

By-Law Number 2015-XX

A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston” (Zone Change from A to A.484, 84 Centre Street)

Passed: Meeting date

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal Corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the *Planning Act* continue as the by-laws covering the area of the former municipality now forming part of the new City;

And Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law No. 8499, as amended, of the former City of Kingston;

Therefore be it resolved that the Council of the Corporation of the City of Kingston hereby enacts as follows:

- 1.1 Map 29 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A’ to ‘A.484’, as shown on Schedule “A” attached to and forming part of By-Law Number 2015_____.
- 1.2. By adding the following section 481 in Part VIII – Exceptions to Various Zone Classifications as follows:

“481. 84 Centre Street

Notwithstanding the provisions of Section 8 and Section 5 hereof to the contrary, the lands designated ‘A.484’ on Schedule ‘A’ hereto, the following provisions shall apply:

- (a) Definitions:
 - (i) “Principal Residential Unit” means the main/core structure intended for human habitation, on a lot.
 - (ii) “Second Residential Unit” means a legally existing separate dwelling unit, which is ancillary to a principal residential unit and includes a separate access, kitchen, washroom, and living space.

(b) Additional Permitted Uses:

A Second Residential Unit

(c) Prohibited Uses:

Garden Suite;
Boarding House;
Lodging House; and
Rooming House.

(d) Second Residential Unit:

(i) Second Residential Unit Area:

A second residential unit shall have a gross floor area not exceeding 40 percent of the gross floor area of the principal residential unit or 90 square metres, whichever is lesser. For the purposes of this provision, calculations for gross floor area shall refer to the total area of each floor, including finished attic spaces, whether located above, at, or below grade, measured from the interior of outside walls and including floor area occupied by interior walls, but excluding:

- (a) Floor area occupied by mechanical, service, and electrical equipment that serve the building;
- (b) An open porch or balcony; and
- (c) Areas internal to the building that are intended for the storage of vehicles.

(ii) Second Residential Units Per Dwelling House

(maximum): 1 only

(iii) Access:

The second residential unit shall have separate access from that of the principal residential unit. Access shall be provided at the front of the building, or at the side or rear of the building where a minimum 1.2 metre wide unobstructed walkway, that does not impede drainage, from the front of the building to the access provided; and

(iv) Parking and Driveway:

(a) Second Residential Unit: 1 parking space

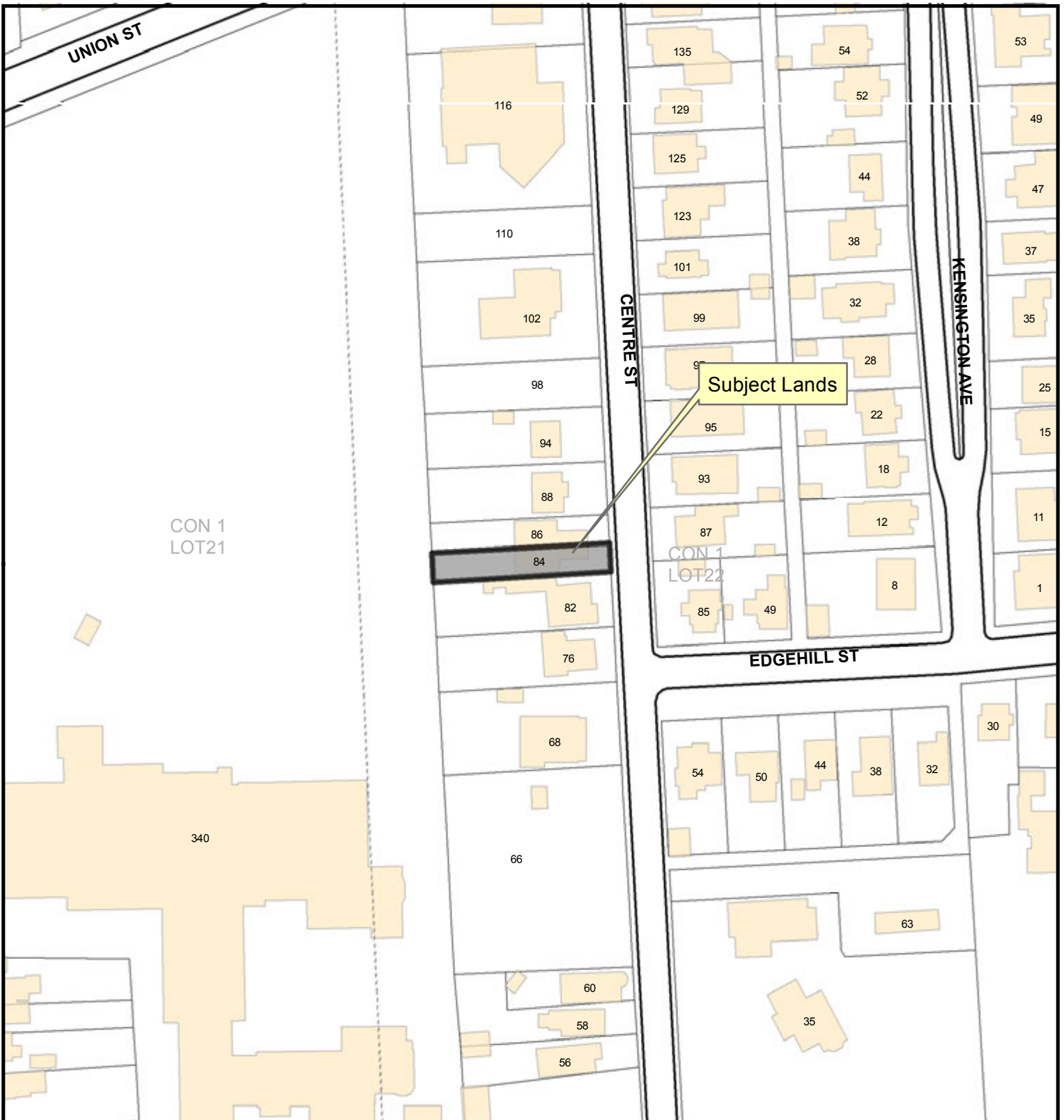
- (b) The required parking may be provided through a tandem or stacked parking arrangement on a driveway located in the front yard and the driveway may have a maximum width of 4.2 metres.
- (c) An additional driveway shall not be permitted for a second residential unit"; and

2. This By-Law shall come into force and take effect on the day it is passed subject to and in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13 as amended from time to time.

That the amending by-law be presented to Council for all three readings.

John Bolognone
City Clerk

Bryan Paterson
Mayor



**Planning, Building
& Licensing Services**
a department of
**Community
Services**

THE CORPORATION OF THE CITY OF KINGSTON

**SCHEDULE 'A' TO
BY-LAW NUMBER**

Applicant: Randy Booth
File Number: D14-137-2015
Address: 84 Centre Street
Legal Description: CON 1 PT LOT 22 B341 RP;
13R10269 PART 2
ARN: 1011070060006010000

Legend:

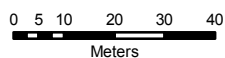
Reference By-Law 8499, Map 29

 Subject Lands Rezoned from A to A.484

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2015.

PREPARED BY: J. Partridge
DATE: 8/25/2015



Mayor

Clerk

By-Law Number 2015-XX**A By-Law to Amend By-Law Number 32-74, “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in The Township of Pittsburgh” (Zone Change from ‘D’ to ‘R1-51’ and ‘R1-5’ to ‘R1-51’, 6 Huntsmill Crescent and 1075 Highway 2)****Passed:** xxx, 2015

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal Corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the *Planning Act* continue as the by-laws covering the area of the former municipality now forming part of the new City;

And Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law Number 32-74, as amended, of the former Township of Pittsburgh;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 32-74 of The Corporation of the City of Kingston, entitled “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township of Pittsburgh”, as amended, is hereby further amended as follows:

1.1. Map1 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject sites from ‘D’ and ‘R1-5’ to ‘R1-51’, as shown on Schedule “A” attached to and forming part of By-Law Number 2015-____.

1.2. By **Adding** the following section 9(3)(51) as follows:

“Special Requirements (R1-51) (6 Huntsmill Crescent and 1075 Highway 2):

Notwithstanding any provisions of this by-law to the contrary, the lands designated R1-51 on Schedule "A" hereto shall be developed in accordance with the following provisions:

(i) Definitions

(a) "Lot Frontage" For the purposes of the R1-51 Zone, "Lot Frontage" is located on Huntsmill Drive and means the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and at a point thereon not less than the minimum required front yard depth and not greater than 10.67 metres from the front lot line;

(ii) Lot Area (Minimum): - 2,000 square metres;

(iii) Lot Frontage (Minimum): - 12 metres

(iv) Parking Area Regulations:

(a) Yards Where Permitted

Notwithstanding the yard provisions of this By-Law to the contrary, uncovered surface parking areas shall be permitted in the following areas:

(i) Rear Yard;

(ii) Interior Side Yard;

(iii) Front Yard beyond a distance of 50 metres measured from the front lot line abutting Huntsmill Crescent.

(v) Existing Accessory Structure:

(a) Interior Side Yard (Minimum) - 0.4 metres;

(b) Floor Area (Maximum) - 42 square metres."

2. This By-Law shall come into force and take effect on the day it is passed subject to and in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13 as amended from time to time.

