

## Appendix B – Zoning Regulations

SUBSECTION 6.1.1      RESIDENTIAL ZONE 1 URBAN (R1.1) Low Density Residential – Kingsville centre	
<b>a) Permitted Uses</b>	
i) <b>Main use</b>	<i>Residential use; or Rest home or Nursing home; Group home.</i>
ii) <b>Accessory use</b>	<i>One Home occupation; Accessory uses to the Main use.</i>
<b>b) Permitted Buildings and Structures</b>	
i) <b>Permitted buildings and structures</b>	<i>One, single detached dwelling; Buildings and structures accessory to the Main use.</i>
<b>c) Regulations</b>	
i) <b>Lot area (minimum)</b>	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )
ii) <b>Lot frontage (minimum)</b>	15 m (50 ft)
iii) <b>Open Space (minimum)</b>	30 %
iv) <b>Lot coverage (maximum)</b>	40 %
v) <b>Front yard depth (minimum)</b>	5.5 m (18 ft)
vi) <b>Rear yard depth (minimum)</b>	7.5 m (25 ft)
vii) <b>Interior Side yard width (minimum)</b>	1.5 m (5ft) with an <i>attached garage</i> or <i>carport</i> ; or 1.5 m (5 ft) on one side of the <i>main building</i> and 3.0 m (10 ft) on the other side when there is no <i>attached garage</i> or <i>carport</i> .
viii) <b>Exterior Side yard width (minimum)</b>	4.5 m (15 ft)
ix) <b>Main building height (maximum)</b>	11 m (36 ft)
<b>d) Supplementary Regulations</b>	
i)	Each <i>dwelling</i> shall be connected to full municipal services (storm water services, potable water services, <i>sanitary sewer</i> services) and electrical services as approved by The <i>Corporation</i> or any other authority having jurisdiction.
ii)	The following supplementary regulations shall also apply to lands zoned (R1.1): Subsection 3: Definitions Subsection 4: General Regulations (ie: <i>Home occupations</i> ) Subsection 5: Parking Regulations
iii)	Subsection 4.15 <i>Floodplain Development Control Area</i> shall apply in whole or in part to lands situated within the following restricted areas shown on Schedule "A": 1. <i>Natural Environment Zone</i> – Subsection 11.1; 2. <i>Wetland Zone</i> – Subsection 11.2,& 3. <i>ERCA Floodplain Development Control Area</i>

<b>SUBSECTION 6.3.1</b>		<b>RESIDENTIAL ZONE 3 URBAN (R3.1)</b> (Medium Density Residential – Kingsville Centre)	
<b>a) Permitted Uses</b>			
i) <b>Main use</b>	Residential; Group home; or Nursing or Rest home.		
ii) <b>Accessory use</b>	One Bed and breakfast; One Home occupation; Accessory uses to the Main use.		
<b>b) Permitted Buildings and Structures</b>			
i) <b>Permitted buildings and structures</b>	One converted dwelling containing a maximum three dwelling units; Townhouse complex containing a maximum three dwelling units; Triplex complex; Townhouse dwelling with a maximum of three units; Townhouse dwelling unit One Group home; Nursing or Rest home; Buildings and structures accessory to the Main use.		
<b>c) Regulations</b>			
	<b>Converted dwelling</b>	<b>Townhouse dwelling</b>	<b>Townhouse dwelling unit</b>
i) <b>Lot area (minimum)</b>	450 m <sup>2</sup> (4,844 ft <sup>2</sup> )	495 m <sup>2</sup> (5,330 ft <sup>2</sup> )	165 m <sup>2</sup> (1,776 ft <sup>2</sup> )
ii) <b>Lot frontage (minimum)</b>	16 m (53 ft)	25 m (80 ft) if an interior lot;	7.5 m (25 ft) for interior units
		29 m if a corner lot	8.5 m (28 ft) for end units on interior lots
			11.5 m for exterior units on corner lots
iii) <b>Open Space (minimum)</b>	30 %		
iv) <b>Lot coverage (max)</b>	50 %	55 %	
v) <b>Front yard depth (min)</b>	5.5 m (18 ft)		
vi) <b>Rear yard depth (min)</b>	7.5 m (25 ft)	7.5 m (25 ft)	7.5 m (25 ft)

