



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 25th, 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), 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.

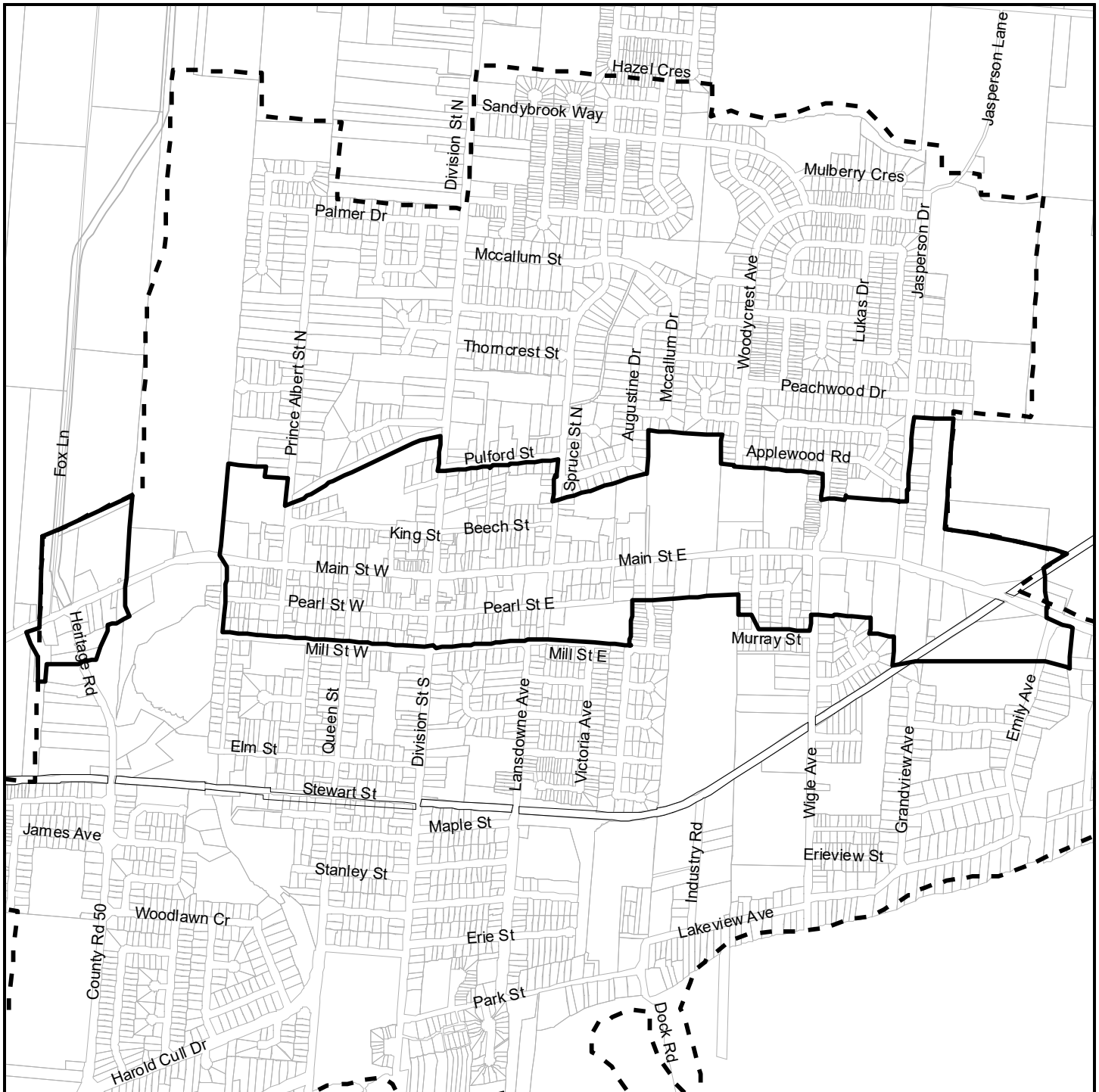
If a person or public body does not make oral submissions at a public meeting, nor make written submissions to the Town of Kingsville before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion 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), 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 29th 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

0 250 500 Meters



1:15,000

August, 2023



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
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario N9Y 2Y9



