

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			

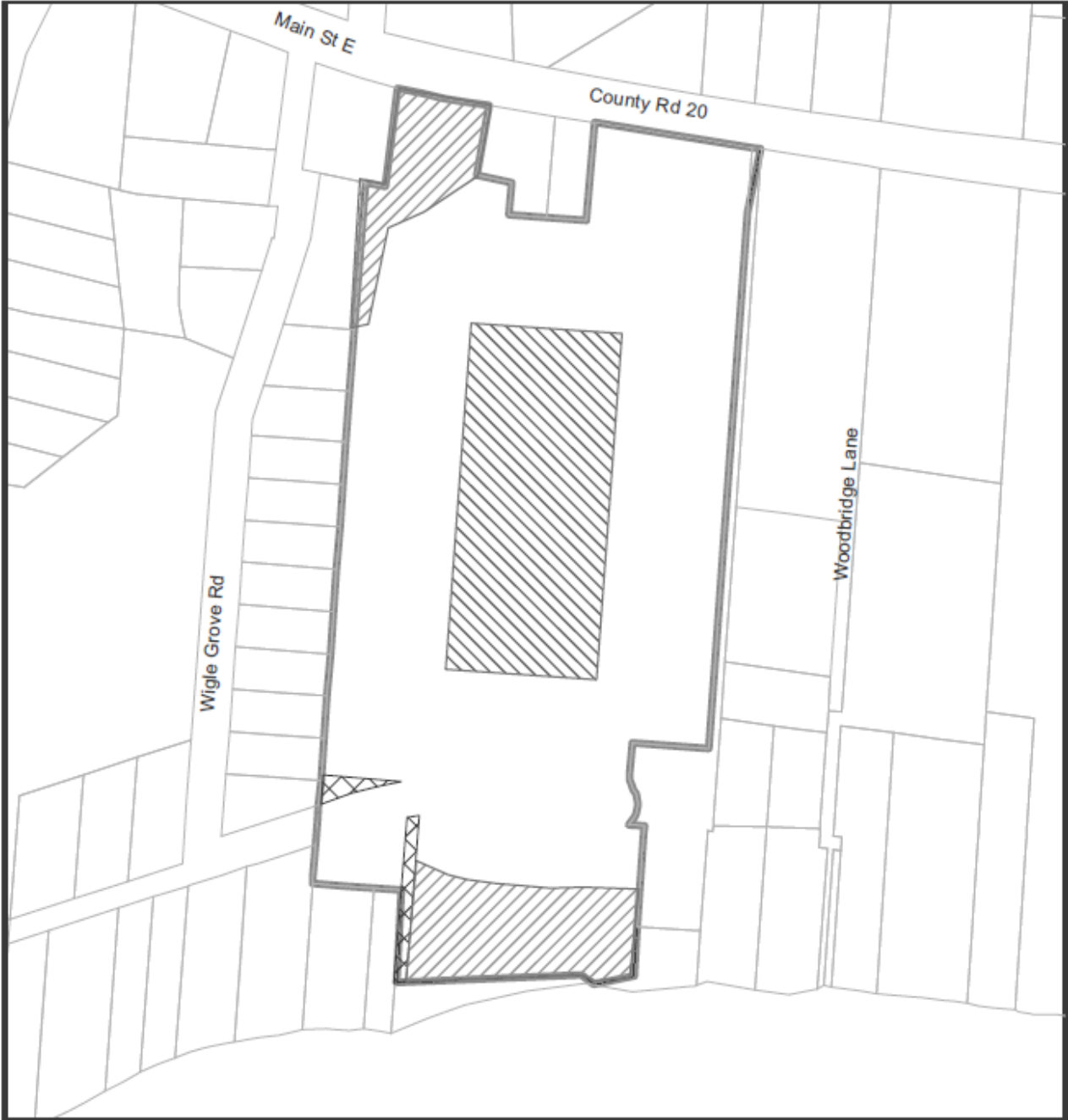
Minimum Exterior side yard depth	3.5m (11.5 ft)
Maximum Main building height	11m (36 ft.)
d) Supplementary Regulations	
i) Each <i>dwelling shall</i> be connected to full municipal services (storm water services, potable water services, sanitary services) and electrical services as approved by The <i>Corporation</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))

