TO: Bert Meunier, Chief Administrative Officer
FROM: Mark Segsworth, Commissioner, Operations
SUBMITTED BY: Paula Nichols, Manager, Parking Services
PREPARED BY: Greg McLean, Supervisor, Parking Enforcement
DATE OF MEETING: 2004-09-07
SUBJECT: Appointment of Municipal Parking By-law Enforcement Officer

RECOMMENDATION TO COUNCIL:
That By-law 98-9 “A by-law to appoint Municipal Law Enforcement Officers of The Corporation of The New City of Kingston” be amended to include Brandi Timpson under Section 1(r), who will be appointed as a Municipal Law Enforcement Officer who shall be a Peace Officer for the purpose of enforcing the by-laws of the Municipality, as provided for under Section 15 of the Police Services Act RSO 1990(c) P15, as amended, and that the amendment receive all three readings on this occasion.

ORIGIN/PURPOSE:
The purpose of this report is to seek appointment of one parking enforcement officer who has been hired to fill a vacancy.

OPTIONS/DISCUSSION:
Under the Police Services Act, the City may appoint one or more Municipal Law Enforcement Officers who shall be peace officers for the purpose of enforcing the By-laws of the Municipality.

EXISTING POLICY/BY-LAW:
By-law 98-9 “A by-law to appoint Municipal Law Enforcement Officers of The Corporation of The New City of Kingston”.

LINK TO STRATEGIC PLAN:
N/A

FINANCIAL CONSIDERATIONS:
N/A

CONTACTS:
Greg McLean, Supervisor, Parking Enforcement, 546-4291, ext. 1336
Paula Nichols, Manager, Parking Services, 546-4291, ext. 1279
DEPARTMENTS/OTHERS CONSULTED AND AFFECTED:
N/A

NOTICE PROVISIONS:
N/A

APPENDICES:
N/A

Mark Segsworth
Commissioner, Operations

Bert Meunier
Chief Administrative Officer
TO: Bert Meunier, Chief Administrative Officer

FROM: Terry Willing, Acting Commissioner, Planning and Development Services

PREPARED BY: Marnie Venditti, Senior Planner

DATE OF MEETING: 2004-09-07

SUBJECT: Application To Lift Part Lot Control – Midland Park Subdivision, Phase 1, Stage 2A
Jovinton Developments Limited (Owner) – East Side of Sierra Avenue
Lots 121 to 125, Registered Plan 13M-36
Our File No. D27-005-2004

RECOMMENDATION:

WHEREAS Jovinton Developments Limited (Owner) has submitted an application requesting that Part Lot Control be lifted from Lots 121 to 125, Registered Plan 13M-36, of the Midland Park Subdivision, the subject lots being located on the east side of Sierra Avenue in Kingston West; and,

WHEREAS the Owner has complied with the conditions for the Lifting of Part Lot Control, the approval of which will facilitate the conveyance of larger lots for single detached dwellings on the affected lots:

THEREFORE BE IT RESOLVED that it be recommended to the Council of the Corporation of the City of Kingston that the application to Lift Part Lot Control (Our File No. D27-005-2004) for Lots 121 to 125 inclusive of Registered Plan 13M-36 of the Midland Park Subdivision, BE APPROVED.

AND BE IT FURTHER RESOLVED that a By-Law be passed to Lift Part Lot Control from Lots 121 to 125 inclusive, of Registered Plan 13M-36.

AND BE IT FURTHER RESOLVED that the By-Law shall specify that the exemption from Part Lot Control shall apply only to the severing of the lots for single detached or semi-detached dwellings on Lots 121 to 125 inclusive, of Registered Plan 13M-36.
RECOMMENDATION (Cont'd):

AND BE IT FURTHER RESOLVED that the By-Law be presented to receive all three readings from City Council.

PURPOSE/ORIGIN:
This matter originates in the submission of an Application for Part Lot Lift for Lots 121 to 125, Registered Plan 13M-36, which lots are located within Phase 1, Stage 2A of the Midland Park Subdivision. This application was submitted by Tony Garofolo, on behalf of the Owner, Jovinton Developments Limited. The Applicant is requesting Part Lot Control be lifted. The purpose of this report is to assess the merits of the request and to make a recommendation to Council on the Application to Lift Part Lot Control.

DISCUSSION:

(a) Site Location and Description:
The lands which are the subject of this application are located on the east side of Sierra Avenue, north of Tivoli Avenue, (See attached Schedule “A” to Draft By-Law). The subject lands are part of Phase 1 Stage 2A of the Midland Park Subdivision which is currently under construction.

(b) Procedural Information:
Applications to Lift Part Lot Control (Section 50 of the Planning Act) are generally submitted for Plans of Subdivision containing semi-detached lots or residential blocks or to facilitate the re-lotting of a portion of an existing registered plan, and are not subject to the holding of a public meeting. The Planning Act provides that the Council of the Municipality may, by By-Law, provide that Section 50 (5) of the Planning Act does not apply to land that is within a registered Plan or Plans of Subdivision or parts thereof. The lifting of Part Lot Control allows for the separate ownership of lots or dwellings without the necessity of each owner having to apply to the Committee of Adjustment for a Consent to Conveyance. After the By-Law is passed by Council it is registered on title and the process is complete. Applications for the lifting of Part Lot Control are generally submitted once the subdivision agreement has been signed and the final layout of the subdivision has been determined.

By-Laws to Lift Part Lot Control are typically technical in nature as the planning issues related to the development and use of the subject lands have been established as part of the initial rezoning process and the key decisions with respect to the physical form of development have been determined by Planning Committee and Council as part of the subdivision review process. Also, any technical issues and required clearance letters are generally addressed through the subdivision review process and the standard subdivision agreement. Pursuant to Council’s adopted procedures (Clause 5, Report No. 7, Meeting No. 2, held on 1998-12-15), reports dealing with Applications for the Lifting of Part Lot Control are referred directly to Council. This direct process was determined to be more efficient given the fact that such applications are generally submitted towards the end of the planning process when timing may be critical to the developer.
DISCUSSION (Cont’d):

(c) **Analysis:**
The Registered Plan of Subdivision for the Midland Park Subdivision, Plan 13M-36, created lots 121 to 125 which are the lots subject to this application for part lot lift. The Applicant is proposing, through the removal of Part Lot Control, to re-subdivide these lots to permit the conveyance of four (4), fifty (50) foot lots rather than five (5), forty (40) foot lots for single detached dwellings on the lots.

The engineering plans for the lots subject to this application were approved by the Engineering Division in August 2004 and the Applicant is presently in the process of entering into an amending subdivision agreement with the City for the lots located in Phase 1 Stage 2A of this subdivision.

The Lifting of Part Lot Control for the affected lots in Phase 1, Stage 2A of the Midland Park Subdivision is considered to be appropriate for the following reasons:

- a final Plan of Subdivision showing the subject lots has already been registered as Plan 13M-36;
- the approved zoning for the subject property provides for the construction of single detached and semi detached dwellings;
- engineering plans have been approved by the City to provide for the servicing of each of the new lots; and,
- an amending subdivision agreement is pending registration which will implement the detailed servicing and grading plans for the development of the affected lots.

(d) **Conclusion:**
The Applicant’s request to Lift Part Lot Control to permit the conveyance of part lots developed with single detached dwellings on Lots 121 to 125 inclusive, of Registered Plan 13M-36 is considered to be appropriate. The lots will remain consistent with the existing approved property fabric and maintain the spirit and intent of the Zoning By-Law and the development concept for the Midland Park Subdivision. It is therefore recommended that Council Lift Part Lot Control for Lots 121 to 125 of Registered Plan 13M-36 of the Midland Park.

**LINK TO STRATEGIC PLAN:**
The proposal maintains the intent of the Strategic Plan as it relates to promoting responsible new development, while respecting and protecting the built environment.

**FINANCIAL CONSIDERATIONS:**
No financial implications are to be considered in this report.
CONTACTS:

Further information regarding this application and the contents of this report may be obtained by contacting:

- Marnie Venditti, Senior Planner. (384-1770, extension 3256), or
- Bianca M.V. Bielski, Manager, Planning Division (384-1770 extension 3250).

DEPARTMENTS CONSULTED:

The application to Lift Part Lot Control was circulated to the City’s Technical Staff / Agencies for review and the following comments were received:

- Building Services – No Objections;
- Utilities Kingston - No Objections
- Parks and Arenas – No Comments;
- Fire and Rescue - No Objection;
- Engineering Services- No Objections

NOTICE PROVISIONS:

No Notice requirements necessary.

APPENDICES:

- Appendix No. 1 Draft By-Law to Lift Part Lot Control
<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terry Willing</td>
<td>Acting Commissioner, Planning and Development Services</td>
</tr>
<tr>
<td>Bert Meunier</td>
<td>Chief Administrative Officer</td>
</tr>
</tbody>
</table>

Comments:

K:\D27_Part Lot Control\2004\005-2004_Midland Park Phase 1\Council 04-349.doc
THE CORPORATION
OF THE
CITY OF KINGSTON

DRAFT BY-LAW
LIFTING OF PART LOT CONTROL

MIDLAND PARK SUBDIVISION, JOVINTON DEVELOPMENTS LIMITED (Owner)
PHASE 1, STAGE 2A, MIDLAND PARK SUBDIVISION

Lots 121 to 125, Registered Plan 13M-36,
East of Sierra Avenue

File No. D27-011-2004
Drafted: August 2004

The Corporation of the City of Kingston
Planning Division,
Planning and Development Services
216 Ontario Street,
Kingston, Ontario
K7L 2Z3
BY-LAW NO. 2004-

A BY-LAW TO EXEMPT CERTAIN LANDS ON REGISTERED PLAN 13M-36 FROM THE PROVISIONS OF SECTION 50 (5) OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13, AND AMENDMENTS THERETO (Lots 121 to 125, Registered Plan No. 13M-36, Phase 1, Stage 2A of Midland Park Subdivision).

PASSED: ______________________, 2004

WHEREAS Section 50 (5) of the Planning Act, R.S.O. 1990, as amended, provides that no owner may convey a part of any lot or block which is within a Registered Plan of Subdivision without the consent of the Committee of Adjustment or Land Division Committee, as the case may be, unless the land is being acquired or disposed of by the Federal or Provincial Government or by any Municipality or that is being acquired for the construction of a transmission line; and

WHEREAS Section 50 (7) of the Planning Act, R.S.O. 1990, as amended, provides that the Council of the Municipality may, by By-Law, provide that Section 50 (5) of the Planning Act does not apply to the land that is within a registered plan or plans of Subdivision or parts thereof; and

WHEREAS Jovinton Developments Limited has requested an exemption from Part Lot Control for Lots 121 to 125 inclusive, of Registered Plan 13M-36, such exemption being for the purpose of re-subdividing the lots to create four larger lots rather than the five currently existing lots:

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the City of Kingston hereby ENACTS as follows:

1. Subsection (5) of Section 50 of the Planning Act R.S.O. 1990 as amended does not apply to Lots 121 to 125 inclusive, of Registered Plan 13M-36. This exemption from part lot control shall be for the purpose of reducing the number of lots from five to four in order to increase the size of the approved lots on Lots 121 to 125 of Registered Plan 13M-36.

2. Schedule "A" is hereby declared to form part of this By-Law.

3. This By-Law shall come into force and take effect on the date of its passing.

GIVEN ALL THREE READINGS AND FINALLY PASSED ON THE ____ day of_______, 2004.

Mayor, Harvey Rosen

City Clerk, Carolyn Downs
The Corporation of the City of Kingston

Schedule 'A' to By-law No.

Applicant: T. Garofalo (Jovinton Developments Ltd)
File No.: D27-005-2004
Address: Sierra Avenue
Plan No.: RP13R-36 Lots 121 to 125
Lot/Conc.: Multiple
Roll No.: Multiple

Scale:

Legend:

- Proposed Lot Lines
- Existing Lot Lines

Certificate of Authentication

This is Schedule 'A' to By-law No. ____________,
passed this _________ day of ____________ 20__

______________________________  ______________________________
Mayor                                      Clerk

Date: August 10, 2004
Prepared by: T. Fisher
LOT 120
PIN 36089 - 0929

(REFERENCE BEARING)
N89°20'40"E 35.70

DATE

ONTARIO LAND SURVEYORS
KINGSTON, ONTARIO.

2004

PART | LOT
--- | ---
1   | 121, 122
2   | 122, 123
3   | 123, 124
4   | 124, 125

ALL PARTS ARE SUBJECT TO REGULATIONS AS IN INST.

