

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 57-2025

**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** Schedule "A", Map 59 of By-law 1-2014 is hereby amended in the following manner:
 - a) Amend the zoning within the central area of the subject lands, as shown on ‘Schedule A’ below, from “Lakeshore Residential-Holding (LR (h))” to “Lakeshore Residential Exception 36-Holding (LR-36 (h))” to include semi-detached dwellings as an additional permitted use, and the following additional regulations will apply to Lakeshore Residential Exception 36-Holding (LR-36 (h))”:

| c) Regulations | | | | |
|----------------------------------|--|--|---|--|
| | Semi Detached Dwelling | Semi Detached Dwelling Unit | Townhouse Dwelling | Townhouse Dwelling Unit |
| Minimum Lot Area | 600 m ² (6,460 ft ²) | 300 m ² (3,255 ft ²) | 1,200 m ² (12,920 ft ²) | 300 m ² (3,225 ft ²) |
| Minimum Lot Frontage | 15 m (50 ft.) if an interior lot | 7.5 m (24.5 ft.) if an interior lot | 30 m (98.4 ft) if an interior lot | 7.5 m (24.5 ft.) if an interior lot |
| | 19 m (62 ft.) if an exterior lot | 11.5 m (38 ft.) if an exterior lot | 34 m (111.5 ft) if an exterior lot | 11.5 m (38 ft.) if an exterior lot |
| Minimum Open Space | 30% | | | |
| Maximum Lot Coverage | 50% | | 55% | |
| Minimum Front Yard Depth | 5.5 m (18 ft) | | | |
| Minimum Rear Yard Depth | 7.5m (25 ft) | | | |
| Minimum Interior Side Yard Depth | i. 1.5 m (5ft) with an <i>attached garage or carport</i> , or ii. 1.5 m (5 ft) on one side of the <i>main building</i> and 3.0 m (10 ft) on the other side when there is no <i>attached garage or carport</i> . iii. 0 m (0 ft) side yard is allowed on common wall side | | | |