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

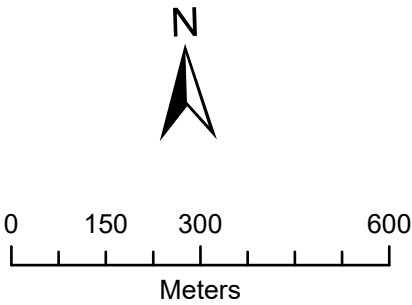
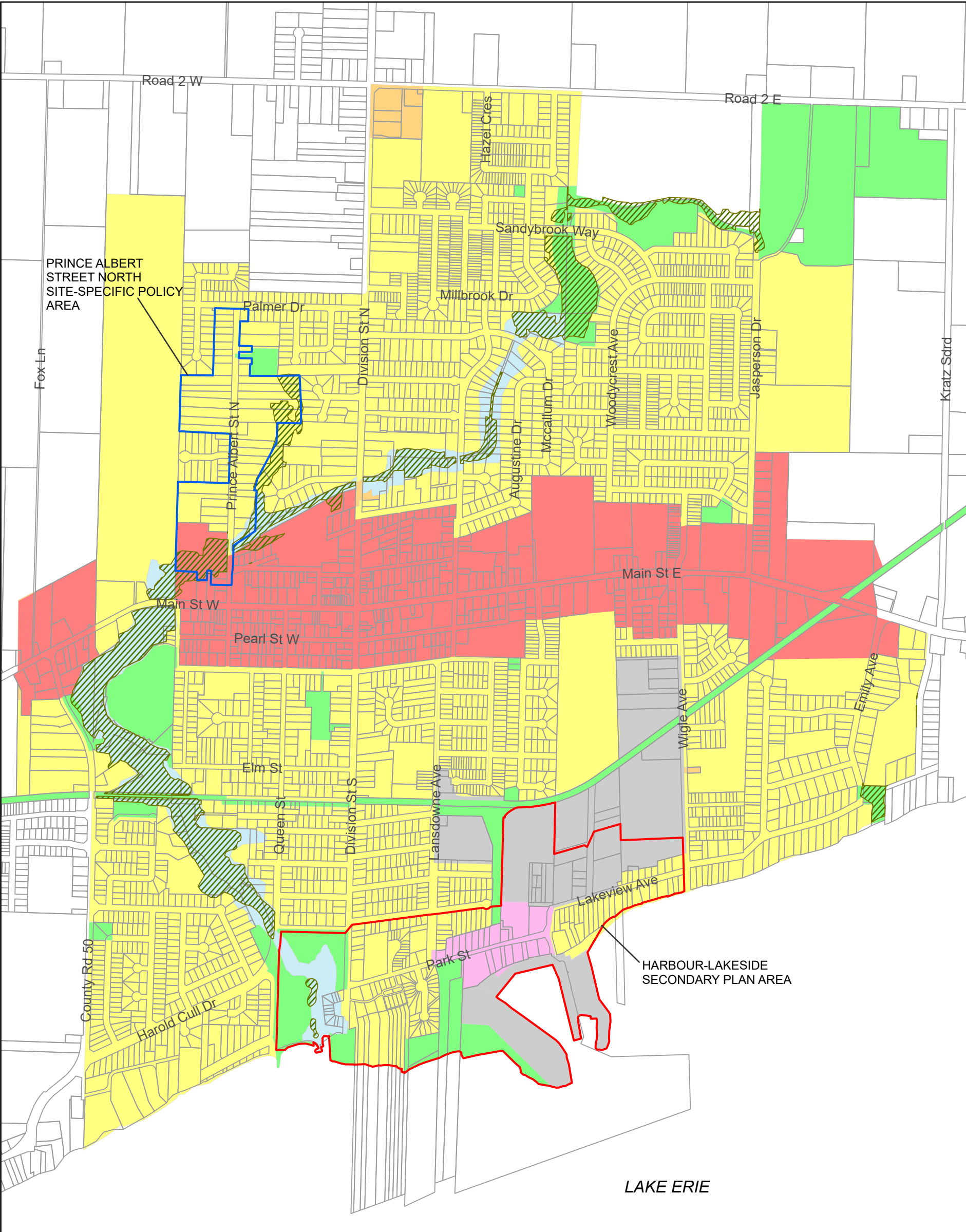
- i. The areas designated “Main Street Neighbourhoods” on Schedule “A-3” encompass lands immediately surrounding the Main Street Core Area.
- ii. The Main Street Neighbourhoods area will be a primarily residential area with low-rise to-mid rise street-

