

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 27-2020

Being a by-law 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 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 OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 6.2.1 (e) RESIDENTIAL ZONE 2 URBAN (R2.1) EXCEPTIONS is amended with the addition of the following new subsection:

6.2.1.18 'RESIDENTIAL ZONE 2 URBAN EXCEPTION 18 (R2.1-18)' For lands shown as R2.1-18 on May 75 Schedule "A" of this By-law.

a) Permitted Uses

Those uses permitted under Section 6.2.1

b) Permitted Buildings and Structures

- i) Four semi-detached dwellings with a maximum of eight semi-detached dwelling units on a lot existing on the day of passing of this by-law.
- ii) One semi-detached dwelling per lot
- iii) One semi-detached dwelling unit per lot
- iv) An accessory 6-unit storage building
- v) Buildings and structures accessory to the permitted uses

c) Zone Provisions

Provisions of the (R2.1) Section 6.2.1 shall apply to a permitted single detached dwelling.

Notwithstanding the zone provisions of the (R2.1) Section 6.2.1 the following regulations shall apply to buildings and structures on lands zoned (R2.1-18):

1. Semi-detached dwelling

- i) Lot Area – 370 m² - minimum
- ii) Lot Frontage – 17 m - minimum
- iii) Lot Coverage – 50% - maximum
- iv) Front Yard Setback – 6.0 m - minimum
- v) Rear Yard Setback – 5.0 m - minimum
- vi) Interior Side Yard – 1.22 m - minimum

2. Semi-detached dwelling unit

- i) Lot Area – 180 m² - minimum
- ii) Lot Frontage – 8.5 m - minimum
- iii) Lot Coverage – 55% - maximum
- iv) Front Yard Setback – 6.0 m - minimum
- v) Rear Yard Setback – 5.0 m - minimum
- vi) Interior Side Yard Setback – 1.22 m on one side and 0 m on the other side

3. An accessory storage building

- i) Lot Coverage – 50% - maximum
- ii) Front Yard Setback – 6 m - minimum
- iii) Rear Yard Setback – 3.5 m - minimum
- iv) Interior Side Yard – 3 m –minimum

Notwithstanding any other provisions of the by-law to the contrary the lot frontage of a lot zoned R2.1-18 shall be deemed to be Maple Street.

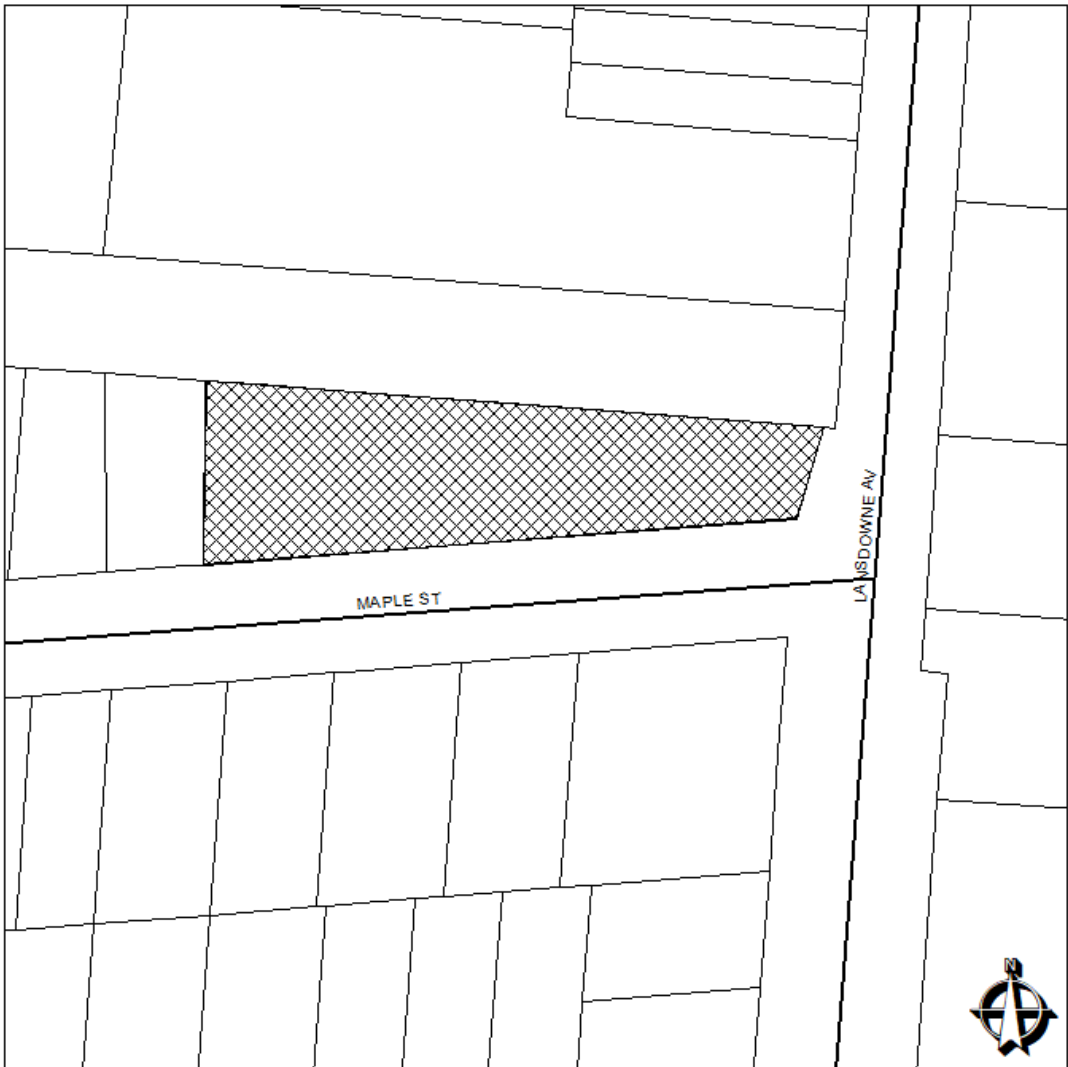
Notwithstanding any other provisions of the by-law to the contrary no outdoor storage or vehicle parking is permitted in combination with an accessory storage building.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
23rd DAY OF MARCH, 2020.**

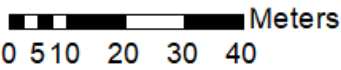
MAYOR, Nelson Santos


CLERK, Jennifer Astrologo

Schedule A



Maple St. & Lansdowne Ave.
Part of Lots 5 to 8, 23 & 24 Plan 296
Part 3, RP 12R 23274
ZBA/05/2016



 Schedule "A", Map 75 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 21 (R1.1-21)' to 'Residential Zone 2 Urban Exception 18 (R2.1-18)'.