

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 37-2021

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 building 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 8.4.1 GENERAL COMMERCIAL ZONE 4 EXCEPTIONS is amended with the addition of the following new subsection:

8.4.7 'GENERAL COMMERCIAL ZONE 4 EXCEPTION 7 (C4-7)'

For lands shown as C4-7 on Map 66 (45 & 49 Division St. N.)
Schedule "A" of this By-law.

a) Permitted Uses

Office

b) Permitted Buildings and Structures

An Office

Buildings and structures accessory to the main use

c) Zone Provisions

Notwithstanding any other provisions of the by-law to the contrary the following site-specific provisions shall apply to lands zoned C4-7.

i) Maximum Permitted Height – 8.5 m

ii) Northerly Side Yard Setback – 4.5 m, minimum

Notwithstanding any other provisions of the by-law to the contrary the northerly side yard, forward of the rear wall of the building, shall be limited to passive landscaped open space.

2. Schedule "A", Map 66 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lots 3 to 5 W Watermill St, Plan 184 and 185, Part of Lots 6 to 8 ED, Part 2, RP 12R 27243 and locally known as 45 and 49 Division Street North, as shown on Schedule "A" in cross-hatch attached hereto from 'Residential Zone 1 Urban, (R1.1)' and 'General Commercial Zone 4 Exception 4 (C4-4)' to 'General Commercial Zone 4 Exception 7, (C4-7)'

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
26th DAY OF APRIL, 2021.**

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule A



45 & 49 Division St. N.

Pt. of Lots 3-5 W Watermill St. Plan 184 & 185

Pt. Lots 6-8 ED, Pt. 2 RP 12R 27243

ZBA/01/2021



Schedule "A", Map 66 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 (R1.1)' & General Commercial Exception 4 (C4.4)' to 'General Commercial Exception 7 (C4-7)'