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

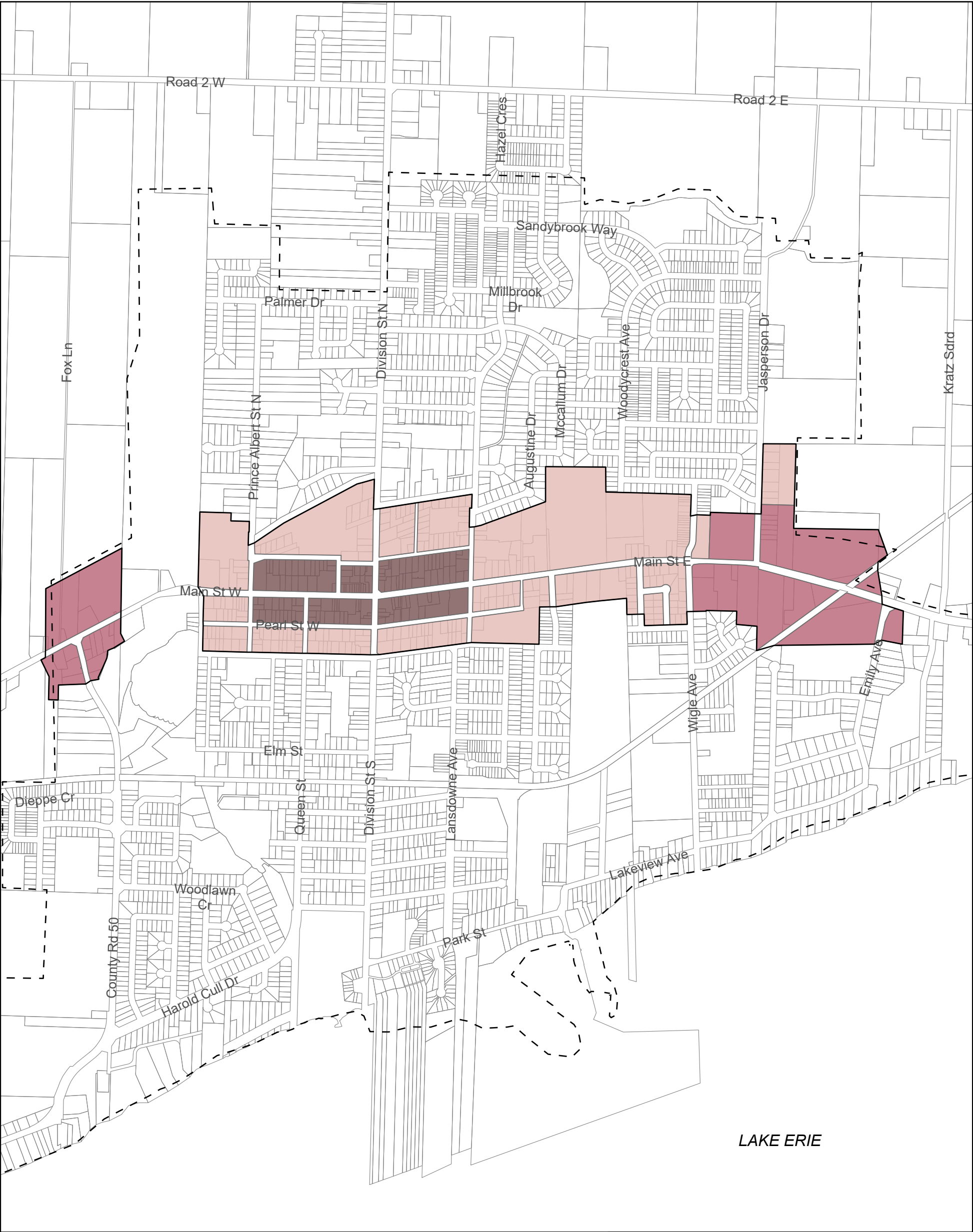
- i. The areas designated “Main Street Commercial Hubs” on Schedule “A-3” are located east and west of the Main Street Neighbourhood Area and are primarily intended for Highway Commercial uses.
- ii. Permitted uses include: Highway Commercial; Hotels; Restaurants; Mixed-Use Residential.
- iii. Buildings 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.



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



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



N

0

150

300

600

Meters

Scale: 1:12,000

Schedule "A-3"

Land Use Plan

Main Street Corridor

Town of Kingsville

Official Plan

Main Street Corridor

Primary Settlement Area

Sub-Zone One - Main Street Core

Sub-Zone Two - Main Street Neighbourhood

Sub-Zone Three - Main Street Gateway

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 58-2023

Being a By-law to amend the Town of Kingsville Comprehensive Zoning By-law 1-2014 with respect to the entire Town of Kingsville.

