

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 4 - 2025

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;

And Whereas The Town of Kingsville supports and maintains mixed-use, medium density (i.e. up to 6 storeys) throughout the Main Street Corridor, with the exception of the Main Street Core, in keeping with the *Planning Act*, changes to the Provincial Policy Statement 2024, and the 2024 County Official Plan;

And Whereas the Council of the Town of Kingsville deems it desirable to amend the Official Plan of the Corporation of the Town of Kingsville to increase maximum heights permitted in the Main Street Neighbourhood and Main Street Gateway East Zones to 22m (6 storeys).

Now therefore The Council of the Corporation of the Town of Kingsville enacts as follows:

1. Amendment No. 19 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 XXth day of XX, 2025.

Mayor, Dennis Rogers

Acting Clerk, Angela Toole



CORPORATION OF THE TOWN OF KINGSVILLE

AMENDMENT NO. 19

TO THE TOWN OF KINGSVILLE OFFICIAL PLAN

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

Date: XX XX, 2025

AMENDMENT NO. 19

To the Official Plan for the Town of Kingsville

PART “A” - THE PREAMBLE

1.0 BACKGROUND

In September 2023, Council approved Official Plan and Zoning By-Law Amendments that established a vision and goals for Main Street and policies related to land use; building height, orientation, setbacks, and urban design for the Main Street Corridor as summarized below:

- Sub-Area 1 – Main Street Core – to encourage mixed-use buildings including non-residential uses at grade with residential uses above the first floor.
- Sub-Area 2 – Main Street Neighbourhoods – to encourage mixed-use buildings with commercial uses on the main floor or mixed-use residential buildings.
- Sub-Area 3 – Main Street Gateway East – to primarily encourage mixed use buildings with commercial uses on the main floor.
- Sub-Area 4 – Main Street Gateway West – to primarily encourage mixed use buildings with commercial uses on the main floor.

2.0 PURPOSE

The purpose of this Official Plan Amendment is to amend the policies related to building heights in the Main Street Neighbourhoods (Sub-Area 2) and Main Street Gateway East (Sub-Area 3) sub-zones.

3.0 LOCATION

The Amendment applies to the Main Street Neighbourhoods and Main Street Gateway East sub-zones within the Main Street Corridor as 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 by changing maximum permitted building heights in Section 3.9.3 (Policies) as follows:

3.9.3 Policies

...

c. Sub-Area Two - Main Street Neighbourhoods

...

- iv. Buildings in the sub-area shall be a minimum of 7.5m (2 storeys), and a maximum of ~~14.5 m (4 storeys)~~ 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.

...

d) Sub-Area Three - Main Street Gateway East

...

- iii. Buildings in this sub-area shall be a maximum of ~~14.5 m (4 storeys)~~ 22 m (6 storeys).

All other policies described in Section 3.9 apply.