

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 77-2020

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 OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 6.2.2 e) RESIDENTIAL ZONE 2 RURAL/URBAN (R2.2) is amended by adding subsection 6.2.2.11 as follows:

6.2.2.11 'RESIDENTIAL ZONE 2 RURAL/URBAN EXCEPTION 11 (R2.2-11)'

For lands shown as R2.2-11 on Map 7 Schedule "A" of this By-law.

a) Permitted Uses

Those uses permitted under Section 6.2.2 Residential Zone Rural/Urban (R2.2);

b) Permitted Buildings and Structures

Those buildings and structures permitted in Section 6.2.2 Residential Zone Rural/Urban (R2.2);

c) Zone Provisions

Provisions of the (R2.2) Section 6.2.1 c) shall apply to the lands zoned R2.2-11;

Notwithstanding Section 6.2.1 c) of the by-law to the contrary the following shall apply to lands zoned R2.2.-11:

	<i>Single detached dwelling</i>	<i>Semi-detached dwelling</i>	<i>Semi-detached dwelling unit</i>
<i>Lot area (minimum)</i>	680 m ²	1,000 m ²	500 m ²
<i>Lot frontage (minimum)</i>	15 m	22 m	11 m
<i>Landscaped open space (minimum)</i>	30%	30%	30%
<i>Lot coverage (maximum)</i>	40%	50%	50%
<i>Building height (max)</i>	10.6 m	10.6 m	10.6 m
<i>Front yard (minimum)</i>	6 m	6 m	6 m
<i>Interior Side yard (min)</i>	1.5 m, or where there is no garage 1.5 m on one side and 3 m on the other side	1.5 m, or where there is no garage 2 m	1.5 m, or where there is no garage 2 m, 0 m along the common wall
<i>Exterior Side yard (min)</i>	3 m	3 m	3 m
<i>Rear yard (minimum)</i>	7.5 m	7.5 m	7.5 m

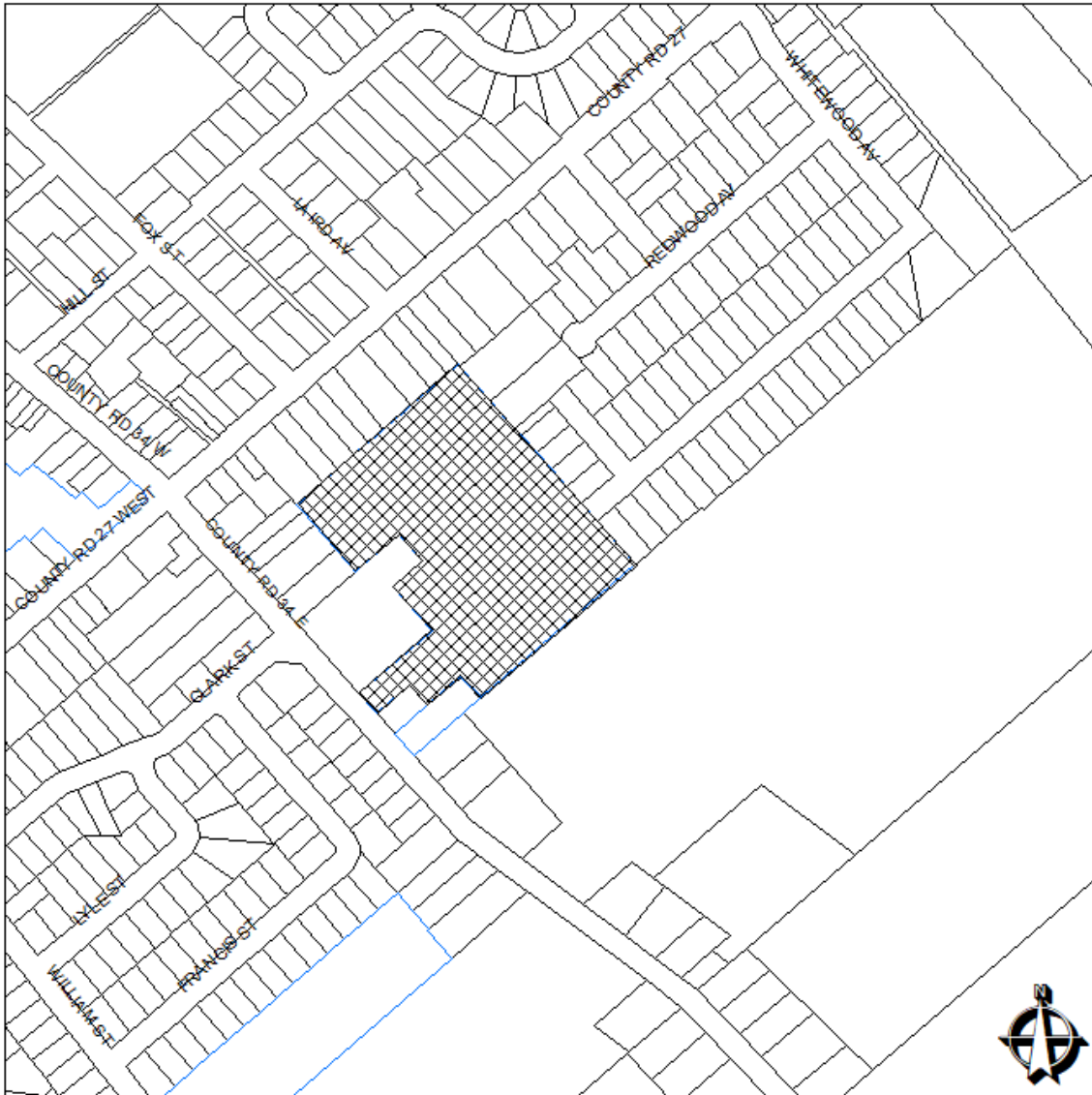
- Schedule "A", Map 7 of By-law 1-2014 is hereby amended by changing the zone symbol on a portion of land, in Part of Lot 269, Concession NTR, Parts 1 & 2, RP 12R 26017 & Part 2 RP 12R 26659, as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 2 RURAL/URBAN – holding (R2.2-(h))' to 'Residential Zone 2 RURAL/URBAN Exception 11 –holding (R2.2-11-(h))'.
- The Holding (h) provisions will be removed after approval of a development (subdivision) agreement by Council and confirmation of a completion date for the sanitary sewer service upgrades to the Cottam lagoon.
- 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 10th DAY OF AUGUST, 2020.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule A



V/L NE Side County Road 34 E

Part of Lot 269, Concession NTR

Pts. 1 & 2, RP 12R 26017 & Pt. 1 RP 12R 26659

ZBA/06/20

0 40 80 160 240 320 Meters



Schedule "A", Map 7 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 2 Rural/Urban - holding (R2.2-(h))' to 'Residential Zone 2 Rural/Urban Exception 11 - holding (R2.2-11-(h))'.