

Appendix E



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Pain Court, Ontario N0P 1Z0
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Date: September 9, 2024

To: Town of Kingsville, Planning Services

RE: Planning Justification Report for
Proposed Application for Draft Plan of Subdivision &
Zoning By-law Amendment
Pt. of Lot 9, Concession 2 ED, Pts. 2 & 3, RP 12R 21660
Roll # 3711 300 000 24300

Author: Robert Brown, H. Ba, MCIP, RPP

Purpose

To provide an overview of the related land use planning considerations in support of a new residential subdivision and associated zoning amendment on the subject lands.

Background

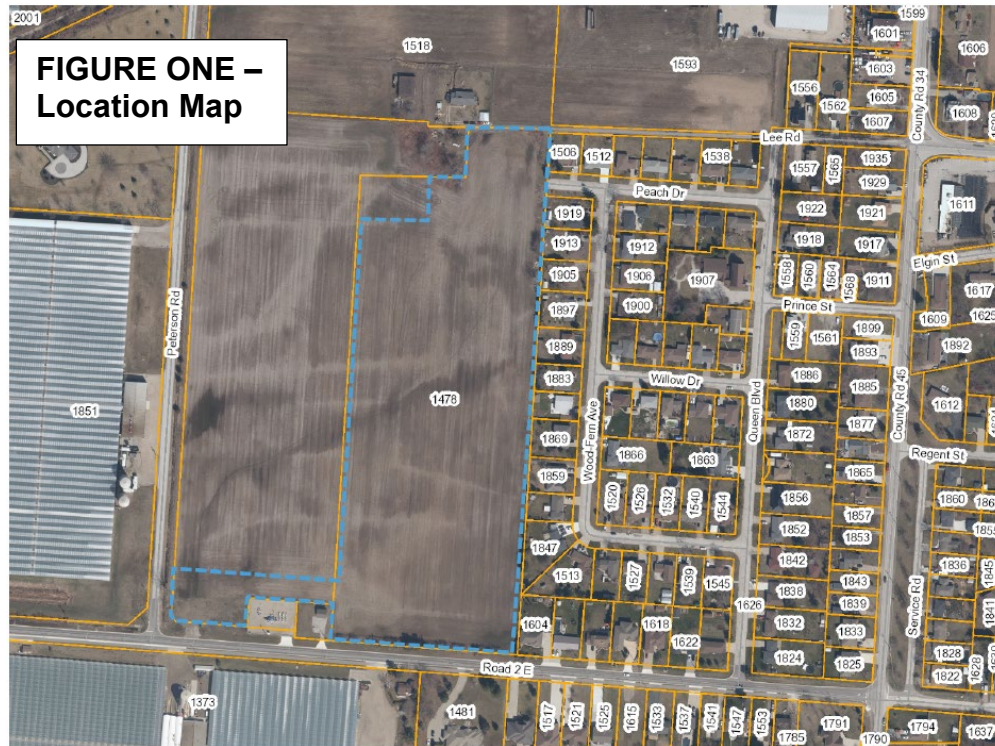
The applicant, Nevan Developments, is proposing a residential subdivision on an irregular shaped 6.354 ha (15.7 acre) vacant farm parcel located on the north side of Road 2 E, just west of Union Road (County Road 45). (Figure One – Location Map) In 2023 the owner made an application and received approval of an Official Plan amendment to reconfigure the lands within the secondary settlement area of Ruthven to better accommodate the proposed layout of the subdivision.

The development of the land is proposed in four phases (Figure Two – Concept Plan) starting from the south end of the property at Road 2 E and extending north till it connects with Peach Drive. The subdivision (Figure Three – Draft Plan) would include a mixture of the follow:

- 1) 30 single detached dwellings (Blocks 1 to 30);
- 2) 31 semi-detached dwellings or 62 semi-detached dwelling units (Blocks 31 to 46 and Blocks 49 to 63);
- 3) 10 townhouse dwelling units (Blocks 47 and 48), and

- 4) a townhouse complex (up to 24 units) in either a rental or condominium format (Block 64).

The proposed townhouse complex block may initially remain vacant within Phase one as a separate site plan approval will be required at a later date.



The 30 single detached lots are proposed along the easterly edge of the subject parcel abutting the existing single detached development along Woodfern Ave. The development west of Virginio Ave and north of the Peach Drive extension will accommodate the proposed mix of semi-detached or townhouse dwellings up to a maximum of 72 individual freehold dwelling units. The proposed townhouse development would permit either four or six-unit buildings. Height of the various housing types would be two-storey or consistent with the current maximum height of the residential zones in the Kingsville Zoning By-law. The overall gross density of the development will be 19.8 units per hectare, which remains within the low-density limits (20 units per hectare) of the Kingsville Official Plan.

Block 68 on the draft plan will provide space for the stormwater management facilities needed to support the development. The additional lands to the west are located outside the settlement area and will require additional consideration and approvals if development is proposed in the future.

To move forward with development on the subject property a number of planning approvals are required including draft plan of subdivision for the proposed lot layout and a zoning by-law amendment to permit the proposed mix of housing types and establish

the necessary development regulations. If these approvals are granted the developer and Town will need to enter into a subdivision agreement outlining the responsibility of both the property owner and Town. As a result of the proposed semi-detached and