WHEREAS the Council of the Town of Kingsville deems it advisable to amend the Town of Kingsville Comprehensive Zoning By-law 1-2014;

AND WHEREAS this By-law is in conformity with the Town of Kingsville Official Plan;

THEREFORE, the Council of the Town of Kingsville enacts as follows:

- 1. That Zoning Map Schedule ‘A’ to the Town of Kingsville Comprehensive Zoning By-law 1-2014 is hereby deleted and replaced with the schedules attached hereto.
- 2. Unless otherwise specifically noted in this By-law, all Section references and numbering will be adjusted sequentially to reflect changes introduced by this By-law.
- 3. That the By-law be amended by inserting Section 12 “Main Street Corridor Provisions” to read as follows:

SECTION 12 Main Street Corridor Provisions

Subsection 12.1	Main Street Core (MS1)	
a) <i>Permitted Uses</i>		
i) <i>Main use</i>	appliance sales and service; art <i>studio</i> and art gallery; <i>assembly hall</i> , convention or conference hall; <i>automobile service</i> establishments (existing); bakery and bakeshop; convenience <i>store</i> ; craft and creative <i>studio</i> ; <i>residential use</i> ; <i>financial institutions</i> ; <i>Fitness centre</i> <i>funeral home</i> and rest parlour; grocery store; home supply specialty shop; <i>hotel</i> or <i>inn</i> ; <i>institutional use</i> ; medical and/or dental <i>clinic</i> ;	municipal, provincial or federal government office; <i>personal service shop</i> ; physio/chiropractic/naturopathic clinic; <i>places of amusement/</i> entertainment/ recreation; <i>place of worship</i> plumbing and plumbing supply <i>facility</i> ; public and municipal <i>use</i> ; private or public clubs and meeting hall; restaurants and/or tavern; retail store; school, educational institution, trade school; small goods repair shop; <i>temporary outdoor vendor</i> ; <i>veterinary clinic</i> ;

ii) Accessory Use	<i>Accessory Dwelling Units</i> in a commercial building in accordance with Subsection 4.3 of this by-law Outside display and sale of goods and materials Outdoor patio accessory to a restaurant/bar Accessory uses
iii) Prohibited Uses	<i>Outdoor storage</i>
b) Permitted Buildings and Structures	
i. <i>Existing buildings</i> ii. Buildings and structures for the permitted commercial uses iii. Mixed Use <i>buildings</i> with non residential uses abutting a public right of way	
c) Regulations	
i. <i>Main Building height (minimum):</i>	7.5m (2 storeys)
ii. <i>Main Building height (maximum):</i>	11m (3 storeys)
iii. Front setback	0m or established building line
iv. Rear setback	Established building line or 4.5m where abutting a residential land use
v. Interior Side yard width:	0m
vi. Exterior Side yard width:	0m or established building line
vii. <i>Minimum</i> floor-to-floor building height at the ground level of 4.5m	
viii. The <i>Main Entry Feature</i> will face the primary street frontage	
ix. <i>Loading spaces</i> are to be located at the rear or exterior side of the building	
d) Parking Requirements	
The provisions of Section 5.17 - Parking Requirements do not apply to any commercial uses in the Main Street Core (MS1) zone.	
e) Supplemental Regulations	
i) Each commercial building shall be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The Corporation or any other authority having jurisdiction. ii) Accessory Residential Units: i. shall be located behind the commercial use on the main floor or above the commercial uses; ii. shall comprise a maximum of 75% of the total building floor area; iii. shall have a separate entrance from the commercial business; iv. shall have parking in compliance with Subsection 5 of this By-law.	

