

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 16-2025

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

Whereas sections 8 and 9 of the *Municipal Act, 2001* S.O. 2001 c. 25, as amended, (the “Act”) provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising the authority conferred upon a municipality to govern its affairs as it considers appropriate;

And whereas the Town of Kingsville Official Plan is the Town’s policy document that contains objectives and policy direction established by Council to provide guidance for the physical development of the Town while providing for the future pattern of development for the Town;

And whereas it is deemed expedient and in the best interest of proper planning to amend the Official Plan as herein provided;

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

1. **That** the attached amendment No.20 to the Town of Kingsville Official Plan, consisting of the attached text amendment as Schedule “A”, is hereby adopted as Official Plan Amendment No. 20; and
2. **That** the planning department is hereby authorized and directed to provide Notice of Adoption of the amendment in accordance with Section 17(23) of the Planning Act, RSO 1990, as needed.
3. **That** the plan authorized by this by-law shall come into effect pursuant to Section 17(27) of the Planning Act, RSO, as needed.
4. **That** this By-Law comes into force and takes effect on the day of the final approval thereof by the County of Essex.

Read a first, second and third time and finally passed this 17 day of March, 2025.

Mayor, Dennis Rogers

Acting Clerk, Angela Toole

Part 'A'

Part 'A' is the preamble to amendment No.20 to the Kingsville Official Plan, Part 'A' does not constitute part of the amendment. It provides general introductory information on the purpose, location and basis of the amendment.

Part 'B'

Part 'B', consisting of the text amendments, constitutes Amendment No. 20 to the Kingsville Official Plan.

Part 'A'
Preamble
Amendment No. 20
To the Kingsville Official Plan

1.0 Purpose

The purpose of this amendment is to amend the Official Plan designation on the subject site municipally known as 197 Lansdowne Avenue, in Kingsville from 'Industrial' to 'Commerical'. The amendment is requested to support a furniture retail business on the site.

2.0 Location

The subject site is located east of Lansdowne Avenue and south of 179 Lansdowne Avenue.

3.0 Basis

The amendment is to facilitate the conversion of an existing industrial building to accommodate a furniture retail business. The furniture retail is an existing business looking to expand and this expansion will add additional employment in the region. In conjunction with this Official Plan amendment the applicant is also undertaking a site-specific zoning amendment that will allow them to have a furniture retail business that is about one third warehousing and two thirds retail floor area.

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 re-designating lands identified as 'Industrial' in Schedule 'A-1' of the Official Plan, and as shown as Schedule 'A' of this amendment, to 'Commercial'.

Schedule 'A'