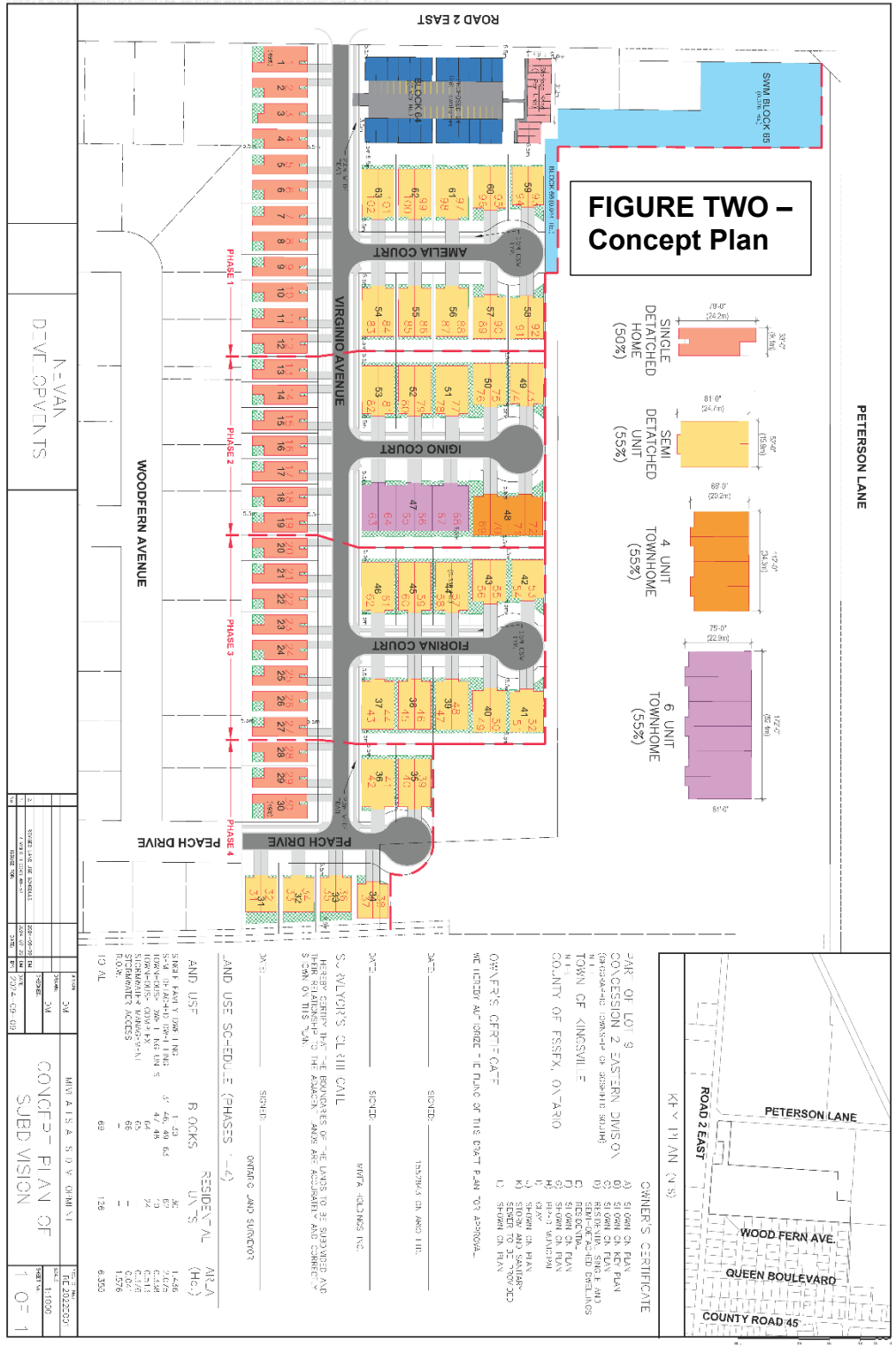
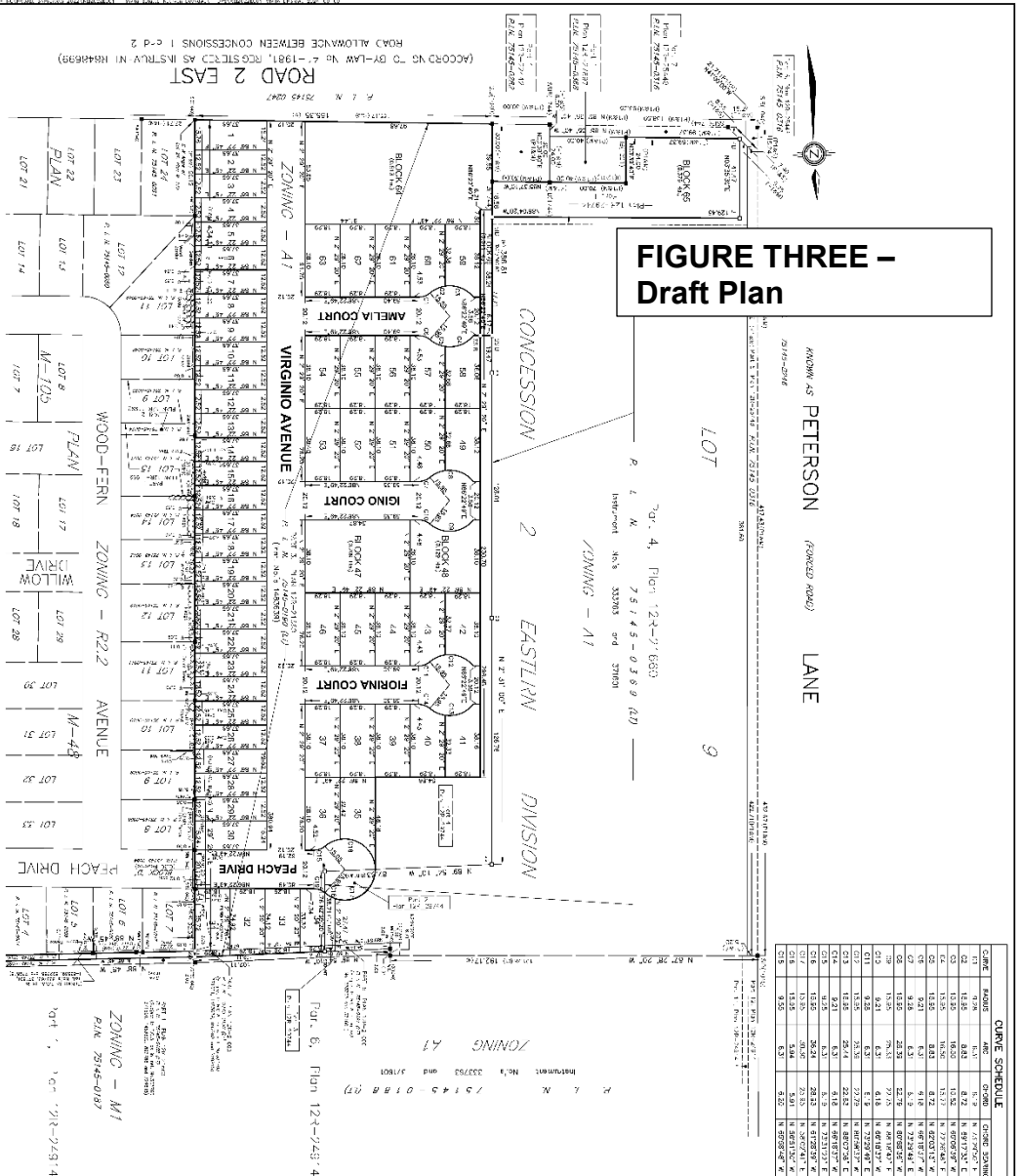
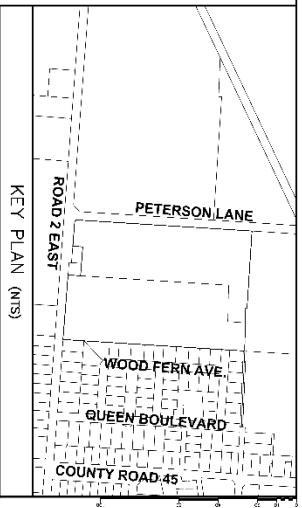