Given all Three Readings and Passed: Meeting date, 2015

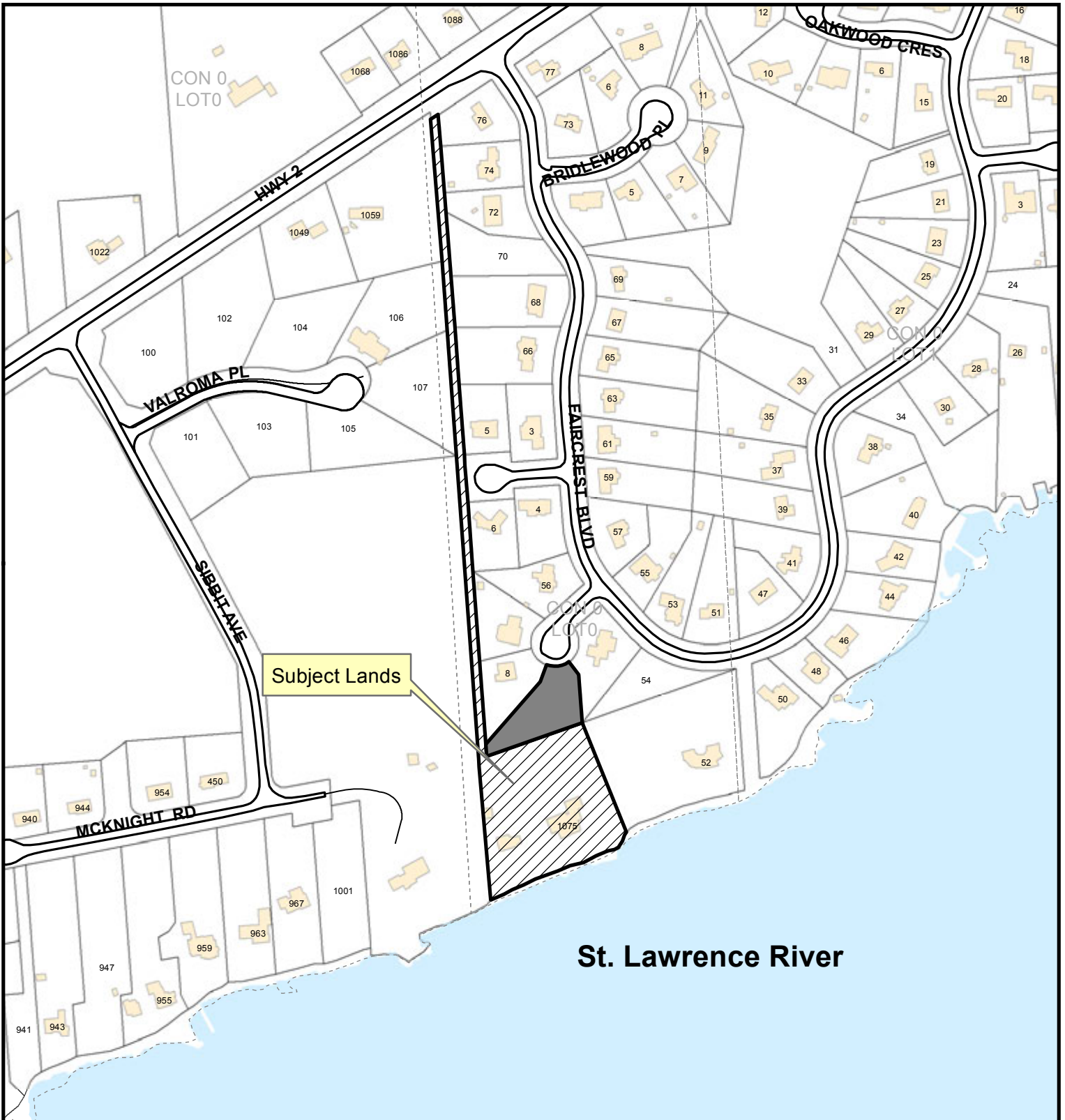
John Bolognone
City Clerk

Bryan Paterson
Mayor

Schedule “A”

Heading Two (If Necessary)

Text XXXXX.



St. Lawrence River



Planning, Building & Licensing Services

a department of Community Services



THE CORPORATION OF THE CITY OF KINGSTON

SCHEDULE 'A' TO BY-LAW NUMBER

Applicant: Richard & Susan Ward,
David & Isabelle Malcom
File Number: D14-135-2015
Address: 6 Huntsmill Crescent & 1075 Highway 2
Legal Description: PLAN 1831 LOT 31; &
PITTSBURGH CON SLR PT LOT E RP 13R4070
PT PARTS 1 AND 3 ST LAWRENCE RIVER
ARN: 101109007000827, 101109008019000

Legend:

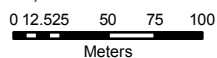
Reference By-Law 32-74, Map 1

-  Subject Lands Rezoned from R1-5 to R1-57
-  Subject Lands Rezoned from D to R1-57

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2015.

PREPARED BY: J. Partridge
DATE: 10/1/2015



Mayor

Clerk