



2021 Division Road North
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NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

TAKE NOTICE the Council of the Corporation of the Town of Kingsville passed **By-law 62-2019** on the 24th day of June, 2019 under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13. By-law 62-2019 was adopted as an amendment to the Comprehensive Zoning By-law 1-2014 for the Town of Kingsville for lands known as 1021 Oak Ave, in PLAN 1378 LOT 63 LOT 64 RP 12R10195 PART 1. Please refer to attached map.

EFFECT OF PUBLIC INPUT: Public input was received and considered by Council.

THE APPEAL PROCESS

Any person of public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to Council may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of these By-laws by filing with the Municipal Clerk of the Town of Kingsville not later than 4:30 pm EST, on July 16th, 2019, A Notice of Appeal must set out the reasons for the appeal using LPAT Appellant Form "A1" (available on-line at <http://elto.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>) or at the municipal office). Such notice must be accompanied by the filing fee of \$300.00 for each application appealed, made payable to the Minister of Finance by certified cheque or money order only, as required by the LPAT. For additional LPAT fees please see the LPAT Fee Schedule.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association of the group on its behalf.

No person of public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submission to the Council of the Town of Kingsville or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the By-law(s) is attached. The complete By-law and associated information is available for inspection during regular office hours.

**DATED AT
THE TOWN OF KINGSVILLE
THIS 25th DAY OF June, 2019.**

**George Robinson, BFA, BURPI, CPT
Town Planner
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EXPLANATORY NOTE TO BY-LAW NO. 62-2019

By-law No. 62-2019 of the Corporation of the Town of Kingsville is an amendment to the Comprehensive Zoning By-law No. 1-2014 for the Town of Kingsville and affects property in the Town known municipally as 1021 Oak Ave, Lot 63 & 64, Plan 1378 Gosfield South, and Part 1, 12R10195 Part of Lot 16, Concession 1 WD.

The subject property is zoned Lakeshore Residential, (LR). The amendment, as approved by Council, rezones the land to a site-specific Lakeshore Residential Zone Exception 33 (LR-33) to permit the following:

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
- iii) Semi-detached dwelling unit

c) **Zone Provisions**

All lot and building requirements shall be in accordance with the following:

- i. Provisions of the (LR) Section 6.7 shall apply to the lands Zoned (LR-33);
- ii. Notwithstanding the Zone provisions of Section 6.7, the following additional provisions shall apply to lands Zoned (LR-33):

	Single Detached dwelling	Semi-detached dwelling	Semi-detached dwelling unit
Lot area (min)	850 sq. m	850 sq. m	365 sq. m
Lot frontage (min)	24 m	24 m	19 m for an interior lot, and 15 m for a lot with an exterior side yard
Lot coverage (max)	50%	50%	50%
Building height (max)	11 m	11 m	11 m
Front yard (min)	6 m	4.5 m	5.48 m
Interior Side yard (minimum)	1.5 m	3.66 m	3.66 m
Exterior Side yard (min)	4.5 m	5.48 m	5.48 m
Rear yard (min)	7.5 m	7.5 m	3.66 m

Schedule "A" of By-law No. 62-2019 is a map showing the location and approved zoning of the subject property.

Schedule A



0 15 30 60 90 120 Meters

**1021 OAK AVENUE
PART OF LOT 16, CONCESSION 1
ZBA/32/18**



Schedule "A", Map 60 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 (LR)' to 'Lakeshore Residential Exception 33 (LR-33)'