FIGURE THREE - Draft Plan



DATE	AMOUNT	REMARKS
01	14.50	1/4 AC. 1/4 AC. 1/4 AC.
02	14.50	1/4 AC. 1/4 AC. 1/4 AC.
03	14.50	1/4 AC. 1/4 AC. 1/4 AC.
04	14.50	1/4 AC. 1/4 AC. 1/4 AC.
05	14.50	1/4 AC. 1/4 AC. 1/4 AC.
06	14.50	1/4 AC. 1/4 AC. 1/4 AC.
07	14.50	1/4 AC. 1/4 AC. 1/4 AC.
08	14.50	1/4 AC. 1/4 AC. 1/4 AC.
09	14.50	1/4 AC. 1/4 AC. 1/4 AC.
10	14.50	1/4 AC. 1/4 AC. 1/4 AC.
11	14.50	1/4 AC. 1/4 AC. 1/4 AC.
12	14.50	1/4 AC. 1/4 AC. 1/4 AC.
13	14.50	1/4 AC. 1/4 AC. 1/4 AC.
14	14.50	1/4 AC. 1/4 AC. 1/4 AC.
15	14.50	1/4 AC. 1/4 AC. 1/4 AC.
16	14.50	1/4 AC. 1/4 AC. 1/4 AC.
17	14.50	1/4 AC. 1/4 AC. 1/4 AC.
18	14.50	1/4 AC. 1/4 AC. 1/4 AC.
19	14.50	1/4 AC. 1/4 AC. 1/4 AC.
20	14.50	1/4 AC. 1/4 AC. 1/4 AC.
21	14.50	1/4 AC. 1/4 AC. 1/4 AC.
22	14.50	1/4 AC. 1/4 AC. 1/4 AC.
23	14.50	1/4 AC. 1/4 AC. 1/4 AC.
24	14.50	1/4 AC. 1/4 AC. 1/4 AC.
25	14.50	1/4 AC. 1/4 AC. 1/4 AC.
26	14.50	1/4 AC. 1/4 AC. 1/4 AC.
27	14.50	1/4 AC. 1/4 AC. 1/4 AC.
28	14.50	1/4 AC. 1/4 AC. 1/4 AC.
29	14.50	1/4 AC. 1/4 AC. 1/4 AC.
30	14.50	1/4 AC. 1/4 AC. 1/4 AC.
31	14.50	1/4 AC. 1/4 AC. 1/4 AC.



ROOD ENGINEERING INC.
CONSULTING ENGINEER

NEVAN DEVELOPMENTS

MVTA ESTATES DEVELOPMENT

DRAFT PLAN OF SUBDIVISION

1 OF 1

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY	2024-08-09	DM
2	REVISIONS		
3	APPROVED BY		DM
4	DATE		

OWNER'S CERTIFICATE

PART OF LOT 9 CONCESSION 2 EASTERN DIVISION (GEOGRAPHIC TOWNSHIP OF ROSSETT) TOWN OF KINGSVILLE COUNTY OF ESSEX, ONTARIO

OWNER'S CERTIFICATE

WE HEREBY AUTHORIZE THE L AND CH IMB DRAFI LAN OF APPROVAL.

DATE: _____ SIGNED: _____ 1552843 ONTARIO LTD.

DATE: _____ SIGNED: _____ MVTA HOLDINGS INC.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE EXAMINED THE PLANS AND FOUND THEM TO BE ACCURATE AND CORRECTLY SHOWN ON THE PLAN.

DATE: _____ SIGNED: _____ ONTARIO LAND SURVEYOR

LAND USE SCHEDULE (PHASERS 1-4)

LAND USE	BLOCKS	RESIDENTIAL UNITS	AREA (±0.1)
5.00 - 1.00 - 1.00	1-40	40	1.446
SEV - DETACHED DWELLING	31-45, 49-53	52	2.075
TOWN-HOUSE DWELLING UNITS	47, 48	10	0.338
TOWN-HOUSE DWELLING UNITS	54	24	0.513
STORAGE	60	-	0.071
STORAGE	61	-	0.071
STORAGE	62	-	0.071
STORAGE	63	-	0.071
STORAGE	64	-	0.071
STORAGE	65	-	0.071
STORAGE	66	-	0.071
STORAGE	67	-	0.071
STORAGE	68	-	0.071
STORAGE	69	-	0.071
STORAGE	70	-	0.071
STORAGE	71	-	0.071
STORAGE	72	-	0.071
STORAGE	73	-	0.071
STORAGE	74	-	0.071
STORAGE	75	-	0.071
STORAGE	76	-	0.071
STORAGE	77	-	0.071
STORAGE	78	-	0.071
STORAGE	79	-	0.071
STORAGE	80	-	0.071
STORAGE	81	-	0.071
STORAGE	82	-	0.071
STORAGE	83	-	0.071
STORAGE	84	-	0.071
STORAGE	85	-	0.071
STORAGE	86	-	0.071
STORAGE	87	-	0.071
STORAGE	88	-	0.071
STORAGE	89	-	0.071
STORAGE	90	-	0.071
STORAGE	91	-	0.071
STORAGE	92	-	0.071
STORAGE	93	-	0.071
STORAGE	94	-	0.071
STORAGE	95	-	0.071
STORAGE	96	-	0.071
STORAGE	97	-	0.071
STORAGE	98	-	0.071
STORAGE	99	-	0.071
STORAGE	100	-	0.071
TOTAL	95	126	5.355

townhouse development an additional step is required to establish the semis or towns as individual freehold units. This is done in the form of part lot control which permits the developer to establish each individual unit, through the use of a reference plan, (survey). This step is done at a later stage once the draft plan of subdivision receives final approval and is registered.

Planning Rationale

1) Provincial Policy Statement (2020)

The proposed subdivision is located within what is classified as a secondary settlement area. The residential development on the subject lands is supportive of a number of policies in PPS as follows:

Section 1.1.3.1 states that, "Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted."

Section 1.1.3.2 Land use patterns within settlement areas shall be based on:

a) Densities and a mix of land uses which:

1. Efficiently use land and resources;

Comment: The subject lands are located in the hamlet of Ruthven. The primary form of development in secondary settlement areas is often guided by the availability of services. Despite having full services, the majority of development in Ruthven is single detached residential. Since secondary settlement areas are not intended to be the focus of future growth infilling, rounding out and increased density become more critical particularly since this property is the last large parcel of residential property in Ruthven.

2. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Comment: There is no extension of services required as a result of this development. The subject lands have allocated capacity to the Ruthven sanitary pump station located adjacent to the subdivision.

3. Minimize negative impacts to air quality and climate change, and promote energy efficiency;

Comment: Ruthven has always been a bedroom type community located between Kingsville and Leamington. It provides an alternative, but close by, source of housing. The increase in density and a mix of housing types will also allow existing residents to downsize and remain in the community but also provide support for the surrounding agricultural community. This in turn

reduces travel times to work and minimizes vehicle use. New construction is also considerably more energy efficient and requires more focus on updated storm water management systems that are able to withstand larger rainfall events and achieve better quality of storm water discharge.

4. Support active transportation;

Comment: The new subdivision has access to both the Chrysler Greenway to the north and the newly reconstructed Road 2 E both of which provide a direct link to Kingsville.

5. Are transit-supportive, where transit is planned, exists or may be developed; and

Comment: Ruthven does not have close access to transit at the present time.

2) Official Plan – County of Essex

The majority of Secondary Settlement Areas in the County are residential in nature. The County recognizes the diversity among the many different Secondary Settlements Areas and accordingly has established the following policy framework that recognizes this diversity:

- a) New development will be permitted to the boundaries of the Secondary Settlement Areas as shown on Schedule “A2” provided such development is consistent with the Provincial Policy Statement, the intent of this Plan, and the policies of the local Official Plan.

Comment: With the earlier approval of an Official Plan amendment the entirety of the lands in question are now located within the secondary settlement area designation. This permits the development of a residential subdivision.

- b) The local municipalities will be responsible for determining the hierarchy of Secondary Settlement Areas.

Comment: The Kingsville Official Plan classifies the lands as Hamlet.

- c) New development is encouraged on full municipal services unless there are interim servicing policies in the local Official Plan that are in effect at the time of approval of this Plan.

Comment: The subject lands have access to full municipal services.

- d) Expansions to the boundaries of a Secondary Settlement Area are not permitted. However, the County encourages local municipalities to undertake a Local Comprehensive Review in accordance with Section 3.2.3.1 that may

result in the reduction of the boundaries in conjunction with the corresponding expansion of a Primary Settlement Area boundary. An amendment to this Plan and the local Plan shall be required to alter the boundary of any “Settlement Area”.

Comment: As noted earlier the County Official Plan was amended to adjust the existing settlement area boundary however this was undertaken with no net increase to the lands available within the Secondary Settlement Area of Ruthven.

- e) All types of land uses are permitted within the Secondary Settlement Areas designation subject to the specific land use policies of the local Official Plans.

Comment: The Secondary Settlement Area designation is similar to the Hamlet designation as it permits all types of land uses relying on the zoning by-law to more specifically determine the specific land uses in a given area. In the case of the subject lands the current zoning is Agriculture (A1). A site-specific zoning amendment is proposed for the property to permit a mix of residential uses including single detached, semi-detached and townhouses.

3) Official Plan – Town of Kingsville

The subject property is shown on Schedule A – Land Use and Schedule A-3 Land Use Plan – Ruthven along with Schedule ‘A’ from OPA 15 (Figures Four, Five and Six respectively, that outlines the new adjusted settlement area boundary within the Hamlet designation.

3.6.2 Hamlet

The purpose of the “Hamlet” designation is to identify those rural service areas where low density residential, institutional, recreational, small scale commercial and dry, light industrial uses are permitted. The majority of this designation is serviced by municipal water and sewer services. However, there are small areas which continue to be serviced by private septic facilities and so servicing will be a major consideration for any development proposals within this designation.

3.6.2.1 Goals

The following goals are established for the areas designated “Hamlet” on Schedule “A” of this Plan:

- a) to allow the Hamlet to strengthen its identity as a Secondary Settlement Area and service centre to area residents;

Comment: The subject lands are the last large parcel of lands within the current extent of the Ruthven Secondary Settlement area that can be developed for significant residential.

- b) to ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the Town;

Comment: Plan of subdivision development typically requires the completion of a functional servicing report to determine if adequate capacity is available. This has been completed and will undergo third party review. The subject lands have allocated capacity in the sanitary system to accommodate the proposal. Initial indication is that there is also adequate water service available for the proposed development.

- c) to continue to provide a location for future residential, institutional, recreational, small scale commercial and small-scale dry light industrial uses;

Comment: This new subdivision, in combination with lands on the east side of Ruthven, will continue to provide future residential lots for several years.

- d) to encourage the development of a greater variety of housing types provided the proposed housing can be adequately serviced;

Comment: The proposed mix of housing includes single and semi-detached dwellings along with townhouses. This is the first significant mix of residential types as most development to-date in Ruthven has been almost exclusively single detached.

- e) to provide the opportunity to increase the housing supply through residential intensification. Residential intensification includes infilling, conversions, including accessory apartments, and redevelopment, and will be encouraged in areas designated "Hamlet" as a means of increasing the supply of affordable rental landownership accommodations.

Comment: The proposal for these lands will have a density level of 19.8 units per hectare at full build-out which almost fully utilizes the low-density residential rate of 20 units per hectare. This level of development is very much in keeping with current policy direction from the Province to support an increase in the housing supply while not unnecessarily expanding into green field areas.

- f) Provide opportunity to increase the supply of affordable housing, in accordance with the policies of Section 2.13 of this Plan.

Comment: By providing a mix of housing types and tenure within the same subdivision the developer can offer a wider variety of price points and offer more affordable housing options. In addition, it is important to also highlight that the provision of additional housing types and tenure provides the opportunity for first time home buyers as well as seniors to downsize while

remaining in the community they have lived in for many years. What is often overlooked is the side effects of this downsizing. With the movement to smaller homes seniors are then selling their homes thus making them available for other purchasers looking for larger homes.

3.6.2.2 Policies

The following policies shall apply to those lands designated “Hamlet” on Schedule “A” of this Plan:

- a) the permitted uses shall include single detached, semi-detached, and townhouses, institutional, recreational, small scale commercial and dry, light industrial uses and their expansion in accordance with the policies outlined below. Existing agricultural uses are permitted to continue subject to the Existing Uses policies contained in Section 8.7.1 of this Plan;

Comment: The proposed residential mix complies with the policies of the Hamlet designation.

- b) the Zoning By-law shall zone all lands in the “Hamlet” designation according to their existing use. All undeveloped land parcels may be placed in a holding zone in the implementing Zoning By-law, and new development may be subject to a site-specific amendment to the Zoning By-law. New residential, commercial, industrial, recreational and institutional uses may be permitted without an amendment to this Plan provided the Zoning By-law is amended where necessary and the proposed use satisfies the following criteria:

Comment: A zoning amendment will be necessary to establish three appropriate residential classifications and set regulations for the mix of housing types. The specifics of the proposed zoning amendment are outlined in more detail under the zoning section of this report.

- c) the proposed use is generally compatible with existing uses in close proximity;

Comment: development to the east is residential, south is residential and agricultural. The remaining lands to the west and north are agricultural.

- d) the existing roads can adequately serve the proposed use;

Comment: Road 2 E has recently been reconstructed and provides access to Kingsville to the west and Union Rd to the east with access to Highway 3, County Rd 34 and Seacliff Drive.

- e) the existing services are adequate for the proposed use;

Comment: Initial indication is that there are no service capacity issues. This is being confirmed as part of the functional servicing review.

- f) the off-street parking is adequate for the proposed use; and

Comment: Each lot will have a private driveway in order to provide the required off-street parking.

- g) where required, the site plan provides adequate landscaping, buffering and building setbacks to protect the privacy of surrounding properties;

Comment: Single detached dwellings, semi-detached dwellings and townhouse dwellings (10 or fewer units) in a freehold format are exempt from site plan approval. Block 64, proposed as a 24-unit townhouse complex, will require site plan approval.

- h) home occupations carried out for remuneration as defined in the Zoning By-law are permitted in the “Hamlet” designation;

Comment: Noted

- i) bed and breakfast establishments are permitted subject to the requirements of the Zoning By-law;

Comment: Noted

- j) existing non-residential uses will be allowed to expand provided the expansion satisfies the criteria outlined in subparagraph b), subsections i) to v) above inclusive;

Comment: no applicable

- k) all lot creation in the “Hamlet” designation shall be in accordance with the land division policies contained in Section 7 of this Plan;

Comment: The development is being created via the plan of subdivision process.

- l) full municipal sewage (sanitary and storm) and municipal potable water services are wherever and whenever possible, the preferred means of servicing within the Hamlet designation. More specifically, for any Hamlet designated lands serviced by full municipal services, all new development must be fully municipally serviced.

Comment: The subdivision will be serviced by municipal water, sanitary sewers and storm sewers.

In considering applications for proposed plans of subdivision, Council shall have regard to the policies of this Plan as well as those matters outlined in Section 51 (24) of the *Planning Act*.

New plans of subdivision where four or more lots are proposed shall only be permitted if adequate potable water supply, sanitary sewage treatment and disposal, and stormwater management can be provided in accordance with this Plan, and to the satisfaction of the County, Town and the statutory approval authority having jurisdiction. The following policies will apply to plans of applications for approval of a draft plan of subdivision or condominium:

- a) The provisions of the *Planning Act* relating to subdivision control, including subdivision agreements and part-lot control, will be used by Council to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.

Comment: The subdivision will be developed consistent with the Kingsville Development Standards Manual. A subdivision agreement will be crafted to address both the standard and site-specific needs of the development. Part-lot control will be utilized to create individual freehold units for the semi and townhouse dwellings.

- b) Prior to approval of an application for plan of subdivision or plan of condominium, the proponent, in consultation with the Town, will confirm the availability of adequate servicing infrastructure and allocation, waste collection and disposal services, and roads, pedestrian pathways and public transit rights-of-way.

Comment: As part of the pre-consultation process there has been no indication of any service deficiencies except for a public transit right-of-way as there is no municipal wide transit system in Kingsville.

- c) Applications for plan of subdivision or plan of condominium approval will be considered premature if appropriate services and servicing capacity is not available. Additionally, Council may consider other criteria as reason to deem an application for plan of subdivision or plan of condominium approval to be premature.

Comment: As already noted there has been no indication from the Town that there are any service capacity issues.

- d) All lots within a plan of subdivision will have frontage on a public road maintained on a year-round basis, constructed to an acceptable Town standard. Plans of condominium will have access to a public road maintained on a year-round basis, however, it is recognized that development within the condominium plan may occur on private roads.

Comment: Noted

- e) Natural heritage features and functions will be protected and preserved in the design of any plan of subdivision or condominium. The Town will explore opportunities to implement the policies of Section 4.2 relating to the establishment of natural heritage linkages. The Town may require the dedication of lands that it determines to be part of the natural heritage system as part of the conditions of approval.

Comment: There are no natural heritage features on the property.

- f) All new plans of subdivision, as part of a planning justification report, must address the provision of affordable housing and how it is conforming to the target identified in Section 3.6.1.1 (g) of this Plan;

Comment: The applicant's goal for the proposed subdivision was to provide a wider variety of housing type through increased density but within the low-density limits, structure the zoning to allow for a mix of development while maintaining a transition between the existing lower density single detached development and the proposed increased density west of the new main access road.

- g) Plans of subdivision or condominium will be appropriately phased to ensure orderly and staged development.

Comment: The subdivision is proposed in four phases from south to north.

- h) All plans of subdivision will be subject to a subdivision agreement between the Town and the development proponent.

Comment: Noted

- i) All plans of condominium will be subject to a development agreement between the Town and the development proponent.

Comment: Not applicable for the proposed plan.

- j) Parkland dedication will be provided pursuant to Section 3.5.2 of this Plan. Land to be dedicated for park purposes must be acceptable to the Town. Under no circumstances will the Town be obligated to accept parklands being offered in a proposed plan of subdivision.

Comment: Cash-in-lieu of parkland is proposed.

- k) The Town will consult with the Essex Region Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a plan of subdivision or condominium.

Comment: This is a step generally undertaken by the County prior to deeming applications complete.

- l) In recommending approval to a draft plan of subdivision, the Town may request that the approval lapses at the expiration of a specified time period, being not more than 3 years. The County, in consultation with the Town may extend the approval time-period, prior to its expiration.

Comment: Noted

- m) The Town may request that the County, withdraw the approval of a draft plan of subdivision or change the conditions of such approval at any time before the final approval of the plan of subdivision.

