

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 123-2018

Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville

WHEREAS By-law No. 1-2014 is the Town's Comprehensive Zoning By-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Kingsville;

AND WHEREAS the Council of the Corporation of the Town of Kingsville deems it expedient and in the best interest of proper planning to further amend By-law No. 1-2014 as herein provided;

AND WHEREAS there is an Official Plan in effect in the Town of Kingsville and this By-law is deemed to be in conformity with the Town of Kingsville Official Plan;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 6.4.1 e) RESIDENTIAL ZONE 4 URBAN (R4.1) EXCEPTIONS is amended with the addition of the following new subsection:

6.4.1.5 'RESIDENTIAL ZONE 4 URBAN EXCEPTION 5 (R4.1-5)'

- a) For lands shown as R4.1-5 on Map 66 Schedule "A" of this By-law.

b) Permitted Uses

- i) Mixed Use Commercial/Residential building which may include:

1. a medical office/clinic and accessory pharmacy;
2. neighbourhood commercial uses excluding a convenience store or commercial plaza.

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c) Permitted Buildings and Structures

- i) Those buildings and structures for the permitted uses under Section 6.4.1.5 b);
- ii) Buildings and structures accessory to the R4.1-5 permitted uses.

d) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with Section 6.4.1 c) of this By-law.

Notwithstanding Section 6.4.1 c) of the by-law to the contrary the following shall apply:

- i) Front yard setback for a permitted mixed use commercial /residential building shall be 3.9 m, minimum;

- ii) Easterly side yard setback for a permitted mixed-use commercial/residential building shall be 2.8 m, minimum;
- iii) Maximum number of dwelling units for a permitted mixed-use commercial/residential building shall be 24;
- iv) Maximum commercial floor area 705 sq. m.
- v) Maximum height for a permitted mixed-use commercial /residential building shall be 11.5 m or three storeys whichever is less.

Notwithstanding item 6.4.1.5 d) iv) an additional storey is permitted for the provision of amenity space for the occupants of the mixed-use commercial /residential building and shall be limited to a total floor area of not more than 60% of the total building footprint of the first floor.

2. Schedule "A", Map 66 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally Part of Lot 1, Concession 1 ED, Parts 1 and 2, RP 12R 14569 and locally known as 140 Main Street East as shown on Schedule 'A' cross-hatched attached hereto from 'Residential Zone 1 Urban - holding R1.1 (h)' to 'Residential Zone 1 Urban Exception 5 (R4.1-5)'.
3. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
26th DAY OF NOVEMBER, 2018.**

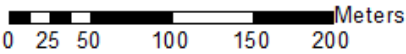
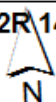
MAYOR, Nelson Santos


CLERK, Jennifer Astrologo

Schedule 'A'



Part of Lot 1, Concession 1 ED, Parts 1 & 2, RP 12R 14569
140 Main St E.
Zoning By-law Amendment ZBA/25/18



 Schedule "A", Map 66 of 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 - holding R1.1 (h)' to 'Residential Zone 4 Urban Exception 5 (R4.1-5)'