercial Hubs~~ Gateways

- i. The areas designated “Main Street Commercial Hubs” on Schedule “A-3” are located east and west of the Main Street Neighbourhood Area and are primarily intended for Highway Commercial uses.
- ii. Permitted uses include: Highway Commercial; Hotels; Restaurants; Mixed-Use Residential; multi-unit residential
- iii. Buildings in this sub-area shall be a maximum of 22 m (6 storeys).
- iv. To emphasize pedestrian access, new buildings in this sub-area shall be designed so that service areas are located at the rear or side of the building with appropriate screening from adjacent properties.



LAKE ERIE

## Schedule "A-1" Land Use Plan Kingsville Town of Kingsville Official Plan

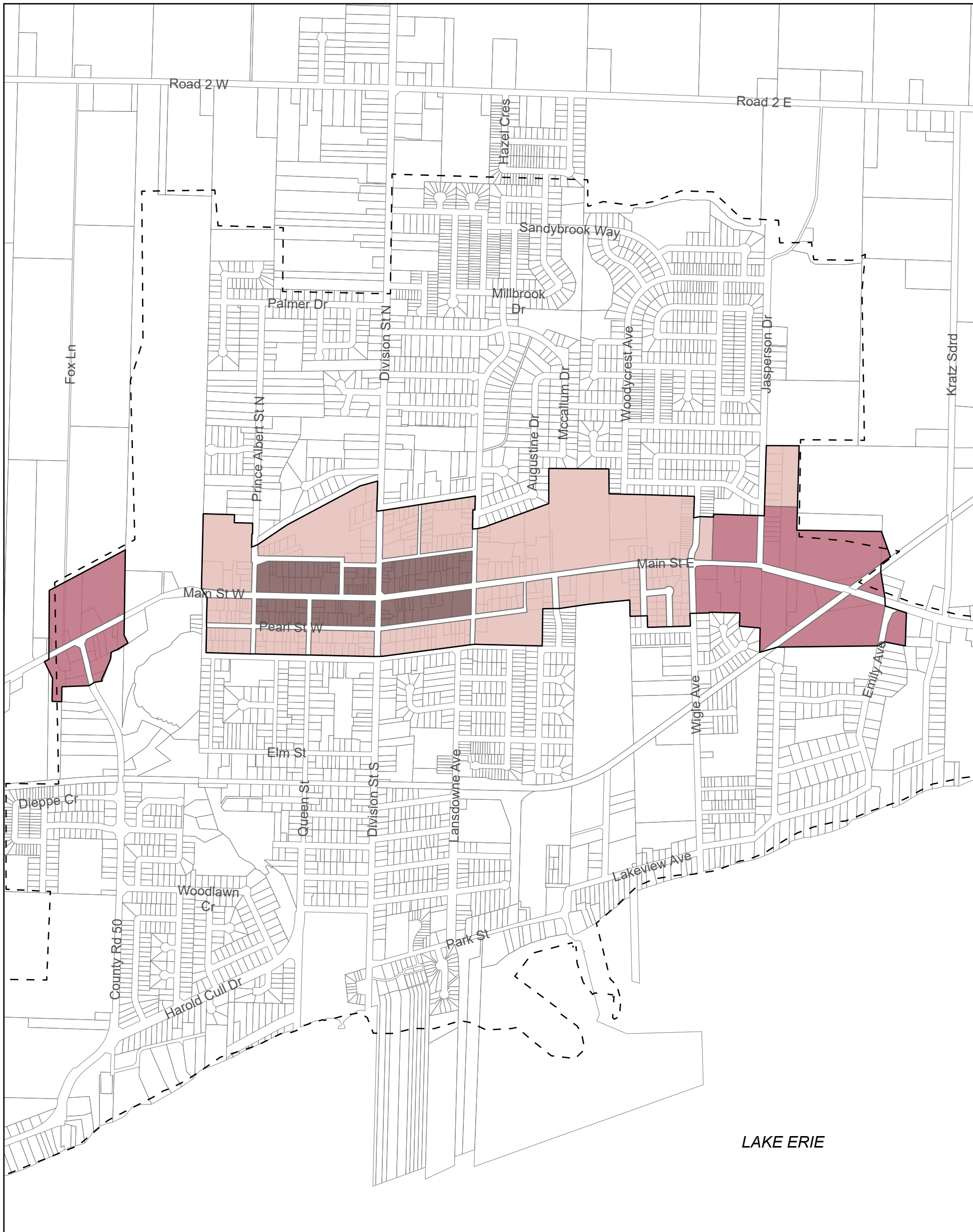


Scale: 1:12,000

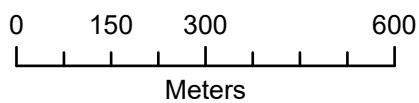


- |  |  |
|--|--|
|  Natural Environment  |  Park and Open Space                |
|  Main Street Corridor |  Residential                        |
|  Highway Commercial   |  Water Course                       |
|  Industrial           |  Waterfront Mixed Use Neighbourhood |








**Schedule "A-3"  
Land Use Plan  
Main Street Corridor  
Town of Kingsville  
Official Plan**



Scale: 1:12,000



-  Main Street Corridor
-  Primary Settlement Area
-  Sub-Zone One - Main Street Core
-  Sub-Zone Two - Main Street Neighbourhood
-  Sub-Zone Three - Main Street Gateway