

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 64 - 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. 10 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 8.4 e) GENERAL COMMERCIAL (C4) EXCEPTIONS is amended with the addition of the following new subsection:

8.4.6 'General Commercial Exception 6 (C4-6)'

For lands shown as C4-6 on Map 64 and Map 68 Schedule "A" of this By-law.

- a) ***Permitted Uses***
Those *uses permitted* under Section 8.4 General Commercial (C4).
 - b) ***Permitted Buildings and Structures***
Those *buildings and structures* for the *permitted uses*.
 - c) ***Zone Provisions***
All lot and building requirements shall be in accordance with the following:
 - i) All lot and building requirements for the permitted buildings and structures shall be in accordance with Subsection 8.4 of this By-law;
 - ii) Notwithstanding regulations and provisions for the (C4) zone the following special provisions shall apply to lands zoned (C4-6):
 - a) *Openings* (detailed in an approved site plan) on the east and south sides of a structure within 15.24 m (50 ft) of a Residential zone shall be limited to:
 - i) fixed pane windows and/or;
 - ii) fire exits as required by the Ontario Building Code.
 - iii) Notwithstanding Section 5.17 Table 5, the minimum number of *parking spaces* required for this site shall be 30 spaces.
2. Schedule "A", Map 64 and Map 68 of By-law 1-2014 are hereby amended by changing the zone symbol on an approximately 0.5 ha (1.24 ac) portion of land, known municipally as 289 Main Street W, in Part of Lots 4 & 5, Concession 1, as shown on Schedule 'A' in cross-hatch attached hereto from 'Agriculture (A1)', 'General Commercial (C4)', and 'Residential Zone 1 Urban – holding (R1.1(h))', to 'General Commercial Exception 6 (C4-6)'.

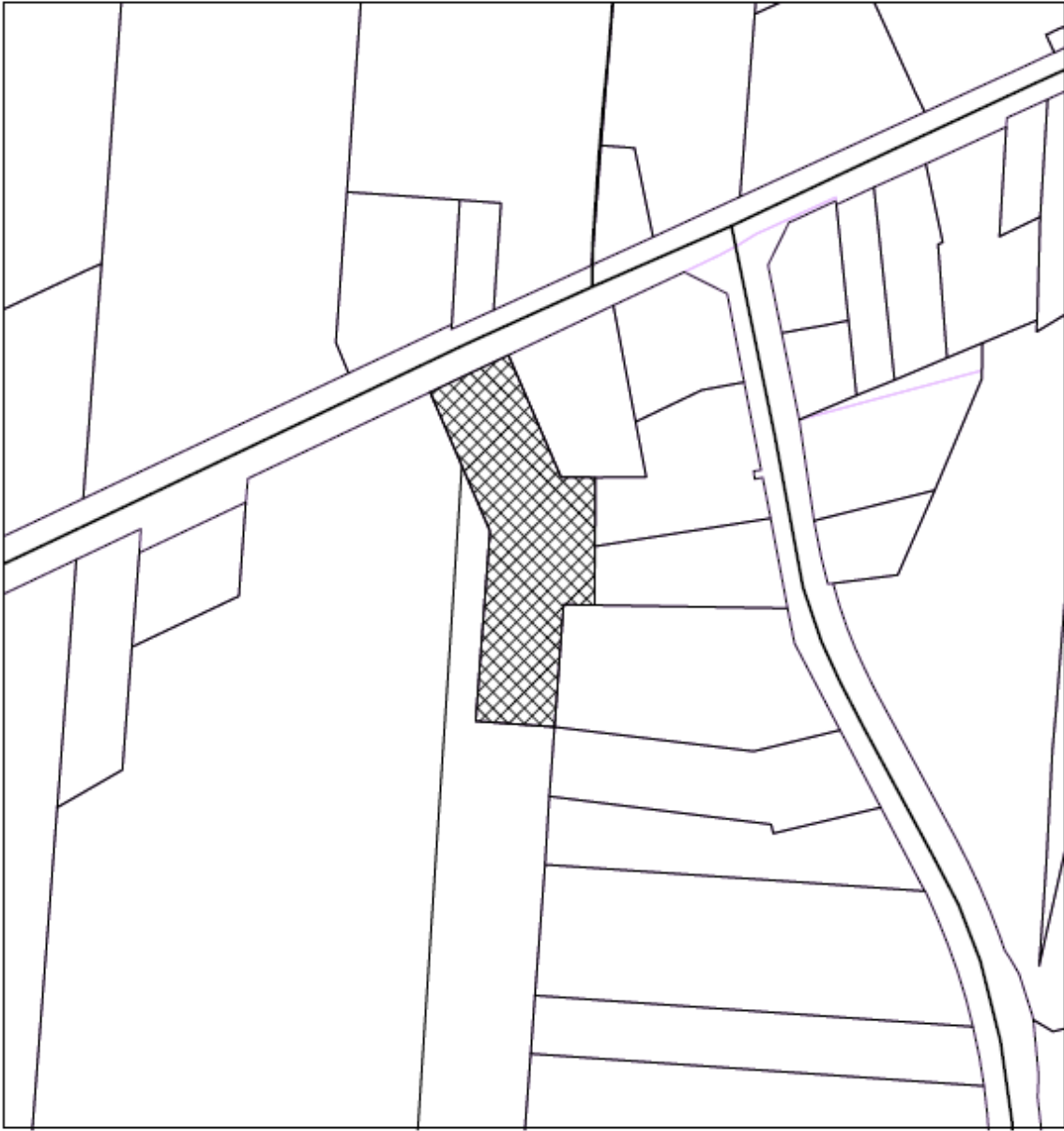
3. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990 Chapter P.13, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
24th DAY OF JUNE, 2019.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule A



0 20 40 80 120 160 Meters

289 MAIN STREET W
PART OF LOTS 4 & 5, CONCESSION 1
ZBA/08/19



Schedule "A", Map 64 and 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 'Agriculture (A1)', 'General Commercial (C4)', and 'Residential Zone 1 Urban – holding (R1.1(h))', to 'General Commercial Exception 6 (C4-6)'.