

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 67-2019

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 the application will conform to the Official Plan of the Town of Kingsville upon the coming into effect of proposed Amendment No. 9 to the Official Plan of the Town of Kingsville and final adoption by the County of Essex;

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

1. That Subsection 6.7 e) LAKESHORE RESIDENTIAL EXCEPTIONS is amended by deleting Subsection 6.7.29 and replacing with the following:

6.7.29 'LAKESHORE RESIDENTIAL EXCEPTION 29 (LR-29)'

- a) For lands shown as LR-29 on Map 57 Schedule "A" of this By-law.
- b) **Permitted Uses**
 - i) Those uses permitted under Section 6.7;
 - ii) Semi-detached dwellings
 - iii) Semi-detached dwelling units
 - iv) Apartment buildings
 - v) Hotel/Motel (Stay-and-Play)
- c) **Permitted Buildings and Structures**
 - i) Those buildings and structures permitted under Section 6.7;
 - ii) Semi-detached dwellings
 - iii) Semi-detached dwelling units
 - iv) Apartment Buildings
 - v) Hotel/Motel
 - vi) Buildings and structures accessory to the permitted uses.
- d) **Zone Provisions**

Notwithstanding provisions of Section 6.7, the following provisions shall apply to lands zoned LR-29:

	Single detached dwelling	Semi-detached dwelling	Semi-detached dwelling unit	Hotel/Motel	Apartment building
Lot area (<i>minimum</i>)	464 m ²	557 m ²	250 m ²	1.8 ha	0.9 ha/building
Lot frontage (<i>minimum</i>)	15 m	18 m	7 m for interior <i>units</i> , 8.8 m for exterior <i>units</i> , 11.8 m for exterior <i>units</i> on <i>corner lots</i>	150 m	75 m per building
Landscaped open space (<i>minimum</i>)	30%	30%	30%	30%	30%
Lot coverage (<i>maximum</i>)	50%	50%	50%	20%	40%
Building height (<i>maximum</i>)	10.6 m	10.6 m	10.6 m	8 m	20 m
Maximum number of units	n/a	20	40	20	96
Front yard (<i>minimum</i>)	6 m	6 m	6 m	20 m	9 m
Interior Side yard (<i>minimum</i>)	1.5 m, or where there is no <i>garage</i> 1.5 m on one side and 3 m on the other side	1.5 m, or where there is no <i>garage</i> 1.5 m on one side and 3 m on the other side	1.5 m, or where there is no <i>garage</i> 1.5 m on one side and 3 m on the other side	15 m	30 m
Exterior Side yard (min)	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
Rear yard (<i>minimum</i>)	6 m	6 m	6 m	7.5 m	7.5 m

e) Other Requirements

- i) Permitted Uses, Buildings and Structures for lands zoned 'Lakeshore Residential Exception 29, holding, (LR-29(h))' shall be limited to those uses existing on the date of passing of this by-law.
- ii) For lands zoned 'Lakeshore Residential Exception 29, holding, (LR-29(h))' the zoning may be amended under Section 36 of the Planning Act to '(LR-29)' once:

- a. A site plan and associated site plan agreement are prepared to the satisfaction of the Town, and
 - b. The upgrading of the municipal water supply to the Lakeshore West area has been approved for construction by Council.
2. The amended outline in this by-law shall apply to lands known municipally as Part of Lots 10 & 11, Concession 1 WD, Parts 1, 2, 3, 7, 8, 9 and 13, RP 12R 26991 and locally known as 700 County Road 20 as shown in cross-hatch on Schedule 'A', Map 57 of By-law 1-2014 attached hereto.
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
8th DAY OF JULY, 2019.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule 'A'



Part of Lots 10 & 11, Concession 1 WD
700 County Road 20
Zoning By-law Amendment ZBA/27/18



0 50 100 200 300 400 Meters



Schedule "A", Map 57, By-law 1-2014 as shown on Schedule 'A' in cross-hatch attached hereto are the lands to which the amended provisions of the 'Lakeshore Residential Exception 29, holding (LR-29(h))' shall apply.