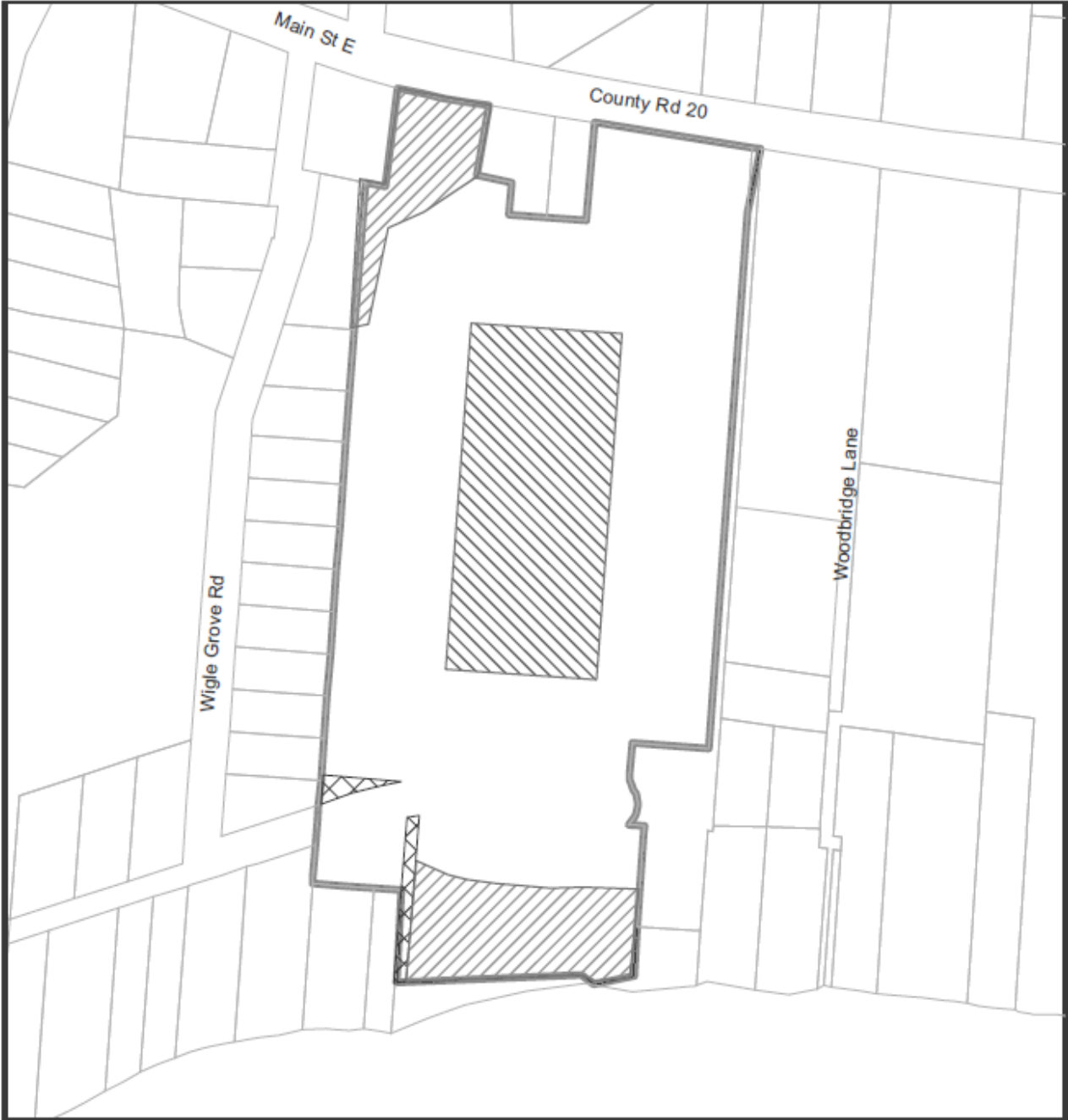
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|---|----------------|
| Minimum Exterior side yard depth | 3.5m (11.5 ft) |
| Maximum Main building height | 11m (36 ft.) |
| d) Supplementary Regulations | |
| i) Each <i>dwelling shall</i> be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The <i>Corporation</i> or any other authority having jurisdiction. | |
| ii) The following supplementary regulations <i>shall</i> also apply to lands <i>zoned</i> (R2.1): Subsection 3: Definitions Subsection 4: General Provisions Subsection 5: Parking Regulations | |
| iii) Subsection 4.15 <i>Floodplain Development Control Area shall</i> apply in whole or in part to lands situated within the following restricted areas shown on Schedule "A" | |
| iv) Subsection 11.1 Natural Environment Zone shall apply in whole or in part to lands lands situated within the following restricted areas shown on Schedule "A" | |

- b. Amend the zoning at the northwest corner of the subject lands, as well as the southern portion of the subject lands, as shown on 'Schedule A' below, from "Lakeshore Residential-Holding (LR (h))" to "Environmental Reserve District-Holding (ERD (h))";
 - c. Amend the zoning of two small portions of land, at the southwest area of the subject lands, as shown on 'Schedule A' below, from "Lakeshore Residential-Holding (LR (h))" to "Public Utilities/Facilities (MG)-Holding (MG (h))" to allow for the placement of the required municipal storm and sanitary sewer infrastructure to service the entire subdivision; and
2. **That** this By-Law comes into force and takes effect on the day of the final passing thereof and in accordance with Section 34 of the Planning Act.




Read a first, second and third time and finally passed this 15th day of September, 2025.

Mayor, Dennis Rogers

Acting Clerk, Angela Toole



**Gardner Estates Subdivision
Part of Lot 4, Concession 1, Eastern Division
Town of Kingsville**

-  Proposed Zoning: "Environmental Reserve District-Holding (ERD (h))"
-  Proposed Zoning: "Lakeshore Residential Exception 36-Holding (LR-36 (h))", to include Semi-detached Dwelling Units & Townhouse Dwelling Units as additional permitted uses.
-  Proposed Zoning: Public Utilities / Facilities-Holding (MG(h))

