

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 44-2017

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 there is an Official Plan in effect in the Town of Kingsville and this By-law is deemed to be in conformity with the Town of Kingsville Official Plan;

NOW THEREFORE THE COUNCIL FOR THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:

1. That Subsection 6.3.1.13 RESIDENTIAL ZONE 3 URBAN EXCEPTION 13 (R3.1-13) is amended by deleting subsection

a) Permitted Uses and C) Zone Provisions and replacing with the following:

6.3.1.13 'RESIDENTIAL ZONE 3 URBAN 13 (R3.1-13)' (R3-13 K)

For lands shown as R3.1-13 on Map 75 Schedule "A" of this By-law.

a) *Permitted Uses*

An apartment building with a maximum of 39 dwelling units.

c) *Zone Provisions*

- i) Provisions of the (R3.1) Section 6.3.1 *shall* apply the lands zoned R3.1-13;
- ii) Notwithstanding the zone provisions of (R3.1), the following regulations *shall* apply to lands zoned (R3.1-13):
 - i) *Minimum lot area – as existing;*
 - ii) *Minimum lot frontage – as existing;*
 - iii) *Minimum front yard – 3.72 m;*
 - iv) *Minimum rear yard – 6.75 m;*
 - v) *Minimum interior side yard – 12 m;*
 - vi) *Minimum exterior side yard – 4.03 m*
 - vii) *Height of main buildings – 20.7 m;*
 - viii) *Lot coverage – 40 %;*
 - ix) *The exterior stairs, balconies, decks and parking lot facilities shall be allowed to encroach into all required yards and in compliance with the site plan and shall not be included in the lot coverage calculations.*

2. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

READ a FIRST, SECOND and THIRD time and FINALLY PASSED this 23rd day of May, 2017.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo