

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW -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 the application will conform to the Official Plan of the Town of Kingsville upon the coming into effect of proposed Amendment No. 6 to the Official Plan of the Town of Kingsville and final adoption by the County of Essex;

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

1. That Subsection 8.4(e) GENERAL COMMERCIAL (C4) EXCEPTION REGULATIONS is amended with the addition of the following new subsection:

8.4.6 'GENERAL COMMERCIAL EXCEPTION 6 (C4-6)'

For lands shown as C4-6 on Map (73) Schedule "A" of this By-law.

a) Permitted Uses

Apartment Building (maximum 95 dwelling units) in combination with a minimum of 557 sq. m (6,000 sq. ft.) of commercial space
Commercial Education Facility
Financial Institution
Fitness Centre
Personal Service Establishment
Pharmacy
Office
Retail Establishment
Restaurant, Tavern, Outdoor Patio
Uses accessory to the permitted uses

b) Permitted Buildings and Structures

Those buildings and structures for the permitted uses

c) Zone Provisions

- i) All lot and building requirements for the permitted buildings and structures shall be in accordance with Subsection 8.4 of this By-law;
 - ii) Notwithstanding regulations and provisions of the (C4) zone to the contrary the following special provisions shall apply to lands zoned (C4-6):
 - a) Minimum interior side yard setback – 4.5 m
 - b) Maximum height – ten stories or 36 m whichever is less
 - c) Minimum setback from a residential zone – 45 m
2. Schedule “A”, Map 73 of By-law 1-2014, as amended, is hereby amended by changing the zone symbol on lands known municipally as Part of Lot 3, concession 1, ED. Parts 1, 2 & 3, Plan 12R 11644 & Parts 1 to 6, RP 12R 8589 and locally known as 342 Main St., E., & 20, 24 & 28 Jasperson Dr., as shown on Schedule ‘A’ in cross-hatch attached hereto from Agricultural (A1), ‘Residential Zone 1 Urban (R1.1) and General Commercial (C4) to ‘General Commercial Exception 6 (C4-6)’
3. 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 14th day of August, 2017.

MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule 'A'

