

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 64-2023

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 That Subsection 6.4.1.6 RESIDENTIAL ZONE 4 URBAN EXCEPTION 6 (R4.1-6) is repealed and replaced with the following new subsection:

**6.4.1.6 'Residential Zone 4 Urban Exception 6 (R4.1-6)'**

For lands shown as R4.1-6 on Map 72 (183 Main St. E.) Schedule "A" of this By-law.

a) **Permitted Uses**

- i) Those uses permitted under Section 6.4.1 Residential Zone 4 Urban (R4.1) limited to an *Apartment building* and a *Single Detached Dwelling*;
- ii) *Commercial, Neighbourhood* uses in an existing *Single Detached Dwelling*.

b) **Permitted Buildings and Structures**

- i) One *Single Detached Dwelling*;
- ii) One *Apartment building* containing a maximum of 42 *dwelling units*;
- iii) *Buildings and structures accessory* to the main 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 (R4.1-6);
- ii) Notwithstanding any other provisions of this by-law to the contrary the following site-specific provisions shall apply to lands zoned R4.1-6:

	<i>Single Detached Dwelling</i>	<i>Apartment Building</i>
<b>Front yard (min)</b>	5.5 m (18 ft.)	24 m (78 ft)
<b>Interior Side yard (minimum)</b>	2.2m (7.22 ft.)	4.5 m (14.5 ft)
<b>Rear yard depth (min)</b>	7.5 m (24.6 ft.)	19.5 m (64 ft.)
<b>Main building height (maximum)</b>	11 m (36 ft.)	19.5 m (64 ft.)

iii) Location of Parking Spaces

- i) Notwithstanding any other provisions of this by-law to the contrary, parking for the permitted uses and structures may be located in the interior (east) side yard or rear yard.

2. Schedule "A", Map 72 of By-law 1-2014 is hereby amended by changing the zone symbol on lands, known municipally as 183 Main Street East, as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban (R1.1)' and 'Residential Zone 4 Urban Exception 6 (R4.1-6)' to an amended 'Residential Zone 4 Urban Exception 6 (R4.1-6)'.
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  
23<sup>rd</sup> DAY OF OCTOBER, 2023.**

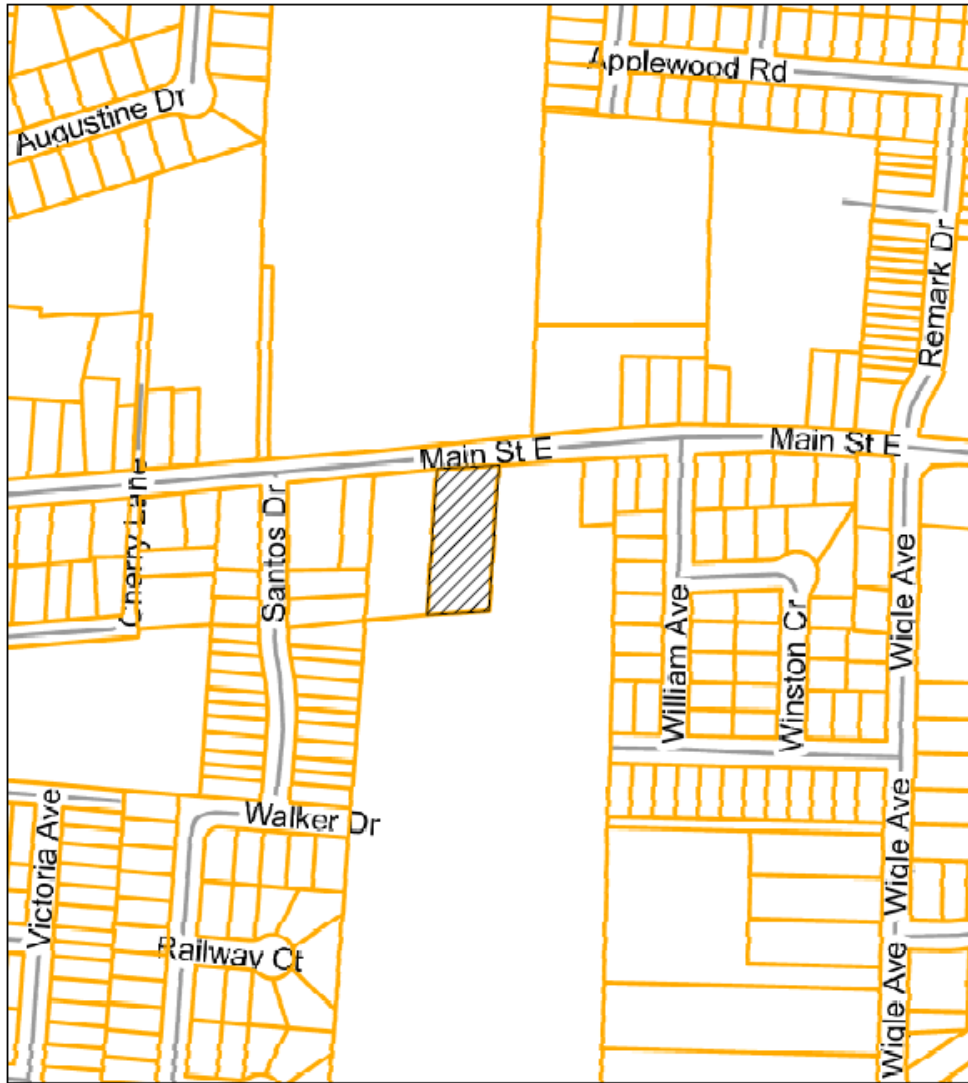
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**MAYOR, Dennis Rogers**

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**CLERK, Paula Parker**

# Schedule A



**183 Main Street East**  
**Part Lot 2, Concession 1 Eastern Division**  
**ZBA-2023-104**

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)' and 'Residential Zone 4 Urban Exception 6 (R4.1-6)' to an amended 'Residential Zone 4 Urban Exception 6 (R4.1-6)'.

0 30 60 120 180 240 Meters