BEARINGS ARE AS TAKEN FROM PLAN HAVING A BEARING OF

PIN 36089 - 0935
LOT 126
TO: Bert Meunier, Chief Administrative Officer
FROM: Terry Willing, Acting Commissioner, Planning & Development Services
PREPARED BY: Marnie Venditti, Senior Planner
DATE OF MEETING: September 7, 2004
SUBJECT: Application To Lift Holding ‘-H’ Symbol for ‘R2-28’ Zone “Midland Park” Subdivision, Jovinton Developments Limited East Side of Sierra Avenue Our File No. D28-008-2004

RECOMMENDATION:

WHEREAS Jovinton Developments Limited submitted an application requesting that the ‘-H’ Holding Symbol be lifted from lots 19 to 24, 53 to 59, 88 to 94 and 121 to 127 of Registered Plan 13M-36, located on the west side of Midland Avenue, north of Tivoli Avenue; and

WHEREAS the ‘-H’ Holding provisions were to remain in place until all applicable municipal and agency requirements have been complied with and all necessary agreements have been executed; and

WHEREAS the Owner (Jovinton Developments Limited) has complied with the conditions for the removal of the ‘-H’ Holding Symbol as follows:

- all necessary agency clearance letters have been submitted to the Municipality;
- confirmation of adequate sewage capacity to service the proposed Subdivision has been received from Utilities Kingston;
- all municipal requirements are contained within the subdivision agreement and are shown on the approved engineering plans;
- the subdivision agreement has been executed by the Owner and returned to the Municipality for registration together with the required final plans and financial security; and,
- the Owner has submitted, for the Municipality’s consideration, the appropriate application for an amendment to the Zoning By-Law to remove the ‘-H’ Holding Symbol:
**REPORT TO CITY COUNCIL**  
- 'H' Removal – “Midland Park, Phase 1, Stage 2A” – Jovinton Developments Ltd.  
(File No. D28-008-2004)

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**THerefore Be It Resolved** that it be recommended to the Council of The Corporation of the City of Kingston as follows:

1. That Map No. 3 of Schedule “A” to Zoning By-Law No. 76-26 of the former Township of Kingston, as amended, be further amended by removing the ‘-H’ Holding Symbol for the lands described as lots 19 to 24, 53 to 59, 88 to 94 and 121 to 127 of Registered Plan 13M-36, so as to rezone the subject lands from ‘R2-28-H’ Modified Residential Type 2 Zone to Zone ‘R2-28’ Modified Residential Type 2 Zone, which lands are shown as “Lands subject to H Removal” on Schedule “A” attached hereto.

A Draft of the Amending Zoning By-Law is appended to this report for Council’s review and consideration (Appendix No. 1).

**And Be It Further Resolved** that the Amending By-Law be presented to City Council for all three readings.

**Origin/Purpose:**
This matter originates in an application, submitted by Jovinton Developments Limited, for removal of an ‘-H’ Holding Symbol from the property located in Part of Lot 9, Concession 3. The purpose of this report is to assess the merits of the request and to make a recommendation to City Council respecting removal of the ‘-H’ Holding Symbol.

**Options/Discussion:**

(a) **Site Location and Description:**
The subject property, comprised of 27 lots within Registered Plan 13M-36, is located west of Midland Avenue and north of Tivoli Avenue, in Kingston West. This property constitutes Phase 1, Stage 2A of the Midland Park Subdivision. Amending Zoning By-Law No. 97-2004 zoned these lands ‘R2-28-H’ to accommodate single detached and semi-detached dwellings. Stage 2A of the Midland Park Subdivision consists of twenty seven residential lots for single detached dwellings. Land use in the surrounding area is predominantly low density residential. The area to the south is Phase 1 Stage 1 of this subdivision which is close to completion.

(b) **Background:**
The City of Kingston issued Draft Plan Approval for this Subdivision (File No. P431-97-10), subject to conditions, on June 1, 1999.

Amending Zoning By-Law No. 2003-372 (Amends By-Law No. 76-26), passed by Council on September 9, 2003, rezoned the subject property to the ‘R2-28’ Special Residential Type 2 Zone. The ‘R2-28’ Zone permits both single detached and semi-detached dwellings and contains special provisions with respect to lot area, lot frontage, dwelling unit size, and public uses. In accordance with the policies of the Official Plan for the former Township of Kingston, the ‘R2-28’ Zone is subject to an ‘-H’ Holding Symbol that will delay development until certain conditions have been fulfilled by the Owners.
(c) **Procedural Information:**
Zoning By-Laws to remove ‘-H’ Holding Symbols are typically technical in nature as the planning issues related to the use of the ‘-H’ Symbol and the conditions for its removal have been established as part of the initial rezoning process. Also, any technical issues and required clearance letters are generally addressed through the review and approval of the final engineering plans and the conditions established by Council and contained within the subdivision agreement. Pursuant to Council’s adopted procedures (Clause 5, Report No. 7, Meeting No. 2, held on 1998-12-5), reports dealing with applications for removal of an ‘-H’ Symbol are referred directly to City Council by Staff. This process was instituted as a customer service initiative to reduce the processing time for applications and in recognition of the fact that the conditions for such removal have already been clearly established by the Planning Committee and Council. This direct process was determined to be more efficient given the fact that such applications are generally submitted towards the end of the planning process when timing may be critical to the developer.

