

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 16-2023

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**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 That Subsection 6.2.1 (e) RESIDENTIAL ZONE 2 URBAN EXCEPTION 18, (R2.1-18) is repealed and replaced with the following new subsection:

**6.2.1.18 'RESIDENTIAL ZONE 2 URBAN EXCEPTION 18, (R2.1-18)'**  
For lands shown as R1.1-29 on Map 75 Schedule "A" of this By-law.

a) Permitted Uses

- i) 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) One Townhouse building with a maximum of three Townhouse dwelling units
- 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 m<sup>2</sup> - 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 m<sup>2</sup> - 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. Townhouse building

- i) Lot Area – 135 m<sup>2</sup> per dwelling unit - minimum
- ii) Lot Frontage: 7 m per dwelling unit (interior lot)  
8.5 m per dwelling unit (exterior lot)
- iii) Lot Coverage – 50% - maximum
- iv) Front Yard Setback – 6 m - minimum
- v) Rear Yard Setback – 2 m - minimum
- vi) Interior Side Yard - 1.2 m - minimum
  - 0 m for the common wall side of  
a *multiple unit building*
- vii) Exterior Side Yard – 6 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.

- 2. 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  
6<sup>th</sup> DAY OF March, 2023.**

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**MAYOR, Dennis Rogers**

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**CLERK, Paula Parker**