	<b>Converted dwelling</b>	<b>Townhouse dwelling</b>	<b>Townhouse dwelling unit</b>
vii) <b>Interior Side yard width (minimum)</b>	<p>a) 1.5 m (5ft) on both side yards with an attached garage or carport; or</p> <p>b) 1.5 m (5 ft) on one side of the main building and 3.0 m (10 ft) on the other side when there is no attached garage or carport.</p>	<p>a) 1.5 m (5ft) on both side yards with an attached garage or carport for each residential unit; or</p> <p>b) 1.5 m (5 ft) on one side of the main building and 4.0 m (13 ft) on the other side when there is no attached garage or carport;</p> <p>c) 0m interior side yard is required for the common wall of the townhouse dwelling unit.</p>	<p>a) 1.5 m (5ft) side yards with an attached garage or carport for each residential unit; or</p> <p>b) 4.0 m (13 ft) on one side of the main building when there is no attached garage or carport;</p> <p>c) 0m interior side yard is required for the common wall of the townhouse dwelling unit.</p>
viii) <b>Exterior side yard width (minimum)</b>	4.0 m (13 ft)		
ix) <b>Main building height (maximum)</b>	11 m (36 ft)		
<b>d) Supplemental Regulations</b>			
<p>i) Each <i>dwelling shall</i> be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The <i>Corporation</i> or any other authority having jurisdiction.</p> <p>ii) The following supplementary regulations <i>shall</i> also apply to lands zoned (R3.1):  Subsection 3: Definitions  Subsection 4: General Provisions  Subsection 5: Parking Regulations</p> <p>iii) Subsection 4.15 <i>Floodplain Development Control Area shall</i> apply in whole or in part to lands situated within the following restricted areas shown on Schedule "A":  1. <i>Natural Environment Zone</i> – Subsection 11.1;  2. <i>Wetland Zone</i> – Subsection 11.2,&amp;  3. <i>ERCA Floodplain Development Control Area</i></p>			

SUBSECTION 8.2		CENTRAL COMMERCIAL (C2)
<b>a) Permitted Uses</b>		
i) <b>Main use</b>	appliance sales and service; art <i>studio</i> and art gallery; <i>assembly hall</i> , convention or conference hall; <i>automobile service establishments (existing)</i> ; automotive parts and supplies store; <i>automatic car wash and detailing</i> ; <i>bakery</i> and bakeshop; <i>boarding house and rooming house buildings</i> and service supply store; <i>coin-operated car wash</i> <i>convenience store</i> ; <i>craft studio</i> ; <i>dental clinic</i> ; <i>drive-through facility (restaurant or financial)</i> ; <i>existing residential use</i> ; <i>financial institutions</i> ;	<i>Fitness centre</i> <i>funeral home</i> and rest parlour; <i>gas bar</i> and <i>service station</i> ; grocery store; home supply and hardware store; home supply specialty shop; <i>hotel</i> or <i>inn</i> ; <i>institutional use</i> ; <i>medical clinic</i> ; <i>municipal, provincial or federal government office</i> ; <i>personal service shop</i> ; <i>physio/chiropractic/naturopathic clinic</i> ; <i>places of amusement/entertainment/recreation</i> ; plumbing and plumbing supply <i>facility</i> ; public and municipal <i>use</i> ; <i>private</i> or public <i>clubs</i> and meeting hall; <i>restaurants</i> and/or <i>tavern</i> ; <i>retail store</i> ; <i>school</i> , educational institution, trade <i>school</i> ; small goods <i>repair shop</i> ; <i>temporary outdoor vendor</i> ; <i>veterinary clinic</i> ;
ii) <b>Accessory use</b>	<i>Enclosed storage</i> Residential <i>Unit</i> in a <i>commercial building</i> in accordance with Subsection 4.3 c) of this by-law Outside display and sale of goods and materials Outdoor <i>patio</i> accessory to a <i>restaurant/bar</i> <i>Accessory uses</i>	
<b>b) Permitted Buildings and Structures</b>		
i) <b>Permitted buildings and structures:</b>	<i>Existing buildings</i> ; <i>Commercial buildings</i> ; Mixed Use <i>buildings</i> containing <i>commercial</i> and <i>residential</i> uses in accordance with Subsection 4.3 c) of this by-law.	