<p>iii) The following supplementary regulations shall also apply to lands zoned (MS1):</p> <ul style="list-style-type: none"> i. Subsection 3: Definitions ii. Subsection 4: General Provisions iii. Subsection 5: Parking Regulations - except as specified in 12.1 (d) <p>iv) Subsection 4.15 Floodplain Development Control Area shall apply in whole or in part to lands situated within the following restricted areas shown on Schedule “A”:</p> <ul style="list-style-type: none"> i. Natural Environment Zone – Subsection 11.1; ii. Wetland Zone – Subsection 11.2,& iii. ERCA Floodplain Development Control Area

Subsection 12.2	Main Street Neighbourhood (MS2)
a) Permitted Uses	
i) Main use	<i>Residential</i> <i>Commercial, Neighbourhood</i> with the exception of a <i>commercial</i> plaza <i>School</i> – Elementary or Secondary <i>Place of Worship</i> Restaurants and/or tavern Boarding, lodging, and rooming house – Residential; Rest home or Nursing home; or Group home.
ii) Accessory Use	<i>Accessory Dwelling Units</i> in a commercial building in accordance with Subsection 4.3 of this by-law <i>Enclosed Storage</i> Accessory uses
iii) Prohibited Uses	<i>Outdoor storage</i>
b) Permitted Buildings and Structures	
i. <i>Existing buildings</i> ii. Buildings and structures for the permitted uses iii. Mixed Use <i>buildings</i> with non residential uses abutting a public right of way	
c) Regulations	
i. Main Building height (minimum):	7.5m (2 storeys)
ii. Main Building height (maximum):	22m (6 storeys)
iii. Maximum Lot Area	3,000 m ² (32,300 ft ²)
iv. <i>Buildings</i> taller than 11m shall incorporate step-backs beyond the top of the third <i>storey</i> to fall within an <i>angular plane</i> measured at 45 degrees from the front property line beginning at the height of the top of the third storey to a maximum of 22m.	

v. Front setback (<i>minimum</i>)	5.5m
vi. Rear setback (<i>minimum</i>)	7.5m
vii. Interior Side yard width	1.5m
viii. Exterior Side yard width (<i>minimum</i>):	3m
ix. <i>Buildings with commercial uses</i> on the ground floor will have a <i>minimum</i> floor-to-floor building height at the ground level of 4.5m	
x. The <i>Main Entry Feature</i> will face the primary street frontage	
xi. <i>Loading spaces</i> are to be located at the rear or exterior side of the building	
d) Supplemental Regulations	
<p>i) <i>Enclosed storage</i>, if it contains combustible materials (e.g., propane tanks) must be <i>setback</i> 20m from the <i>side lot line</i> adjacent an Education (EG) zone and any Residential zones or a <i>sensitive land use</i> defined by the Ministry of the Environment, Conservation and Parks (MECP).</p> <p>ii) Each commercial building shall be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The Corporation or any other authority having jurisdiction.</p> <p>iii) Accessory Residential Units:</p> <ul style="list-style-type: none"> i. shall be located behind the commercial use on the main floor or above the commercial uses; ii. shall comprise a maximum of 75% of the total building floor area; iii. shall have a separate entrance from the commercial business; iv. shall have parking in compliance with Subsection 5 of this By-law. <p>iv) The following supplementary regulations shall also apply to lands zoned (MS2):</p> <ul style="list-style-type: none"> i. Subsection 3: Definitions ii. Subsection 4: General Provisions iii. Subsection 5: Parking Regulations <p>v) Subsection 4.15 Floodplain Development Control Area shall apply in whole or in part to lands situated within the following restricted areas shown on Schedule “A”:</p> <ul style="list-style-type: none"> i. Natural Environment Zone – Subsection 11.1; ii. Wetland Zone – Subsection 11.2,& iii. ERCA Floodplain Development Control Area 	

Subsection 12.3		Main Street Gateway (MS3)	
a) Permitted Uses			
i) Main use	Assembly hall, convention centre automobile gas stations automobile, RV, farm/garden equipment sales and service; automatic car wash and automobile detailing facility coin operated car wash; commercial education facility; convenience stores; drive-through facility (restaurant, bank); financial institutions; fitness centres; funeral home or rest home; garden centre and landscaping supply; grocery stores; home building and supply stores; home supply specialty shop (tiles, carpeting); hotels and motels;	laundromats; long term care facilities; lumber yards and building supply outlet; micro brewery; minor commercial centre; personal service shops; pharmacy; place of amusement, entertainment facilities; private and public recreation professional or medical offices; retail establishments; recreation or community centres; residential use; restaurant, taverns, outdoor patios; retirement homes and seniors homes; roadside stand; taxi office and dispatch; trade school;	
i) Accessory Use	Enclosed Storage Outside display and sale of goods and materials Outdoor patio accessory to a restaurant/bar Accessory Dwelling Units in a commercial building in accordance with Subsection 4.3 of this by-law Accessory uses		
b) Permitted Buildings and Structures			
i. Existing buildings; ii. Buildings and structures for the permitted uses; iii. Mixed Use buildings containing commercial and residential uses			
c) Regulations			
i. Minimum Lot area	464 m² (5,000 ft²)		
ii. Minimum Lot frontage	15 m (50 ft)		
iii. Main Building height (minimum):	7.5m (2 storeys)		

