

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 125-2018

***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 Section 3.6.19.1 *Holistic Wellness Centre* is added as follows:

3.6.19.1 Holistic Wellness Centre – shall mean a *building* or part thereof, in which facilities or offices are provided for the practice of alternative and traditional medical treatments and may include, but not be limited to, Yoga, Chiropractic, Podiatrist, Chiroprapist, Meditation Classes, Reflexology, Massage, Chinese Medicine, Naturopathy, Acupuncture, Iridology, Homeopathy and Shamanism.

2. That Section 6.1.1.20 'RESIDENTIAL ZONE 1 URBAN EXCEPTION 20 (R1.1-20)' is deleted and replaced with the following:

6.1.1.20 'RESIDENTIAL ZONE 1 URBAN EXCEPTION 20 (R1.1-20)'

- a) For lands shown as R1.1-20 on Map 68 Schedule "A" of this By-law.

b) Permitted Uses

- i) Those *uses permitted* under Section 6.1 Residential Zone 1 Urban (R1.1);
- ii) An *inn*, an *assembly hall*, a banquet and a gift shop, OR;
- iii) A *holistic health centre* and an *accessory gift shop*.

c) Permitted Buildings and Structures

- i) Those *buildings and structures permitted* under Section 6.1 in the (R1.1) zone;
- ii) One *dwelling unit* above a *garage*;
- iii) One *single detached dwelling*;
- iv) *Buildings and structures accessory* to the *permitted uses*.

d) Zone Provisions

- i) All *lot and building requirements* for the *permitted buildings and structures* shall be in accordance with Section 6.1.;

- ii) Notwithstanding the provisions of Section 6.1 of By-law No. 1-2014 to the contrary, an *inn*, an *assembly hall* and a *banquet facility* shall have a *minimum front, rear, interior side* and an *exterior side yard* dimension of 15 m, and as *permitted* in clause (b) ii), *shall*:
 - a) Be subject to an executed site plan control agreement between the landowner and the Municipality
 - b) Not change the residential character of the *dwelling*;
 - c) Be owner occupied;
 - d) Provide and maintain *parking spaces* in accordance with the executed site plan agreement;
 - e) Not have a portion of a *guest room* located below grade or within a *basement*, walkout basement or *cellar*;
 - f) Not be combined with any other *home occupation*, *group home* or *boarding house*.
 - iii) Notwithstanding the provisions of Section 6.1 of By-law No. 1-2014 to the contrary, a *holistic health centre* as *permitted* in clause (b) iii), *shall*:
 - a) Be subject to an executed site plan control agreement between the landowner and the Municipality;
 - b) Not change the residential character of the *dwelling*;
 - c) Be owner occupied;
 - d) Provide and maintain *parking spaces* in accordance with the executed site plan agreement;
 - e) Have a maximum of 4 *guest rooms*;
 - f) Not have a portion of a *guest room* located below grade or within a *basement*, walkout basement or *cellar*;
 - g) Not be combined with any other *home occupation*, *group home* or *boarding house*.
3. Schedule "A", Map 68 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 1,013.7 sq. m (10,911.8 sq. ft.) portion of land, known municipally as 74 Laurel Street, in Part of Lots 1 And 2, Concession 1, WD, RP 12R25827 Pt 1, as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban Exception 20 (R1.1-20)' to 'Residential Zone 1 Urban (R1.1)'.
4. This by-law shall come into force and take effect from the date of passing by Council and shall come into force 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



ZBA/20/18
74 Laurel St
Part oft Lots 1 And 2, Concession 1,
WD, RP 12R25827 Pt 1

0 12.5 25 50 75 100 Meters

Schedule "A", Map 68 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 Exception 20 (R1.1-20)' to 'Residential Zone 1 Urban (R1.1)'.