

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 43-2023

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 6.7 e) LAKESHORE RESIDENTIAL (LR) EXCEPTIONS is amended with the addition of the following new subsection:

6.7.35 'Lakeshore Residential Exception 35 (LR-35)'

For lands shown as LR-35 on Map 64 Schedule "A" of this By-law.

a) ***Permitted Uses***

- i) Those uses permitted under Section 6.7 Lakeshore Residential (LR).

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

- i) Those *buildings and structures permitted* in Section 6.7;
- ii) Semi-detached dwelling;
- iii) Semi-detached dwelling unit;
- 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 (LR) Section 6.7 for the lands Zoned (LR-35);
- ii) Notwithstanding the Zone provisions of Section 6.7, for lands zoned (LR-35) the following regulations shall apply:

	Single detached dwelling	Semi-detached dwelling	Semi-detached dwelling unit
Lot Area (min)	532 m ²	532 m ²	266 m ²
Lot frontage (min)	18 m (59 ft)	18 m (59 ft)	9 m (29.5 ft)
Lot coverage (max)	40%		
Building height (max)	11 m (36 ft)		
Front yard (min)	6 m (20 ft)		
Interior side yard (min)	1.5 m (5ft) with an attached garage or carport; or 1.5 m (5 ft) on one side of the main building and 3.0 m (10 ft) on the other side when there is no attached garage or carport.		
Exterior side yard (min)	1.5 m (5 ft)		
Rear yard (min)	6 m (20 ft)		

3. Schedule "A", Map 64 of By-law 1-2014 are hereby amended by changing the zone symbol on lands, known municipally as, 150 Heritage Road, Lot 4, Concession 1, Western Division, as shown on Schedule 'A' in cross-hatch attached hereto from 'Lakeshore Residential - holding "LR-(h)" to 'Lakeshore Residential Exemption 35 (LR-35)'.
4. 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
12th DAY OF June, 2023.**

MAYOR, Dennis Rogers

CLERK, Paula Parker

Schedule A



150 Heritage Road

Part of Lot 4,

Concession 1, Western Division

ZBA-2023-08

0 12.5 25 50 75 100 Meters



Schedule "A", Map 64 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Lakeshore Residential - holding (LR (h))' to a site-specific 'Lakeshore Residential Exception 35 (LR-35)'