Comment: Noted

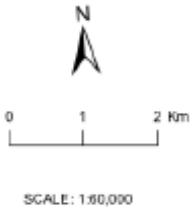
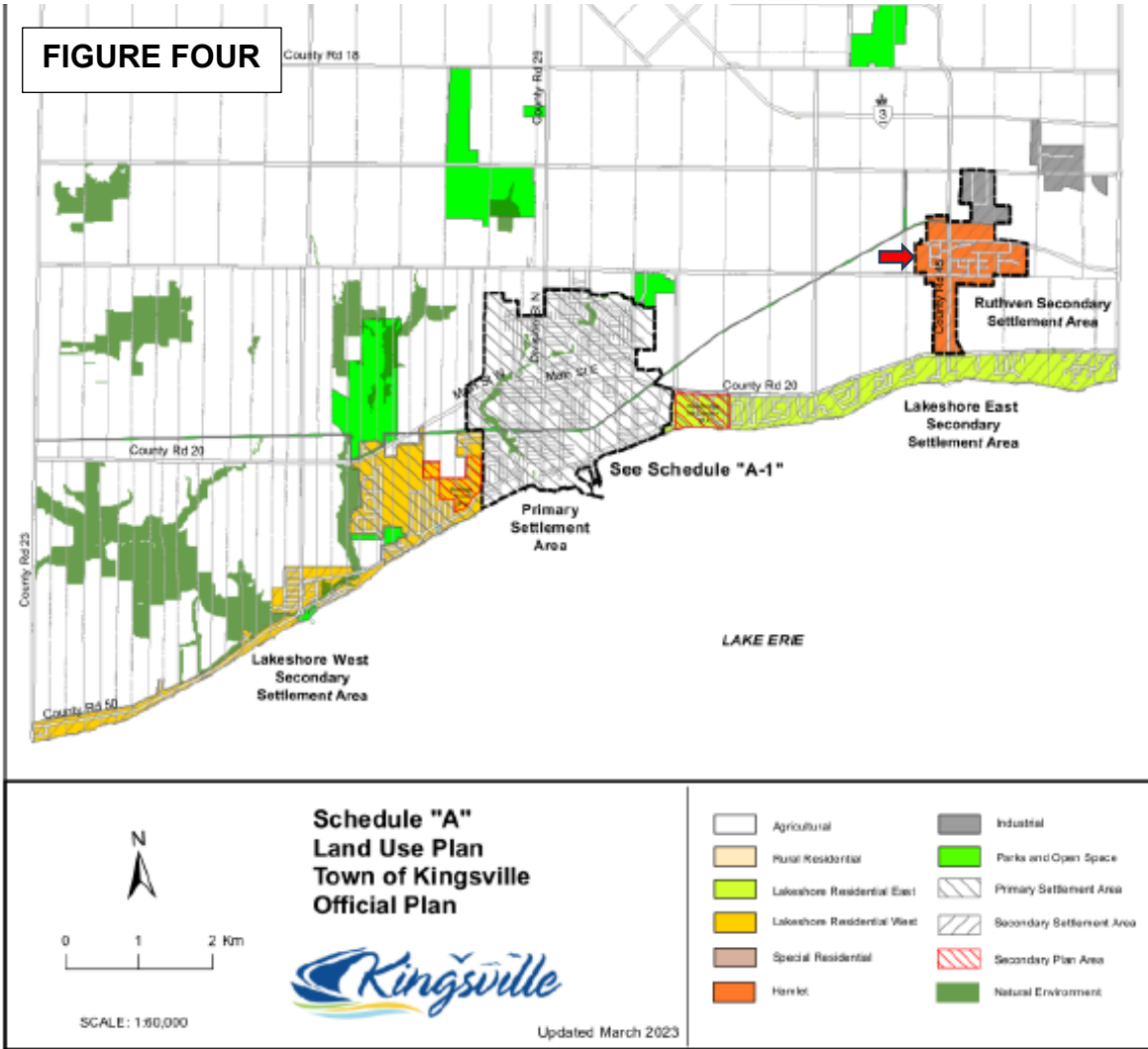
- n) The Town may consider passing a By-law under the provisions of the *Planning Act* deeming old registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access or undesirable location, not to be registered.

Comment: Not applicable

- o) The Town will consider the policies of this Plan in totality to determine the information required by an applicant to form a complete application for approval of a plan of subdivision.

Comment: Noted

FIGURE FOUR



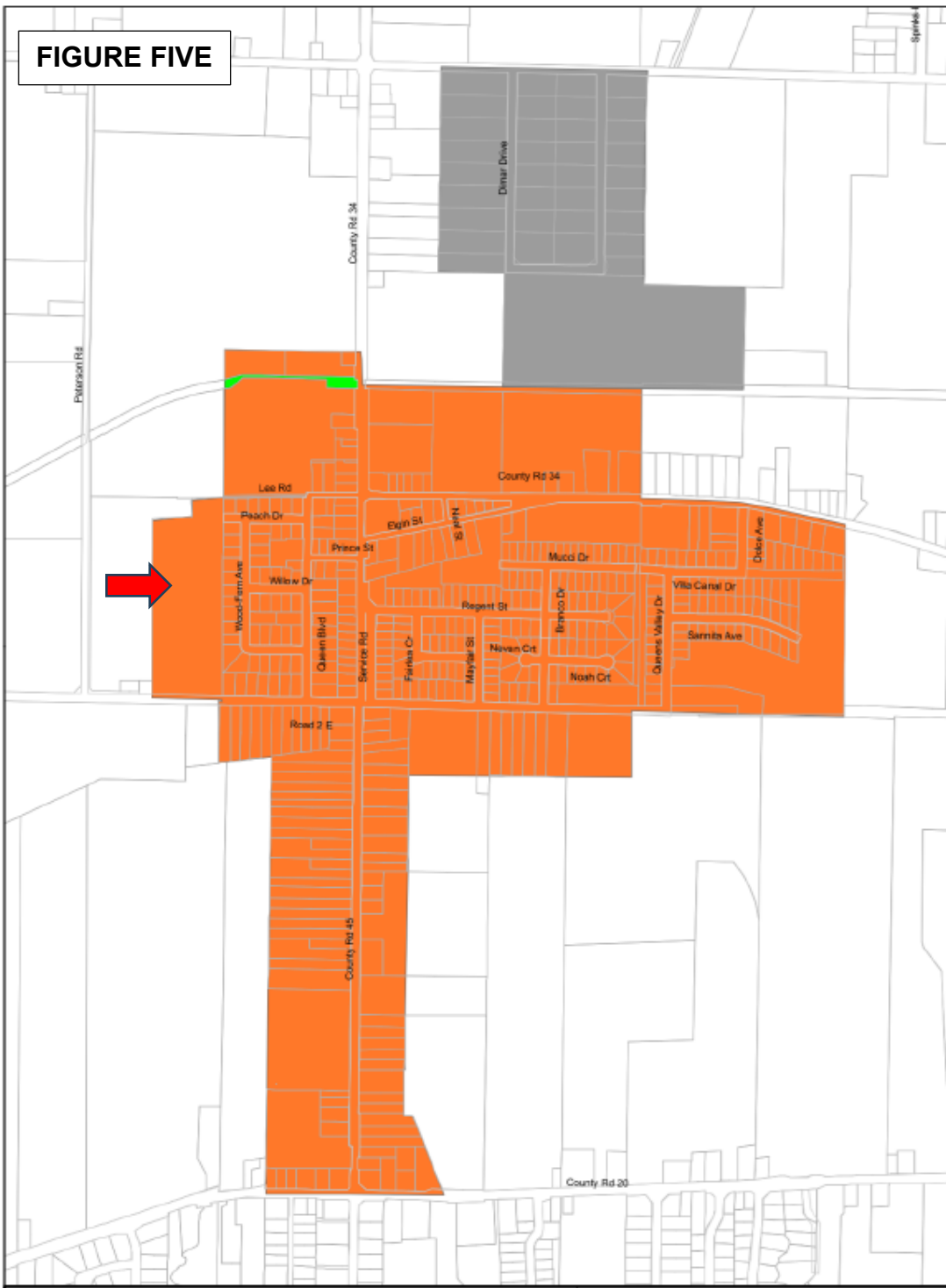
**Schedule "A"
Land Use Plan
Town of Kingsville
Official Plan**



