

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 31-2023

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. Subsection 6.3.1(e) RESIDENTIAL ZONE 3 URBAN (R3.1) EXCEPTIONS is amended with the addition of the following new subsection:

6.3.1.23 'RESIDENTIAL ZONE 3 URBAN EXCEPTION 23 (R3.1-23)'

For lands shown as R3.1-23 on Map 66 Schedule "A" of this By-law.

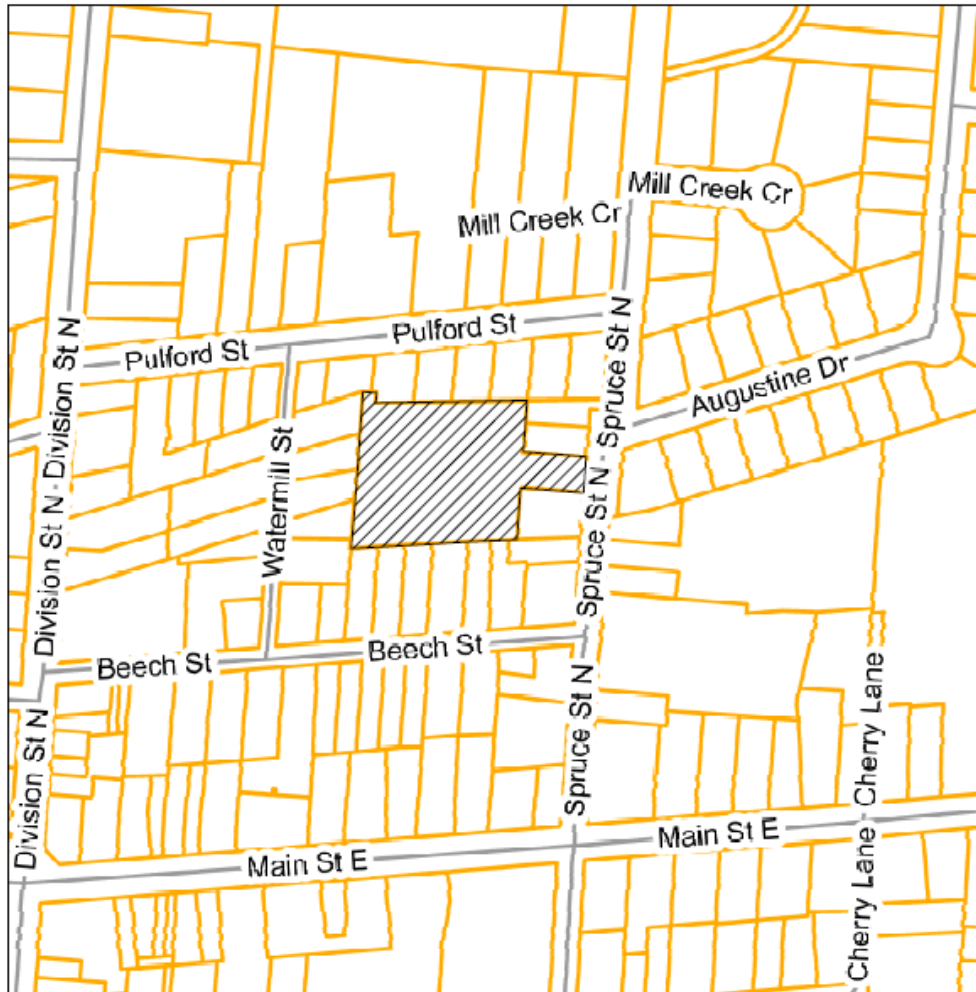
- a) **Permitted Uses**
 - i) Those *uses permitted* under Section 6.3.1 Residential Zone 3 Urban (R3.1); and
 - ii) A Retirement Home.
 - b) **Permitted Buildings and Structures**
 - i) Those *buildings permitted* under Section 6.3.1 Residential Zone 3 Urban (R3.1);
 - ii) Those *buildings existing* at the date of passing of this by-law;
 - iii) Retirement Home; and
 - iv) Two *Townhouse dwellings* with a maximum of 6 *Townhouse dwelling* units each.
 - c) **Zone Provisions**
 - i) Provisions of the (R3.1) Section 6.3.1 *shall* apply the lands zoned R3.1-23;
 - ii) Notwithstanding *zone* provisions of (R3.1), the following regulations *shall* apply to lands zoned (R3.1-23):
 - i) Parking: notwithstanding any other section of this by-law, minimum parking space requirement is 58 spaces;
2. Schedule "A", Map 66 of By-law 1-2014 is hereby amended by changing the zone symbol on an approximately 0.8 ha (1.97 ac.) portion of land, known municipally as 54 Spruce Street North, Part of Lot 1, Concession 1 Eastern Division, as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 3 Urban (R3.1)' to 'Residential Zone 3 Urban Exception 23 (R3.1-23)'.
 3. 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
24th DAY OF APRIL, 2023.**

MAYOR, Dennis Rogers

CLERK, Paula Parker

Schedule A



54 Spruce Street North
Part of Lot 1, Concession 1 ED
ZBA-2023-09

Meters
0 20 40 80 120 160



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 3 Urban (R3.1)' to 'Residential Zone 3 Urban Exception 23 (R3.1-23)'