(d) **Analysis:**
The Owner is requesting that the ‘-H’ Holding Symbol be removed from the property located in Part of Lot 9, Concession 3 to permit the construction of 27 lots in Phase 1, Stage 2A of the Midland Park Subdivision.

The conditions for removal of the ‘-H’ Holding Symbol have been fulfilled by the Owner as follows:

1. The Plan of Subdivision (Plan 13M-36) and Subdivision Agreement have been registered on title.
2. Confirmation has been received from Utilities Kingston that there is sufficient sewage capacity to service the proposed Subdivision.
3. An **Amending Subdivision Agreement** has been executed by the Owner and returned to the Municipality for registration. The Owner has submitted the necessary financial securities, certificate of insurance and Final Plans required by the Amending Subdivision Agreement. All municipal and agency requirements are contained within the conditions comprising the Subdivision Agreement or Amending Subdivision Agreement or are detailed on the approved engineering plans appended to the Agreement.
4. The Owner has submitted the appropriate application to amend By-Law No. 76-26 (Restricted Area Zoning By-Law) so as to remove the ‘-H’ Symbol for the subject lands. This amendment has been processed in accordance with the Notice Regulations of the **Planning Act.**

(e) **Conclusion:**
The intent of the ‘-H’ Holding Symbol on the subject property was to restrict development until such time as all necessary municipal and agency requirements have been fulfilled and all necessary agreements had been registered on title. Based on the foregoing analysis it would appear that the Owner is now in a position to fulfill the requirements for the removal of the ‘-H’ Holding Symbol. Therefore, it would now be appropriate that it be
recommended to City Council that the Zoning By-Law be amended to remove the ‘-H’ Holding Symbol for the subject property only as it pertains to the development of Phase 1, Stage 2A of the Midland Park Subdivision, located in Part of Lot 9, Concession 3 in Kingston West, on the west side of Midland Avenue, north of Tivoli Avenue.

EXISTING POLICY/BY-LAW:

The property is designated as Low Density Residential in the Official Plan for the former Kingston Township and is Zoned “R2-28-H” Site Specific Residential Type 2 Zone in By-Law No. 76-26 for the former Kingston Township. The proposed use for the property complies with the policies of the Official Plan and the requirements of the Zoning By-Law.

LINK TO STRATEGIC PLAN:

The Strategic Plan supports and promotes responsible new development that can better the lives of the citizens of Kingston.

FINANCIAL CONSIDERATIONS:

None.

CONTACTS:

Further information with respect to this application and the contents of this Report can be obtained by contacting:

- Marnie Venditti, Senior Planner (384-1770, ext. 3178); or
- Bianca M.V. Bielski, Manager, Planning Division (384-1770, ext. 3250).

DEPARTMENTS/OTHERS CONSULTED AND AFFECTED:

The request for removal of the ‘-H’ Symbol was circulated to the following Departments, all of which confirmed no objection to the approval of the Application:

- Building and By-Law Division;
- Utilities Kingston;
- Cultural Services;
- Fire & Rescue; and
- Engineering Division.
NOTICE PROVISIONS:

This amendment has been processed in accordance with the Notice Regulations of the *Planning Act*. These regulations require that a Notice of Council’s intent to pass an amending By-Law to remove an ‘-H’ Symbol be provided by an advertisement in a newspaper with sufficiently general circulation or by first class mail to the Owner and any person or agency specifically requesting such notice. In this instance, Notice was provided by first class mail to the Owner.