iv. <i>Main Building height (maximum):</i>	22m (6 storeys)
v. <i>Front setback (minimum)</i>	0m for any <i>commercial</i> or mixed <i>use</i> structures, 5.5m for any residential only structures
vi. <i>Rear setback (minimum)</i>	Established building line or 6m; 6m where abutting a residential land use
vii. <i>Interior Side yard width</i>	1.5m
viii. <i>Exterior Side yard width (minimum):</i>	Established building line or 4m
ix. <i>Buildings</i> with <i>commercial</i> uses on the ground floor will have a <i>minimum</i> floor-to-floor building height at the ground level of 4.5m	
x. The <i>Main Entry Feature</i> will face the primary street frontage	
xi. <i>Loading spaces</i> shall be located at the rear or exterior side of the building	
xii. Notwithstanding any provision of Section 5, vehicular entry ways to drive-through facilities shall not use frontage along Main Street. Vehicles shall access a drive-through facility through a secondary access to a primary access along Main Street. (For example drive-through located as a pad within a larger complex, not direct access to Main Street).	
d) Supplemental Regulations	
i) <i>Outside storage</i> is only permitted within an enclosed area.	
ii) <i>Enclosed storage</i> , if it contains combustible materials (e.g., propane tanks) must be <i>setback</i> 20m from the <i>side lot line</i> adjacent an Education (EG) zone and any Residential zones or a <i>sensitive land use</i> defined by the Ministry of the Environment, Conservation and Parks (MECP).	
iii) Each commercial building shall be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The Corporation or any other authority having jurisdiction.	
iv) A <i>drive-through</i> facility shall not be <i>permitted</i> on an interior <i>lot</i> when adjacent to a residential land <i>use</i> .	
v) Accessory Residential Units:	
i. shall be located behind the commercial use on the main floor or above the commercial uses;	
ii. shall comprise a maximum of 75% of the total building floor area;	
iii. shall have a separate entrance from the commercial business;	
iv. shall have parking in compliance with Subsection 5 of this By-law.	
vi) The following supplementary regulations shall also apply to lands zoned (MS2):	
i. Subsection 3: Definitions	
ii. Subsection 4: General Provisions	
iii. Subsection 5: Parking Regulations	
vii) Subsection 4.15 Floodplain Development Control Area shall apply in whole or in part to lands situated within the following restricted areas shown on Schedule “A”:	
i. Natural Environment Zone – Subsection 11.1;	

<div>ii. Wetland Zone – Subsection 11.2,& iii. ERCA Floodplain Development Control Area</div>

4. That Section 4.3 (a) be amended by striking out “shall be provided from an adjacent street or public lane” to read as follows:

pedestrian access to an *accessory dwelling unit* shall be for the sole use of the occupants of the said accessory dwelling and shall be separate from the access to the commercial portion of the building

5. That Section 4.3 (b)(i) be amended to read as follows:

“a *minimum* of one (1) parking space per *dwelling unit* when the structure is within a Central (C2) Commercial zone, a Main Street Core (MS1) zone, a Main Street Neighbourhood (MS2) zone, or a Main Street Gateway (MS3) zone;”

