

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 38-2023

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. That Subsection 6.4.1 e) RESIDENTIAL ZONE 4 URBAN (R4.1) EXCEPTIONS is amended with the addition of the following new subsection:

6.4.1.8 'Residential Zone 4 Urban Exception 8 (R4.1-8)'

For lands shown as R4.1-8 on Map 66 Schedule "A" of this By-law.

a) ***Permitted Uses***

- i) Those uses permitted under Section 6.4.1 Residential Zone 4 Urban (R4.1).

b) ***Permitted Buildings and Structures***

- i) Those *buildings and structures permitted* in Section 6.4.1;
- ii) An *Apartment Building* containing a maximum of 100 *dwelling units*;
- iii) *Buildings and structures accessory to the permitted uses.*

c) ***Zone Provisions***

- i) All lot and building requirements shall be in accordance with the provisions of the (R4.1) Section 6.4.1 c) for the lands Zoned (R4.1-8);
 - ii) Notwithstanding the Zone provisions of Section 6.4.1, for lands zoned (R4.1-8) the following regulations shall apply:
 - i) Minimum north side yard – 9 m (29.5 ft.)
 - ii) Maximum height – 12.2 m (40 ft.)
 - iii) Notwithstanding Table 4 of Section 5.17, the minimum parking space requirement is 1.2 spaces/unit
2. Schedule "A", Map 66 of By-law 1-2014 are hereby amended by changing the zone symbol on lands, known municipally as 1666 and 1678 Division Road North, in Concession 1 Eastern Division, as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)' to 'Residential Zone 4 Urban Exemption 8 (R4.1-8)'.

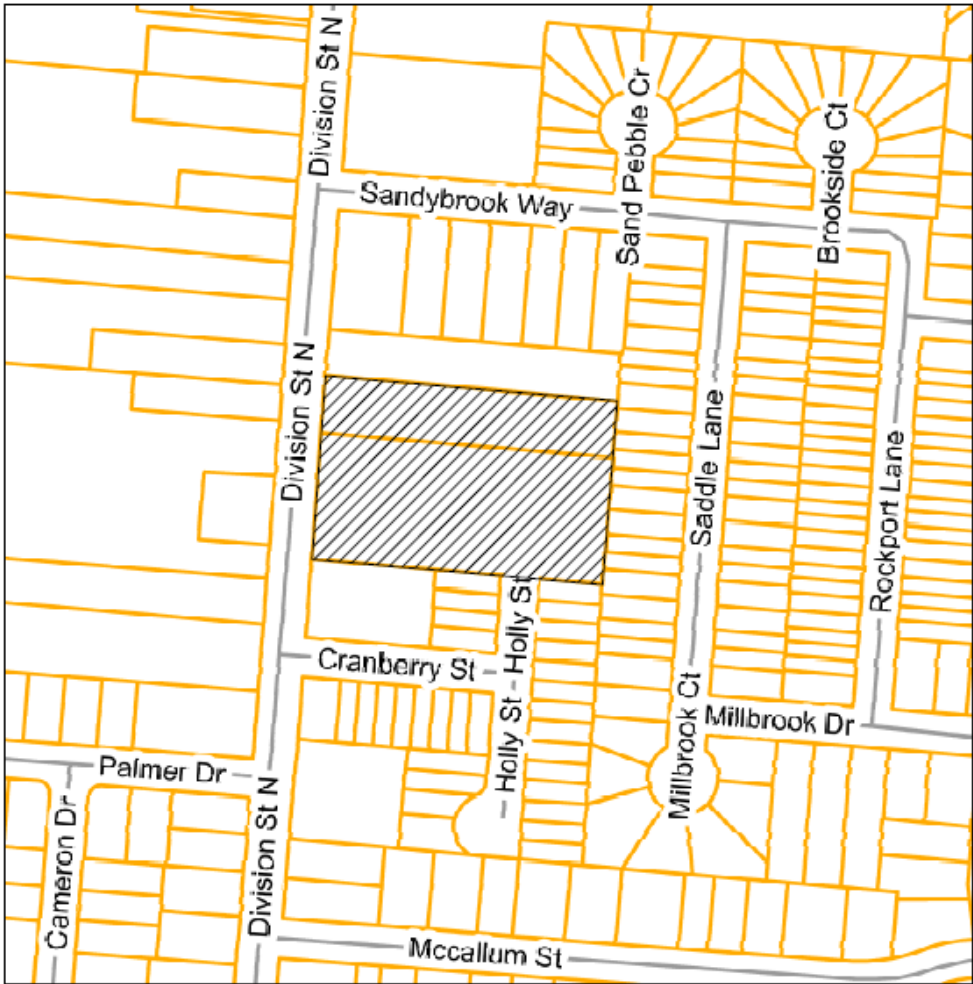
3. This by-law shall come into force and take effect from the date of passing by Council and in accordance with Section 34 of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
23rd DAY OF MAY, 2023.**

MAYOR, Dennis Rogers


CLERK, Paula Parker

Schedule A



**1666 and 1678 Division Road North,
Concession 1 Eastern Division
ZBA-27-21**

0 20 40 80 120 160 Meters

 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)' to 'Residential Zone 4 Urban Exemption 8 (R4.1-8)'