Updated March 2023

Agricultural	Industrial
Rural Residential	Parks and Open Space
Lakeshore Residential East	Primary Settlement Area
Lakeshore Residential West	Secondary Settlement Area
Special Residential	Secondary Plan Area
Herlot	Natural Environment

FIGURE FIVE



**Schedule "A-3"
Land Use Plan - Ruthven
Town of Kingsville
Official Plan**

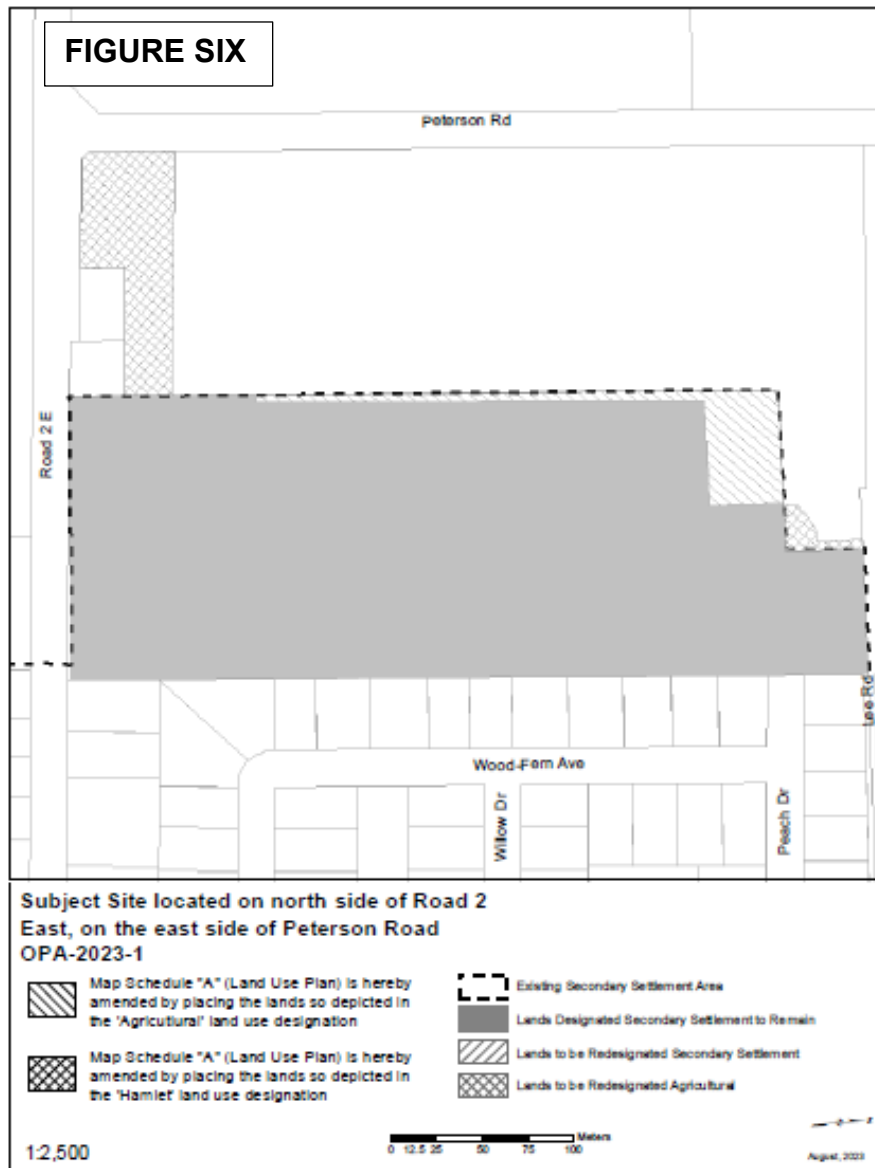
Legend:
Orange: Hamlet
Grey: Industrial
Green: Park and Open Space

Scale: 0 to 400 Meters
SCALE: 1:5,000

Kingsville

Updated March 2023

Schedule 'A'



28

Zoning By-law Amendment

The zoning of the property is currently Agriculture (A1) Zone. Because of both the mix of residential types and increased density there are a number of amendments necessary within the existing R2.2 zone. Each of the zones will correspond to the type of development. Figure Seven, Eight and Nine outline the proposed zoning within three site-specific R2.2 zones.

Figure Seven will cover Blocks 1 to 30 for the single detached dwellings along the east side of Virginio Ave. The standard lot size for these Blocks will be 471 sq. m (5,070 sq. ft.) with a frontage of 12.5 m (41 ft.).

Figure Eight outlines the zoning provisions for Blocks 31 to 63. The housing type here will include semi-detached dwellings and either four unit or six-unit townhouse dwellings. The semi blocks have a frontage of 18.29 m (60 ft.) or 9.1 m (30 ft.) per dwelling unit) and lot area of 639 sq. m (6,878 sq. ft.) or 319.5 sq. m (3,439 sq. ft.) per dwelling unit to 696 sq. m (10,430.5 sq. ft.) or 348 sq. m (3,746 sq. ft.). The townhouse blocks have a frontage of 36.58 m (120 ft.) to 54.87 m (180 ft.) and lot area of 1,290 sq. m (13,885 sq. ft.) to 2,080 sq. m (22,388 sq. ft.)

Finally Figure Nine outlines the details of the townhouse complex (Block 64) with a frontage of 53.65 m (176 ft.) and lot area of 0.513 ha (1.25 ac.). This will accommodate up to 24 townhouse units in four buildings.

