

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 102-2024

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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 6.2.1 Residential Zone 2 Urban (R2.1) is amended by adding Exception 19 (R2.1-19) as follows:
  - i. Provisions of the (R2.1) Section 6.2 shall apply to the lands zoned R2.1-19.
  - ii. Notwithstanding zone provisions of (R2.1), the following regulations shall apply to lands zoned (R2.1-19) for Semi-detached dwellings and Semi-detached dwelling units only:

	<i><b>Semi-detached dwelling</b></i>	<i><b>Semi-detached dwelling unit</b></i>
Minimum Lot Area	500 m <sup>2</sup>	250 m <sup>2</sup>
Minimum Lot Frontage	15 m	7.5 m
Maximum Lot Coverage	55%	55%
Minimum Front Yard	5.5 m	5.5 m
Minimum Side Yard	1.2 m / 0m	1.2 m / 0m
Minimum Exterior Yard	2.4 m	2.4 m

2. Schedule "A", Map 78 of By-law 1-2014 is hereby amended by changing the zoning designation on those parts of the lands, municipally known as part of 175 Wigle Ave, having legal description Part of Lots 64, 65 & 69, Part of Bauslaugh Avenue, Part of Lane Registered Plan 344, and Part of Block B Registered Plan 424 in the Town of Kingsville, as shown on Schedule 'A' attached hereto, from "General Commercial - Holding [C4(h)]" to a site-specific "Low Density Urban Residential 2.1 - Holding with exception 19 [R2.1-19 (h)]".

3. That Table 1 and Table 2 – Site-specific Holding Provisions are provided as follows:

<b>Table 1</b>	
Zone	Special Provisions
R2.1-19 [H]	<p>The Holding Provision applies to the entirety of the subject lands forming Draft Plan of Subdivision for part of 175 Wigle Ave, having legal description Part of Lots 64, 65 &amp; 69, Part of Bauslaugh Avenue, Part of Lane Registered Plan 344, and Part of Block B Registered Plan 424 in the Town of Kingsville; and</p> <p>The holding provision shall not be removed from these lands, and no development shall occur, until the following has been completed to the satisfaction of the Town of Kingsville:</p> <ol style="list-style-type: none"> <li>a. Confirmation of availability and allocation of Municipal Water and Sanitary Sewage Treatment and conveyance capacity to the satisfaction of the Town of Kingsville;</li> <li>b. Execution of a Subdivision Agreement for specified phase(s), if applicable, where the holding provisions will be removed only on those phase(s) included in the Subdivision Agreement; and</li> <li>c. Collection of all required securities by the Town of Kingsville according to the executed Subdivision Agreement.</li> </ol>

<b>Table 2</b>	
Zone	Special Provisions
R2.1-19 [H]	<p>The Holding Provision applies only to those areas of the subject land forming rear (eastern) portion of lots 14 to 18 in the draft plan of subdivision for part of 175 Wigle Ave, which have been identified as needing environmental protection, remediation, and mitigation measures, as shown on Schedule 'A' attached hereto; and</p> <ol style="list-style-type: none"> <li>a. The holding provision shall not be removed from these lands, and no development shall occur, until such time that the County of Essex advises Town of Kingsville that the Hold may be removed since all provincial and federal requirements have been met.</li> </ol>

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  
9<sup>th</sup> DAY OF DECEMBER, 2024.**

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**MAYOR, Dennis Rogers**

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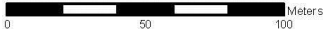
**ACTING CLERK, Angela Toole**



**BY-LAW 102-2024**

**Schedule 'A'**



**175 Wigle Ave. Zoning By-law Amendment for  
Plan of Subdivision - Town of Kingsville**



-  Zoning to be changed from "General Commercial - Holding [C4(h)]" to "Site Specific Residential Zone 2 Urban - Holding [R2.1-19(h)]"
-  Zoning to be changed from "General Commercial - Holding [C4(h)]" to "Site Specific Residential Zone 2 Urban - Holding [R2.1-19(h)]" with additional Holding Provisions to be placed for temporary protection of natural features.



November 2024

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