<b>c) Regulations</b>	
i) <b>New building regulations:</b>	<p>a) <i>Front yard</i>: established <i>building line</i>;</p> <p>b) <i>Building height</i>: average <i>height</i> of adjacent <i>buildings</i> or to a <i>maximum</i> of three <i>storeys</i> or 16.5 m (54 ft);</p> <p>c) <i>Exterior Side yard</i>: established <i>building line</i> or 3 m (10 ft);</p> <p>d) <i>Interior Side yard</i>: 0 m <i>interior side yard</i> where infilling between two <i>buildings</i> at a 0m <i>interior side yard</i>; or 4.5 m when abutting an <i>existing</i> residential land use;</p> <p>e) <i>Rear yard</i>: established <i>building line</i> or 4.5 m (15ft) where abutting a residential land use.</p>
ii) <b>Accessory structure regulations:</b>	<p>a) must be located behind the front face of the <i>main building</i>;</p> <p>b) <i>maximum</i> 1 <i>storey</i> in <i>height</i>;</p> <p>c) a <i>maximum</i> of 10% <i>lot coverage</i>;</p> <p>d) must have sufficient separation clearance for emergency access to the <i>main building</i>.</p>
<b>d) Supplementary Regulations</b>	
<p>i) <i>Outside storage</i> is only <i>permitted</i> within an enclosed area.</p> <p>ii) Each <i>commercial building</i> 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) A <i>drive-through restaurant</i> or <i>drive-through food outlet</i> shall not be <i>permitted</i> on an interior lot when adjacent to residential land use.</p> <p>iv) <i>Accessory Residential Units</i>:</p> <p>i) shall be located behind the <i>commercial use</i> on the main floor or above the <i>commercial uses</i>;</p> <p>ii) shall comprise a <i>maximum</i> of 75% of the total <i>building floor area</i>;</p> <p>iii) shall have a separate entrance from the <i>commercial business</i>;</p> <p>v) shall have parking in compliance with Subsection 5 of this By-law.</p> <p>v) The following supplementary regulations shall also apply to lands zoned (C2):</p> <p>Subsection 3: Definitions</p> <p>Subsection 4: General Provisions</p> <p>Subsection 5: Parking Regulations</p> <p>vi) Subsection 4.15 <i>Floodplain Development Control Area</i> shall apply in whole or in part to lands situated within the following restricted areas shown on Schedule "A":</p> <ol style="list-style-type: none"> <li>1. <i>Natural Environment Zone</i> – Subsection 11.1;</li> <li>2. <i>Wetland Zone</i> – Subsection 11.2,&amp;</li> <li>3. <i>ERCA Floodplain Development Control Area</i></li> </ol>	

SUBSECTION 8.4		GENERAL COMMERCIAL (C4)
<b>a) Permitted Uses</b>		
i) <b>Main use</b>	<p><i>Assembly hall, convention centre</i>  <i>automobile gas stations</i>  <i>automobile, RV, farm/garden equipment sales and service;</i>  <i>automatic car wash and automobile detailing facility</i>  <i>bulk sales;</i>  <i>coin operated car wash;</i>  <i>commercial education facility;</i>  <i>commercial self storage;</i>  <i>contractor's yard;</i>  <i>convenience stores;</i>  <i>drive-through facility (restaurant, bank);</i>  <i>financial institutions;</i>  <i>fitness centre</i>  <i>funeral home or rest home;</i>  <i>garden centre and landscaping supply;</i>  <i>grocery stores;</i>  <i>home building and supply stores;</i>  <i>home supply specialty shop (tiles, carpeting);</i>  <i>and motels;</i></p> <p style="text-align: right;"><i>hotels</i></p>	<p><i>laundromats;</i>  <i>long term care facilities;</i>  <i>lumber yards and building supply outlet;</i>  <i>micro brewery;</i>  <i>minor commercial centre</i>  <i>personal service shops;</i>  <i>pharmacy;</i>  <i>place of amusement, entertainment facilities;</i>  <i>private and public recreation</i>  <i>professional or medical offices;</i>  <i>retail establishments;</i>  <i>recreation or community centres;</i>  <i>restaurant, taverns, outdoor patios;</i>  <i>retirement homes and seniors homes;</i>  <i>roadside stand;</i>  <i>taxi office and dispatch;</i>  <i>trade school;</i>  <i>warehousing and wholesale establishments;</i></p>
ii) <b>Accessory use</b>	<p>Secondary Residential Units          Outside display and sale of goods and materials          Outdoor <i>patio accessory</i> to a <i>restaurant/bar</i>          Accessory uses</p>	
<b>b) Permitted Buildings and Structures</b>		
i) <b>Permitted buildings and structures</b>	<p><i>Existing buildings;</i>  <i>Commercial buildings;</i>          Mixed Use buildings containing <i>commercial and residential uses.</i></p>	
<b>c) Regulations</b>		
ii) <b>Minimum Lot area</b>	464 m <sup>2</sup> (5,000 ft <sup>2</sup> )	
iii) <b>Minimum Lot frontage</b>	15 m (50 ft)	
iv) <b>Maximum Lot coverage</b>	60%	
v) <b>Minimum landscaped space</b>	15%	