The overall zoning proposed for the property is consistent with the Hamlet designation permitting low density development in the form of single detached, semi-detached and townhouse development. The layout is such that there is a transition between the existing single detached development along Woodfern Ave and the increased density of the semi and townhouse development. The proposed amendments help to maximize the use of the lands while still remaining within the low-density limit. The adjusted regulations for the mix of residential uses is consistent with the more compact form of new subdivisions and will offer more attainable housing options.

FIGURE SEVEN	
Residential Zone 2 Rural/Urban (R2.2-??) (BLOCKS 1 TO 30)	
Permitted Uses	
Main Use	Residential use, or Boarding, lodging & rooming – house residential Group home
Accessory Use	One Home Occupation Accessory uses to the main use
Permitted Buildings & Structures	
Permitted Buildings & Structures	One single detached dwelling One group home Buildings & structures accessory to the main use
Regulations	
Lot Area (min) (on full municipal services)	450 sq. m (4,844 sq. ft.) – single detached dwelling
Lot Frontage (min)	12.1 m (40 ft.) – single detached dwelling

(on full municipal services)	
Open Space (min)	20%
Lot Coverage Main Permitted Use (max)	50% single detached dwelling
Lot Coverage Accessory (max)	10%
Front yard depth (min for the main dwelling only with an attached garage)	4 m (13ft.)
Front yard depth (min for an attached garage)	5.48 m (18 ft.)
Rear yard	5.48 m (18 ft.)
Interior Side Yard	1.2 m (4ft.)
Exterior Side Yard (min)	1.5 m (5ft.) but at no time shall any building or structure encroach on the applicable site visibility triangle
Main Building height (max) (all permitted used excluding apartment dwelling)	11 m (36 ft.)

FIGURE EIGHT	
Residential Zone 2 Rural/Urban (R2.2-??) (BLOCKS 31 TO 63)	
Permitted Uses	
Main Use	Residential use, or Group home
Accessory Use	One Home Occupation Accessory uses to the main use
Permitted Buildings & Structures	
Permitted Buildings & Structures	One single detached dwelling One semi-detached dwelling One semi-detached dwelling unit One townhouse dwelling (up to six units) One townhouse dwelling unit One group home Buildings & structures accessory to the main use
Regulations	
Lot Area (min) (on full municipal services)	450 sq. m (4,844 sq. ft.) – single detached dwelling

	<p>488 sq. m (5,252 sq. ft.) – semi-detached dwelling</p> <p>244 sq. m (2,630 sq. ft.) – semi-detached dwelling unit</p> <p>700 sq. m – (7,535 sq. ft.) – townhouse dwelling or group home</p> <p>240 sq. m – (2,583 sq. ft.) – townhouse dwelling unit</p>
Lot Frontage (min) (on full municipal services)	<p>12.1 m (40 ft.) – single detached dwelling</p> <p>15.24 m (50 ft.) - semi-detached dwelling</p> <p>7.62 m (25 ft.) – semi-detached dwelling unit</p> <p>27 m (88 ft.) townhouse dwelling or group home</p> <p>7.62 m (25 ft.) – townhouse dwelling unit</p>
Open Space (min)	20%
Lot Coverage Main Permitted Use (max)	<p>50% single detached dwelling</p> <p>55% semi-detached dwelling or semi-detached dwelling unit</p> <p>55% townhouse dwelling or townhouse dwelling unit</p> <p>60 % semi-detached or townhouse dwelling or semi-detached or townhouse dwelling unit in combination with an ADU</p>
Lot Coverage Accessory (max)	10%
Front yard depth (min for the main dwelling only with an attached garage)	4 m (13ft.)
Front yard depth (min for an attached garage)	5.48 m (18 ft.)
Rear yard	5.48 m (18 ft.) all permitted uses
Interior Side Yard (single detached, semi-detached, duplex, townhouse dwelling or triplex dwelling)	1.2 m (4ft.)

Interior Side Yard (common wall for a semi-detached dwelling unit or townhouse dwelling unit)	0 m
Exterior Side Yard (min) (for all permitted uses – excluding apartment dwelling)	1.5 m (5ft.) but at no time shall any building or structure encroach on the applicable site visibility triangle
Main Building height (max) (all permitted used excluding apartment dwelling)	11 m (36 ft.)

FIGURE NINE	
Residential Zone 2 Rural/Urban (R2.2-??) (BLOCK 64)	
Permitted Uses	
Main Use	Residential use, or Group home
Accessory Use	One Home Occupation Accessory uses to the main use
Permitted Buildings & Structures	
Permitted Buildings & Structures	Four townhouse dwellings (maximum six units per building, up to a maximum of 24 units total) Buildings & structures accessory to the main use
Regulations	
Lot Area (min) (on full municipal services)	5,000 sq. m – (53,820 sq. ft.) – townhouse dwelling or group home
Lot Frontage (min) (on full municipal services)	50 m (164 ft.) townhouse dwelling or group home
Open Space (min)	20%
Lot Coverage (max)	50%
Lot Coverage Accessory (max)	10%
Front yard depth (minimum)	3 m (10 ft.) and outside any required site visibility triangle
Rear yard	6 m (20 ft.)
Interior Side Yard (minimum)	5.5 m (18 ft.)
Exterior Side Yard (minimum)	5.5 m (18 ft.)

Main Building height (max) (all permitted used excluding apartment dwelling)	11 m (36 ft.)

Conclusions

The proposed plan of subdivision lays out a mixed residential development, in a compact form which is consistent with Provincial, County and Town policies related to the provision of residential needs. The requested zoning is structured in such a way to provide some flexibility in housing types to adapt to market demand and needs.

With any new development there are potential impacts to the existing community. In this case with a more compact and denser form there is a departure from the predominantly single detached residential common to a hamlet area. Additional development will add traffic volume to the area however the development is phased which will help to mitigate the impact and more gradually introduce the increased volume. Being located off a newly reconstructed east west road and near to both County Roads and a Provincial highway offers several routing choices.

Residential development in Ruthven in the last ten years has been exclusively single detached residential on larger lots with little to no attainable or affordable options for existing or new residents. Even Kingsville itself for many years saw very little higher density development and almost no attainable or affordable options. A mix of residential types and density is important in all built up, fully serviced areas to make the best use of existing designated lands. The subject lands do have two disadvantages, the lack of public transit access and limited day-to-day commercial services. However, this does not make them less necessary, it just reinforces that many small communities will continue to remain automobile dependent.

As such it is my professional opinion that the requested draft plan of subdivision and zoning by-law amendment to the Town of Kingsville Comprehensive Zoning By-law is consistent with PPS and conforms with the County and Town Official Plans representing positive land use planning approvals.

Prepared by:



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