

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW NUMBER 100-2017

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***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 adding Subsection 6.7.33 as follows:

**6.7.33 'LAKESHORE RESIDENTIAL EXCEPTION 33 (LR-33)'**

For lands shown as LR-33 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)
- iii. Semi-detached dwelling unit(s)
- iv. Townhouse dwelling(s)
- v. Townhouse dwelling unit(s)

c) ***Zone Provisions***

Provisions of the (LR) Section 6.7 shall apply the lands *zoned* (LR-33);

- i) Notwithstanding 6.7.33 (b) the maximum number of dwelling units on one lot shall not exceed 16 units total. No single building shall contain more than 4 dwelling units.
- ii) Notwithstanding provisions of Section 6.7, the following additional provisions shall apply to lands *zoned* (LR-33):

	<b>Single detached dwelling</b>	<b>Semi-detached dwelling</b>	<b>Semi-detached dwelling unit</b>	<b>Townhouse dwelling</b>	<b>Townhouse dwelling unit</b>
<b>Lot area (minimum)</b>	464 m <sup>2</sup>	600 m <sup>2</sup>	290 m <sup>2</sup>	800 m <sup>2</sup>	250 m <sup>2</sup>
<b>Lot frontage (minimum)</b>	15 m	20 m	9 m	29 m	9 m
<b>Lot coverage (maximum)</b>	50%	50%	52%	50%	52%
<b>Building height (maximum)</b>	10.6m	7.62m			
<b>Front yard (minimum)</b>	6 m	5.5 m	5.5 m	5.5 m	5.5 m
<b>Interior Side yard (minimum)</b>	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 with an attached <i>garage</i> ii) where there is no <i>garage</i> 3 m	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. iii) 4.5 m abutting an existing single detached dwelling lot and 0 m on the common wall	1.5 m	i) 1.5 m for end units and 0 m on the common wall side(s) ii) 4.5 m abutting an existing single detached dwelling lot and 0 m on the common wall
<b>Exterior Side yard (min)</b>	3 m				
<b>Rear yard (minimum)</b>	7.5 m	5.5 m			
<b>Minimum Gross Floor Area</b>	n/a	170 m <sup>2</sup>	85 m <sup>2</sup>	255 m <sup>2</sup>	85 m <sup>2</sup>

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 10<sup>th</sup> DAY OF October, 2017**

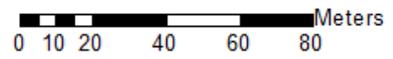
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**MAYOR, NELSON SANTOS**

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**CLERK, JENNIFER ASTROLOGO**

# Schedule 'A'



Part of Lot 4, Concession 1 WD  
150 Heritage Road (County Road 50)  
Zoning By-law Amendment ZBA/19/17



Schedule "A", Map 64 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Lakeshore Residential Exception 30 - holding (LR-30 (h))' to 'Lakeshore Residential Exception 33 (LR-33)'