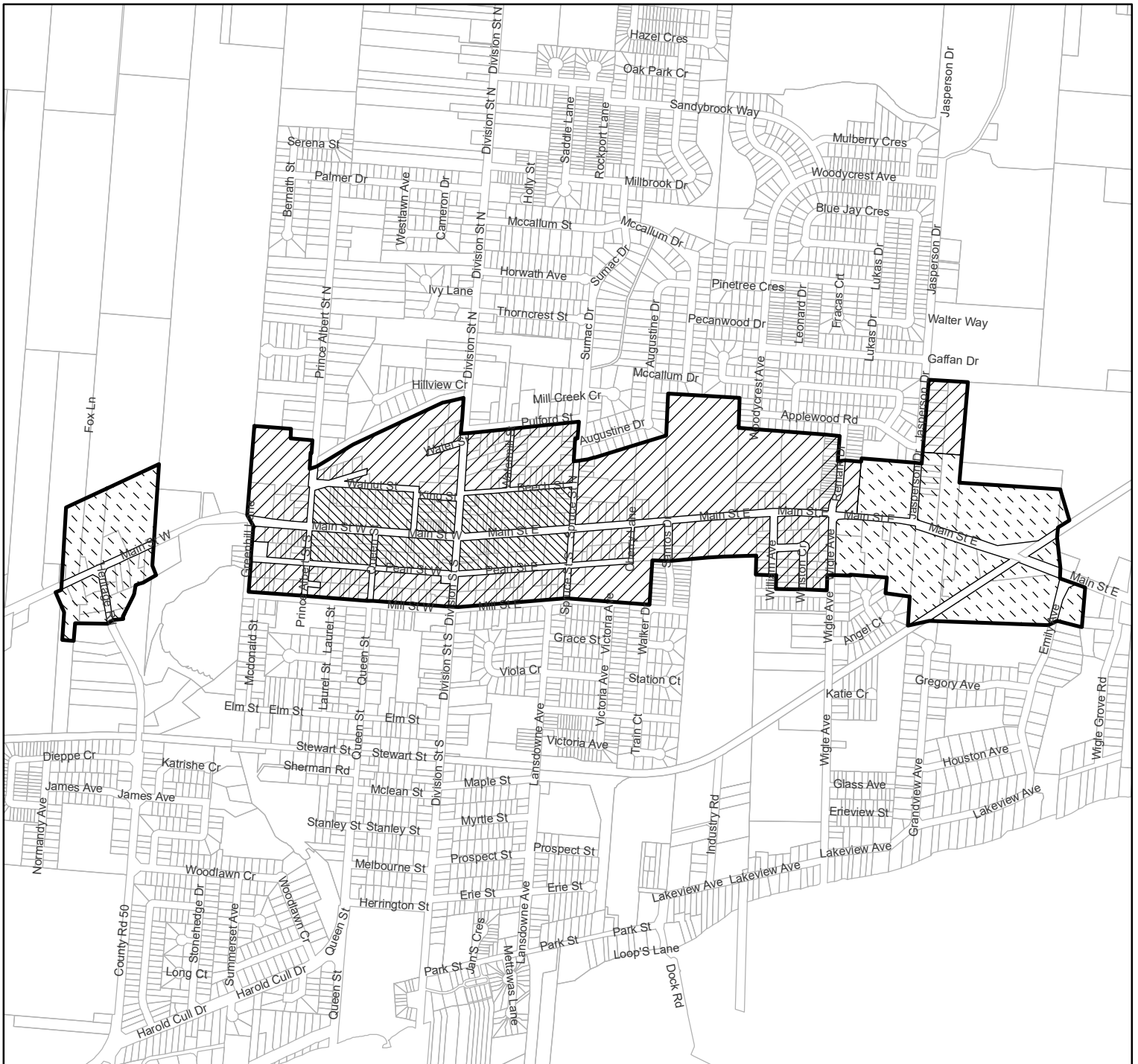
6. That this by-law does not come into force and take effect until after Amendment No. 58-2023 to the Town of Kingsville Official Plan has been approved in accordance with the provisions of Section 24(2) of the Planning Act, R.S.O 1990, c. P.13.

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

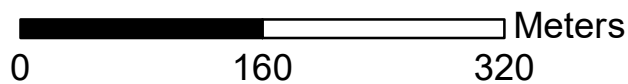
MAYOR, Dennis Rogers





CLERK, Paula Parker

Schedule A - Index



Main Street Corridor Zoning Amendments Index Map By-Law 58-2023



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

Schedule A



Main Street Core Part of Lots 1 & 2 Concession 1 Western Division By-Law 58-2023

0 170 340 Meters



Schedule "A", Map 69 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Central Commercial (C2)', 'Residential Zone 4 Urban Exception 7 (R4.1-7)', and 'Residential Zone 1 Urban (R1.1)' to 'Main Street Core (MS1)'.

Schedule A



Main Street Core Part of Lot 1 Concession 1 Eastern Division By-Law 58-2023

0 170 340 Meters



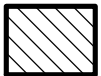
Schedule "A", Map 70 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'General Commercial (C4)', 'Transitional Commercial (C3)', and 'Residential Zone 1 Urban (R1.1)' to 'Main Street Core (MS1)'.

