

THE CORPORATION OF THE TOWN OF KINGSVILLE

BY-LAW 108-2017

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 6.4.1 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)'.

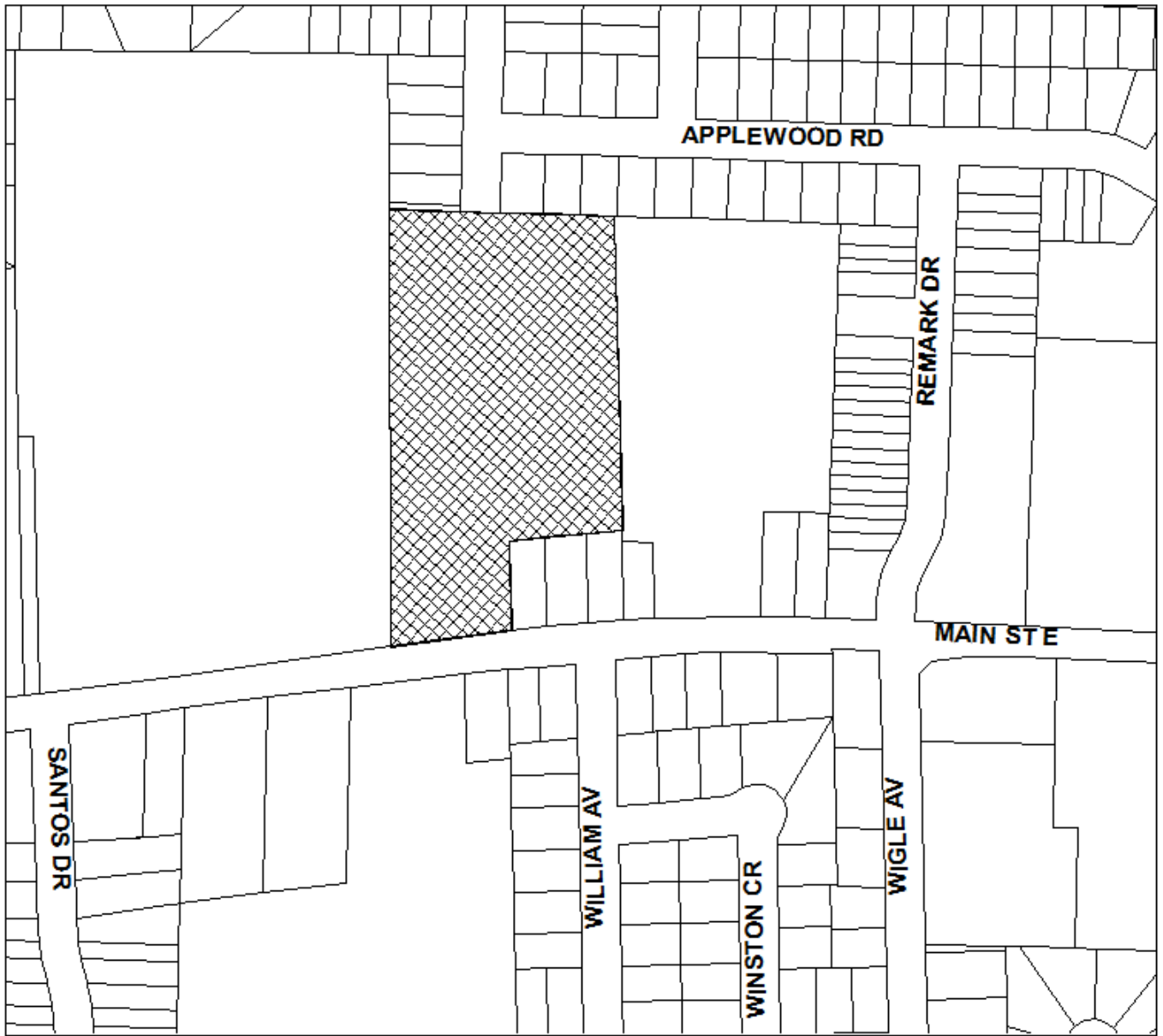
3. This by-law shall come into force and take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

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

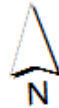
MAYOR, Nelson Santos

CLERK, Jennifer Astrologo

Schedule 'A'



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



0 20 40 80 120 160 Meters



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)'