<p>vi) <b>New main building regulations</b></p>	<p>a) <i>Front yard</i>: established <i>building</i> line or 4 m <i>minimum</i> for the front face of the <i>building</i>;</p> <p>b) <i>Building height</i>: average <i>height</i> of adjacent <i>buildings</i> or to a <i>maximum</i> of three <i>storeys</i> or 16.5 m;</p> <p>c) <i>Exterior Side yard</i>: established <i>building</i> line or 4 m;</p> <p>d) <i>Interior Side yard</i>: i) when abutting an <i>existing</i> residential land use: 4.5 m for the first floor and an additional 1.5 m for each additional floor; or ii) when abutting a <i>commercial</i> land use: 2 m for the first floor and 1 m for each additional floor;</p> <p>e) <i>Rear yard</i>: established <i>building</i> line or 6 m; 6m where abutting a residential land use.</p>
<p>vii) <b>Accessory structure regulations</b></p>	<p>a) must be located behind the front face of the <i>main building</i> in either an <i>interior side yard</i> or a <i>rear yard</i>;</p> <p>b) <i>maximum</i> 1 <i>storey</i> in <i>height</i>;</p> <p>c) a <i>maximum</i> of 10% <i>lot coverage</i>;</p> <p>d) must have sufficient separation clearance for emergency access to the <i>main building</i>.</p>
<p><b>d) Supplementary Regulations</b></p>	
<p>i) <i>Outside storage</i> is only <i>permitted</i> within an enclosed area.</p> <p>ii) Each <i>commercial building</i> shall be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The <i>Corporation</i> or any other authority having jurisdiction.</p> <p>iii) A <i>drive-through restaurant</i> or <i>drive-through food outlet</i> shall not be <i>permitted</i> on an interior lot when adjacent to residential land use.</p> <p>iv) <i>Accessory Residential Units</i>:</p> <p>i) shall be located behind the <i>commercial</i> on the main floor or above the <i>commercial</i> uses;</p> <p>ii) shall comprise a <i>maximum</i> of 75% of the total <i>building floor area</i>;</p> <p>iii) shall have a separate entrance from the <i>commercial</i> business;</p> <p>iv) shall have parking in compliance with Subsection 5 of this By-law.</p> <p>v) The following supplementary regulations shall also apply to lands zoned (C4):</p> <p>Subsection 3: Definitions</p> <p>Subsection 4: General Provisions</p> <p>Subsection 5: Parking Regulations</p> <p>vi) Subsection 4.15 <i>Floodplain Development Control Area</i> shall apply in whole or in part to lands situated within the following restricted areas shown on Schedule "A":</p> <ol style="list-style-type: none"> <li>1. <i>Natural Environment Zone</i> – Subsection 11.1;</li> <li>2. <i>Wetland Zone</i> – Subsection 11.2,&amp;</li> <li>3. <i>ERCA Floodplain Development Control Area</i></li> </ol>	

SUBSECTION 10.6 EDUCATION (EG)	
<b>a) Permitted Uses</b>	
i) <b>Main use</b>	<p>School – Elementary or Secondary  Church/Chapel/religious institution/<i>place of worship</i>  College  High School  Museum  School, Commercial  Specialized training facility  University</p>
ii) <b>Accessory use</b>	<p>Accessory uses to the main use  Outdoor storage  Office  Retail component</p>
<b>b) Permitted Buildings and Structures</b>	
i) <b>Permitted Buildings and Structures</b>	<p>Museum  Chapel  Crematorium(s)  Mausoleum(s)  Accessory structures</p>
<b>c) Regulations</b>	
i) <b>Lot area (min)</b>	2,000 m <sup>2</sup> (21,530 ft <sup>2</sup> )
ii) <b>Lot frontage (min)</b>	15 m (50 ft)
iii) <b>Interior Side Yard (min)</b>	The greater of 50% of the <i>building height</i> when adjacent to a zone that permits a residence or a <i>minimum</i> of 3 m from an <i>interior side yard</i> adjacent to a zone that does not permit a residence.
iv) <b>Front Yard Setback (min)</b>	7.5 m or established <i>building line</i>
v) <b>Exterior Side Yard (min)</b>	4.5 m (15 ft)
vi) <b>Rear Yard (min)</b>	7.5 m
vii) <b>Lot coverage (max)</b>	30% including all <i>accessory buildings and structures</i>
viii) <b>Main building height (max)</b>	15 m
ix) <b>Accessory structure height (max)</b>	7.5 m

#### d) Supplemental Regulations

- i) Notwithstanding Subsection 4.2 of this By-law, new *accessory buildings* and monuments used for purposes related to a museum are *permitted* within 1 m of the exterior side-*yard* abutting the Chrysler Canada Greenway *Right-of-way*, and, *permitted* within 3 m of any interior *lot* line abutting a residential *Zone*.
- ii) The following supplementary regulations *shall* also apply to lands *zoned* (EG):
  - Subsection 3: Definitions
  - Subsection 4: General Provisions
  - Subsection 5: Parking Regulations
- iii) 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":
  - 1. *Natural Environment Zone* – Subsection 11.1;
  - 2. *Wetland Zone* – Subsection 11.2,&
  - 3. *ERCA Floodplain Development Control Area*