APPENDICES:

The following Appendices are attached to and form part of this report:

Appendix No. 1  -  Draft By-Law
Appendix No. 2  -  General Subdivision Plan
COUNCIL MEETING 3 SEP 07 '04

REPORT TO CITY COUNCIL

'H' Removal – "Midland Park, Phase 1, Stage 2A" – Jovinton Developments Ltd.
(File No. D28-008-2004)

- Page 6 -

Terry Willing
Acting Commissioner, Planning and Development Services

Bert Meunier
Chief Administrative Officer

K:\D28_Holdings Removal\2004 FILES\008-2004_Midland Park Phase 1\Council 04-350.doc
THE CORPORATION
OF THE
CITY OF KINGSTON

DRAFT ZONING BY-LAW TO
AMEND BY-LAW NO. 76-26 ('-H REMOVAL)
of the former township of Kingston

Jovinton Developments Limited
Part of Lot 9, Concession 3
West side of Midland Avenue, north of Tivoli Avenue

File No. D28-008-2004
Drafted: August 2004

The Corporation of the City of Kingston
Planning and Development Services
Planning Division
216 Ontario Street,
Kingston, Ontario
K7L 2Z3
A BY-LAW TO AMEND BY-LAW NO. 76-26, FORMER KINGSTON TOWNSHIP ZONING BY-LAW, TO REMOVE THE ‘-H’ HOLDING SYMBOL RELATED TO THE ‘R2-28-H’ ZONE (Jovinton Developments Inc, Part of Lot 9, Concession 3, West Side of Midland Avenue, North of Tivoli Avenue, in the former Township of Kingston, Midland Park Subdivision, Phase 1, Stage 2A).

PASSED: ______________________, 2004

WHEREAS By-Law No. 76-26 for the former Kingston Township established Holding (‘-H’) provisions related to the ‘R2-28-H’ Zone, so that development would not be allowed to proceed until such time as all necessary Municipal and Agency requirements had been fulfilled and all necessary Agreements had been executed; and

WHEREAS the applicants are now requesting that the ‘-H’ Holding Symbol be lifted, and have submitted an application to amend By-Law No. 76-26 so as to remove the ‘-H’ Holding Symbol; and

WHEREAS the Owner has complied with the conditions for the removal of the ‘-H’ Symbol as follows:
   • all necessary Agency clearance letters for the subdivision have been submitted to the Municipality;
   • confirmation has been received of adequate sewage capacity to service the proposed Subdivision;
   • all Municipal requirements are contained within the Subdivision Agreement and and Amending Agreement thereto, are shown on the approved engineering plans;
   • the Amending Subdivision Agreement for the “Midland Park” Subdivision has been executed by the Owner and returned to the Municipality for registration together with the required financial security; and
   • the Owner has submitted, for the Municipality’s consideration, the appropriate application for an amendment to the Zoning By-Law to remove the ‘H’ Symbol; and

WHEREAS the Council of the Corporation of the City of Kingston now deems it advisable to amend Zoning By-Law No. 76-26, so as to remove the said ‘-H’ Holding Symbol from the property located in Part of Lot 9, Concession 3, and allow the development of the subject lands for Phase 1, Stage 2A of the Midland Park Subdivision:

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the City of Kingston hereby ENACTS as follows:

1. That the lands described as “Lands subject to ‘H’ Removal” and shown on Schedule “A” attached hereto are the lands affected by this By-Law.
2. That Map No. 3 of Schedule “A” to Zoning By-Law No. 76-26 of the former Township of Kingston, as amended, be further amended by removing the ‘-H’ Holding Symbol for the lands described as Part of Lot 9, Concession 3, located on the west side of Midland Avenue, north of Tivoli Avenue, and comprising Phase 1, Stage 2A of the Midland park Subdivision, so as to rezone the subject lands from ‘R2-28-H’ Modified Residential Type 2 Zone to Zone ‘R2-28’ Modified Residential Type 2 Zone, which lands are shown as “Lands subject to H Removal” on Schedule “A” attached hereto.

3. This By-Law shall come into force and take effect on the date of its passing.

GIVEN ALL THREE READINGS AND FINALLY PASSED ON THE ___ day of ________, 2004.

_____________________________  ________________________________
Mayor, Harvey Rosen               City Clerk, Carolyn Downs
The Corporation of the City of Kingston

Key Map

to By-law No.

Applicant: T. Garofalo (Jovinton Developments Ltd)
File No.: D28-008-2004 & D12-011-2004
Address: Midland Park Phase 1
Plan No.: Lots 19 to 24, 53 to 59, 88 to 94, 121 to 127
Lot/Conc.: Part Lot 9, Concession 3
Roll No.: Multiple

Legend:

Subject Lands

Date: August 10, 2004
Prepared By: T Fisher

This map is not to be used for precise scaling.