

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 17-2025

Being a By-law to amend By-law No. 1-2014, the Comprehensive Zoning By-law for the Town of Kingsville

Whereas sections 8 and 9 of the *Municipal Act, 2001* S.O. 2001 c. 25, as amended, (the “Act”) provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising the authority conferred upon a municipality to govern its affairs as it considers appropriate;

And 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 it is deemed 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** schedule "A", Map 76 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as 197 Lansdowne Avenue, Gosfield South Con 1 ED PT LOT 1, as shown on Schedule 'A' in diagonal hatch attached hereto from ‘Light Industrial with Exception 4 (M1-4)’ to ‘General Commercial with Exception 9 (C4-9)’; and
2. **That** subsection 8.4 e) General Commercial (C4) Exceptions is amended with the addition of the following new subsection:

8.4.9 ‘General Commerical Exception 9 (C4-9)’ For lands shown as C4-9 on Map 76 Schedule ‘A’ of this By-law.

- a) Those uses permitted under Section 8.4 General Commercial (C4).
 - i) Permitted Buildings and Structures
 - ii) Those building and structures permitted in Section 8.4;
 - iii) Buildings and structures accessory to the permitted uses.
- b) Zone Provisions
 - i) Notwithstanding section 5.17 of this by-law, the required parking space for the existing building for the purpose of operating a furniture retail store shall be 42 parking spaces.
 - ii) Notwithstanding section 5.12 of this by-law, the proposed conversion of the existing building to a furniture retail store is exempt from requiring to hard surface the turning radius for trucks and trailers.
 - iii) The exceptions for parking provisions and the turning radius hard surfacing only apply to the existing building that will be retrofitted as necessary. Any expansion of the existing building, addition of new buildings or structures, or change of use to something other than furniture retail will need to comply with all

provisions of the zoning by-law, including parking and hard surfacing requirements.

3. **That** 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 17th day of March, 2025.

Mayor, Dennis Rogers

Acting Clerk, Angela Toole

Schedule “A”

Schedule 'A'

