

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 51-2024

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-35) EXCEPTIONS is amended with the following:

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) Single family residential structures permitted in Part 1 as shown in Appendix A
- ii) those *buildings and structures permitted* in Section 6.7;
- iii) Semi-detached dwelling;
- iv) 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:

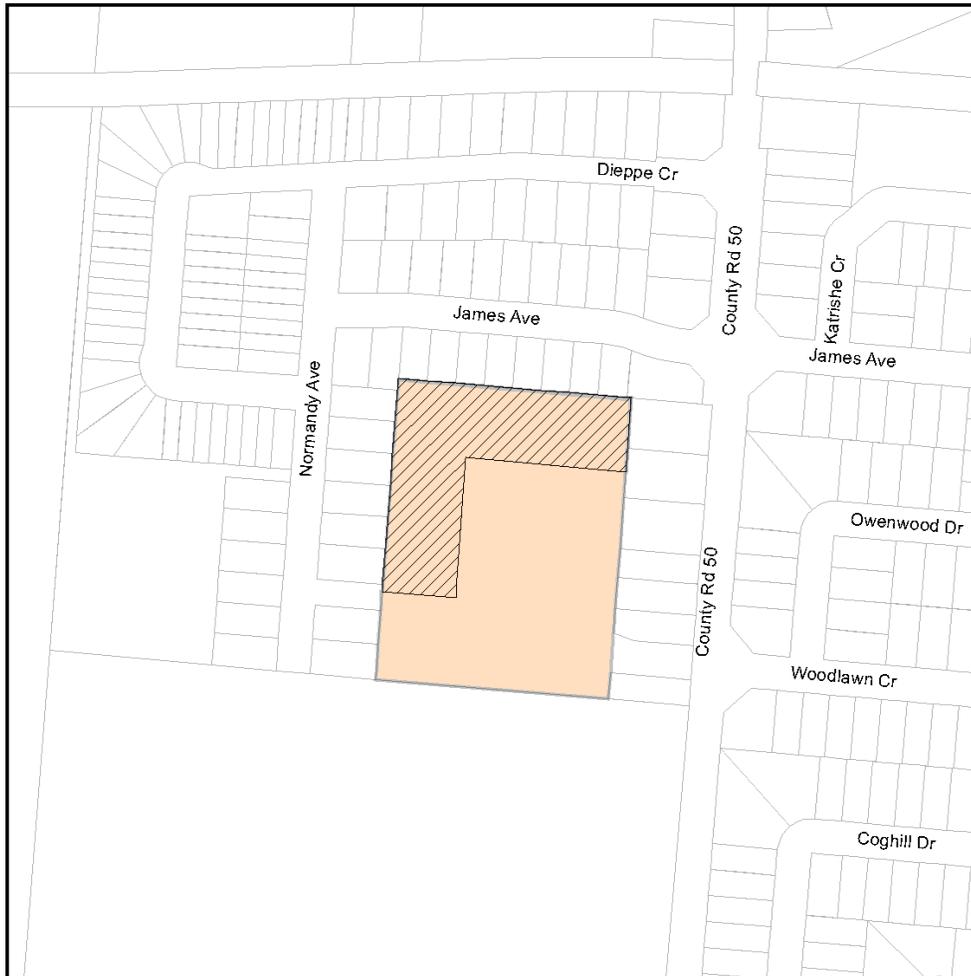
	Single detached dwelling	Semi-detached dwelling	Semi-detached dwelling unit
Lot Area (min)	440 m ²	532 m ²	266 m ²
Lot frontage (min)	12.5 m (42 ft)	18 m (59 ft)	9 m (29.5 ft)
Lot coverage, where there are no legal Additional Dwelling Units (max)	50%		
Lot coverage, where there are legal Additional Dwelling Units (max)	60%		
Building height (max)	11 m (36 ft)		

Front yard (min)	5.5 m (18 ft)
Interior side yard (min)	1.2 m (4ft) for main buildings 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. Notwithstanding Section 4.2 (g), Maximum lot coverage for accessory buildings and structures for the purposes of building a legal Additional Dwelling Units, be increased from 12% to 15%
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 8th DAY OF July, 2024.

Schedule 'A'



Heritage Garden Subdivision SUB 05 22



For Part 1:

a reduction in lot frontages to allow only single-family residential units instead of semi-detached residential, and a corresponding reduction in the minimum lot area.



For Entire Plan of Subdivision:

- a. an increase in lot coverage for single and semi-detached dwellings, and a further increase in coverage for residential dwelling units that include an Additional Dwelling Unit;
- b. a reduction in front yard depth; and
- c. a reduction in interior-side yard depth for lots with an attached garage.

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June, 2024