

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 67-2022

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 conforms to the Official Plan of the Town of Kingsville;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 6.2.1.11 RESIDENTIAL ZONE 2 URBAN EXCEPTION 11 (R2.1-11) repealed and replaced with the following new subsection:

6.2.1.11 'RESIDENTIAL ZONE 2 URBAN EXCEPTION 11 (R2.1-11)'
For lands shown as R2.1-11 on Map 69 Schedule "A" of this By-law.

- a) ***Permitted Uses***
Those *uses permitted* under Section 6.2 Residential Zone 2 Urban (R2.1);
 - b) ***Permitted Buildings and Structures***
 - i) Those *buildings permitted* under Section 6.1 Residential Zone 2 Urban (R2.1);
 - ii) Those *buildings existing* at the date of passing of this by-law.
 - c) ***Zone Provisions***
 - i) Provisions of the (R2.1) Section 6.2 *shall* apply the lands zoned R2.1-11;
 - ii) Notwithstanding *zone* provisions of (R2.1), the following regulations *shall* apply a *single detached dwelling* or a *duplex dwelling* on lands zoned (R2.1-11):
 - i) Minimum Lot area – 400 m²;
 - ii) Minimum Lot frontage – 10.5 m
 - iii) Minimum front yard – 4.5m;
 - iv) Minimum interior side yard – 1.2 m on one side of the *main building*, and 3.0 m on the other side;
 - vii) Notwithstanding Section 5.7(a), the maximum driveway entrance width shall be 3.0 m.
2. 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
28th DAY OF NOVEMBER, 2022.**

MAYOR, Dennis Rogers

CLERK, Paula Parker