

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW NUMBER 108-2017

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### ***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 6.4.1 RESIDENTIAL ZONE 4 URBAN EXCEPTIONS is amended with the addition of the following new subsection:

#### **6.4.1.2 'RESIDENTIAL ZONE 4 URBAN EXCEPTION 2 (R4.1-2)'**

For lands shown as R4.1-2 on Map 67 (Lansdowne Ave) Schedule "A" of this By-law.

##### **a) Permitted Uses**

Those uses permitted under Section 6.4.1  
Neighbourhood Commercial uses

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

Two Apartment Buildings – (maximum 60 units per building)  
A Medical Clinic  
Office  
Personal Service Shop  
Accessory Retail or Pharmacy  
Buildings and structures accessory to the Main Use

##### **c) Zone Provisions**

- i) Provisions of the (R4.1) shall apply
- ii) Notwithstanding the zone provisions of (R4.1) the following regulations shall apply to lands zoned (R4.1-2):
  - i) Maximum Permitted Height – 22 m
  - ii) North Lot Line Setback – equal to the height of the building

2. Schedule "A", Map 67 of By-law 1-2014 is hereby amended by changing the zone symbol on lands known municipally as Part of Lot 2, Concession 1 ED and locally known as 200 Main St. E., as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban, (R1.1)' to 'Residential Zone 4 Exception 2, (R4.1-2)'.

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 23<sup>rd</sup> day of October, 2017.


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NELSON SANTOS, MAYOR

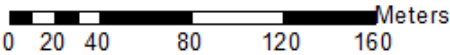
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JENNIFER ASTROLOGO, CLERK


Schedule 'A'



Part of Lot 2, Concession 1 ED  
(200 Main St. E.)  
Zoning By-law Amendment ZBA/02/16

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 Schedule "A", Map 67 of By-law 1-2014 is hereby amended by changing the zone symbol as shown on Schedule 'A' in cross-hatch attached hereto from 'Residential Zone 1 Urban - holding (R1.1(h))' to 'Residential Zone 4 Urban Exception 2 (R4.1-2)'