Schedule A



Main Street Neighbourhood Part of Lots 1 & 2 Concession 1 Western Division By-Law 58-2023

0 170 340 Meters



Schedule "A", Map 65 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'General Commercial (C4)', 'Neighbourhood Commercial (C1)', 'Residential Zone 1 Urban (R1.1)', and 'Residential Zone 1 Urban Exception 5 (R1.1-5)' to 'Main Street Neighbourhood (MS2)'.

Schedule A



Main Street Neighbourhood Part of Lot 1 Concession 1 Eastern Division By-Law 58-2023

0 170 340 Meters



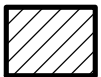
Schedule "A", Map 66 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)', 'Residential Zone 1 Urban Exception 17 (R1.1-17)', 'Residential Zone 3 Urban Exception 5 & 23 (R3.1-5;R3.1-23)', 'Residential Zone 4 Urban Exception 5 (R4.1-5)', and 'General Commercial Exception 3 & 7 (C4-3;C4-7)' to 'Main Street Neighbourhood (MS2)'.

Schedule A



Main Street Neighbourhood Part of Lots1 & 2 Concession 1 Eastern Division By-Law 58-2023

0 170 340 Meters



Schedule "A", Map 67 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)', 'Residential Zone 1 Urban Exception 22 (R1.1-22)', 'Residential Zone 2 Urban Exception 2 (R2.1-2)', 'Residential Zone 3 Urban Exception 4 & 9 (R3.1-4;R3.1-9), and 'Residential Zone 4 Urban Exception 2 (R4.1-2)', to 'Main Street Neighbourhood (MS2)'.

Schedule A



Main Street Neighbourhood Part of Lots 1 & 2 Concession 1 Western Division By-Law 58-2023

0 170 340 Meters



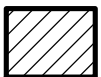
Schedule "A", Map 65 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)', 'Residential Zone 1 Urban Exception 5 (R1.1-5)', 'Neighbourhood Commercial (C1)', and 'General Commercial (C4)' to 'Main Street Neighbourhood (MS2)'.

Schedule A



Main Street Neighbourhood Part of Lots 1 & 2 Concession 1 Western Division By-Law 58-2023

0 155 310 Meters



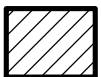
Schedule "A", Map 69 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)' and 'Residential Zone 2 Urban Exception 11 (R2.1-11)' to 'Main Street Neighbourhood (MS2)'

Schedule A



Main Street Neighbourhood Part of Lot 1 Concession 1 Eastern Division By-Law 58-2023

0 155 310 Meters



Schedule "A", Map 70 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)' and 'Transitional Commercial (C3)' to 'Main Street Neighbourhood (MS2)'

Schedule A



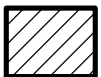
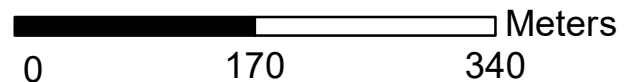
Main Street Neighbourhood (South of Main St. E

Spruce St.S to Wigle Ave,)

Part of Lots 1 & 2

Concession 1 Eastern Division

By-Law 58-2023



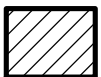
Schedule "A", Map 72 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)', 'Residential Zone 1 Urban Exception 14, 15, & 27 (R1.1-14;R1.1-15;R1.1-27)', and 'Residential Zone 4 Urban Exception 3 (R4.1-3)' to 'Main Street Neighbourhood (MS2)'.

Schedule A



**Main Street Neighbourhood
Part of Lot 3
Concession 1 Eastern Division
By-Law 58-2023**

0 155 310 Meters



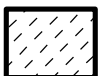
Schedule "A", Map 73 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)', 'Residential Zone 2 Urban (R2.1)' and 'Agriculture (A1)' to 'Main Street Neighbourhood (MS2)'

Schedule A



**Main Street Gateway
Part of Lots 2 & 3
Concession 1 Western Division
By-Law 58-2023**

0 160 320 Meters



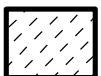
Schedule "A", Map 68 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'General Commercial (C4)' and 'General Commercial Exception 3 (C4-2)' to 'Main Street Gateway (MS3)'.

Schedule A



Main Street Gateway Part of Lots 4 & 5 Concession 1 Eastern Division By-Law 58-2023

0 160 320 Meters



Schedule "A", Map 58,67,73, & 78 By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'General Commercial (C4)', 'General Commercial Exception 1 & 5 (C4-1;C4-5)', and 'Residential Zone 3 Urban Exception 1 (R3.1-1)' to 'Main Street Gateway (MS3)'.