

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW NUMBER 76-2017

***Being a By-law to amend By-law No. 1-2014
the Comprehensive Zoning By-law for the
Corporation of the Town of Kingsville
(150 Heritage Road)***

WHEREAS By-law No. 1-2014 is the Town's Comprehensive Zoning By-law regulating the use of lands and the character, location and use of buildings and structures within 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;

AND WHEREAS this by-law conforms with the Official Plan that pertains to the Corporation of the Town of Kingsville;

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

1. That Subsection Lakeshore Residential Exceptions is amended by deleting Subsection 6.7.30 and replacing with the following:

6.7.30 'LAKESHORE RESIDENTIAL EXCEPTION 30 (LR-30)'

For lands shown as LR-30 on Map 64 Schedule "A" of this By-law.

a) ***Permitted Uses***

Those *uses permitted* under Section 6.7 Lakeshore Residential (LR).

b) ***Permitted Buildings and Structures***

- i. Those buildings and structures permitted in Section 6.7;
- ii. Semi-detached dwelling(s) (up to a maximum of 23 on one lot)
- iii. Semi-detached dwelling unit(s) (up to a maximum of 46 units on one lot)
- iv. Townhouse dwelling with a maximum of six (6) units
- v. Townhouse dwelling unit

c) ***Zone Provisions***

- i) Provisions of the (LR) Section 6.7 shall apply the lands *zoned* (LR-30);
- ii) The removal of the 'Holding (h)' provision will be removed upon approval by Council of the following:
 - a) An acceptable site plan and associated site plan agreement including consultation and circulation to the affected property owners, or
 - b) A plan of subdivision and associated development agreement.
- iii) Notwithstanding provisions of Section 6.7, the following additional provisions shall apply to lands *zoned* (LR-30):

	<i>Single detached dwelling</i>	<i>Semi-detached dwelling</i>	<i>Semi-detached dwelling unit</i>	<i>Townhouse dwelling</i>	<i>Townhouse dwelling unit</i>
Lot area <i>(minimum)</i>	464 m ²	557 m ²	269 m ²	669 m ²	223 m ²
Lot frontage <i>(minimum)</i>	15 m	18 m	8.8 m except where a <i>dwelling unit</i> is on a <i>corner lot</i> where 11.8 m is required		7 m for interior <i>units</i> , 8.8 m for exterior <i>units</i> , 11.8 m for exterior <i>units</i> on <i>corner lots</i>
Lot coverage <i>(maximum)</i>	50%	52%	52%	50%	52%
Building height <i>(maximum)</i>	10.6m	7.62m			
Front yard <i>(minimum)</i>	6 m	5.4 m for unit 1 6.0 m for unit 2	5.4 m for unit 1 6.0 m for unit 2	5.4 m units 1, 3 & 5 6.0 m units 2, 4 & 6	5.4 m units 1, 3 & 5 6.0 m units 2, 4 & 6
Interior Side yard <i>(minimum)</i>	1.5 m, or where there is no <i>garage</i> 1.5 m on one side and 3 m on the other side	i) 1.5 m and 0 m on common wall; ii) where there is no <i>garage</i> 3 m on one side and 0m on common wall.	1) 1.5 m and 0 m on common wall; ii) where there is no <i>garage</i> 3 m on one side and 0m on common wall.	3m	3m for end units and 0 m on the common wall side(s)
Exterior Side yard <i>(min)</i>	3 m				
Rear yard <i>(minimum)</i>	6 m				
Minimum Gross Floor Area	n/a	170 m ²	85 m ²	n/a	n/a

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 ENACTED THIS 10th DAY OF July, 2017

MAYOR, NELSON SANTOS

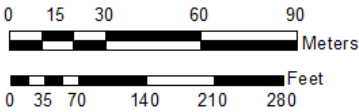
CLERK, JENNIFER ASTROLOGO

SCHEDULE A

BY-LAW 16-2015



150 County Road 50
CON 1 WD PT LOT 4
ZBA/13/14



Area of property subject to the proposed amendment from 'Lakeshore Residential Holding (LR(h))' to 'Lakeshore Residential Exception 30 Holding (LR-30(h))'