

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 55-2023

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:

6.4.1.9 'RESIDENTIAL ZONE 4 URBAN EXCEPTION 9 (R4.1-9)'

For lands shown as R4.1-9 on Map 72 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) *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 for the lands Zoned (R4.1-9);
 - ii) Notwithstanding the Zone provisions of Section 6.4.1, for lands zoned (R4.1-9) the following regulations shall apply:
 - i) Minimum front yard depth – 7.5 m
 - ii) Minimum westerly side yard – 14 m
 - iii) Maximum main building height – 22 m
 - iv) Maximum number of dwelling units for a permitted apartment building shall be 105
2. Schedule "A", Map 72 of By-law 1-2014 are hereby amended by changing the zone symbol on lands, known municipally as 195 Main Street, Concession 1 Eastern Division, Part of Lot 2, as shown on Schedule 'A' in cross-hatch attached hereto from "Residential Zone 1 Urban (R1.1(h))" and "Light Industrial (M1(h))" to "Residential Zone 4 Urban - holding (R4.1(h))", "Residential Zone 2 Urban (R2.1)", "Residential Zone 4 Urban Exemption 9 (R4.1-9)", "Public Utilities/Facilities (MG)", and "Parkland (PG)" in accordance with Schedule "A" attached to this by-law.
3. For lands zoned "Residential Zone 4 Urban - holding (R4.1(h))" the zoning may be amended under Section 36 of the Planning Act to '(R4.1)' once:

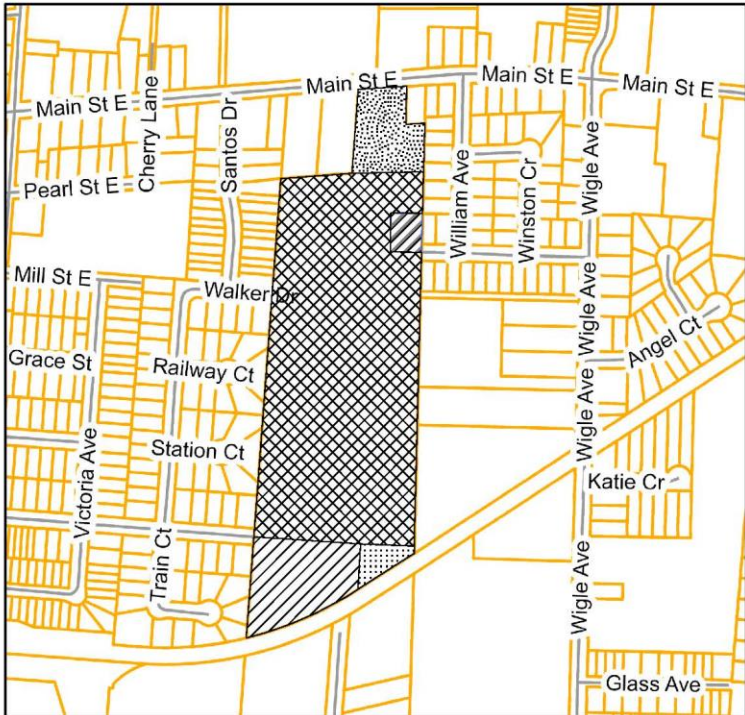
- a. A site plan and associated site plan agreement are prepared to the satisfaction of the Town, and
 - b. The proposed public right-of-way to the south of the subject parcel has been constructed to the satisfaction of the Town to provide vehicular access to the parcel.
4. This by-law shall come into 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
11th DAY OF SEPTEMBER, 2023.**

MAYOR, Dennis Rogers

CLERK, Paula Parker

Schedule A



195 Main Street		 Meters	
Part of Lot 2, Concession 1, ED		0 50 100 200 300 400	
ZBA-2023-15			
	Schedule "A", Map 72 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Light Industrial - holding (M1 (h))' to a site-specific 'Residential Zone 4 Urban Exception 9 (R4.1-9)'		
	Schedule "A", Map 72 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Light Industrial - holding (M1 (h))' to 'Public Utilities/Facilities (MG)'		
	Schedule "A", Map 72 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(h))' to 'Parkland (PG)'		
	Schedule "A", Map 72 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(h))' to 'Residential Zone 4 Urban - holding (R4.1(h))'		
	Schedule "A", Map 72 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(h))' to 'Residential Zone 2 Urban (R2.1)'		