

**By-Law Number 2018-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 ‘A4’ to ‘A4.556’, 254 Collingwood Street)****Passed:** xxxxxxxx

**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 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. By-Law Number 8499 of The Corporation of the City of Kingston, entitled “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston”, as amended, is hereby further amended as follows:
  - 1.1. Map 30 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A4’ to ‘A4.556’, as shown on Schedule “A” attached to and forming part of By-Law Number 2018-\_\_\_\_.
  - 1.2. By **Adding** the following section 556 in Part VIII – Exceptions To Various Zone Classifications as follows:

**“556. 254 Collingwood Street**

Notwithstanding the provisions of Section 5 and 10 hereof to the contrary, the lands designated ‘A4.556’ on Schedule ‘A’ hereto, the following regulations shall apply:

- a) Minimum Required Lot Area: 320 square metres for two dwelling units
- b) Minimum Required Lot Width: 10 metres for two dwelling units”

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.

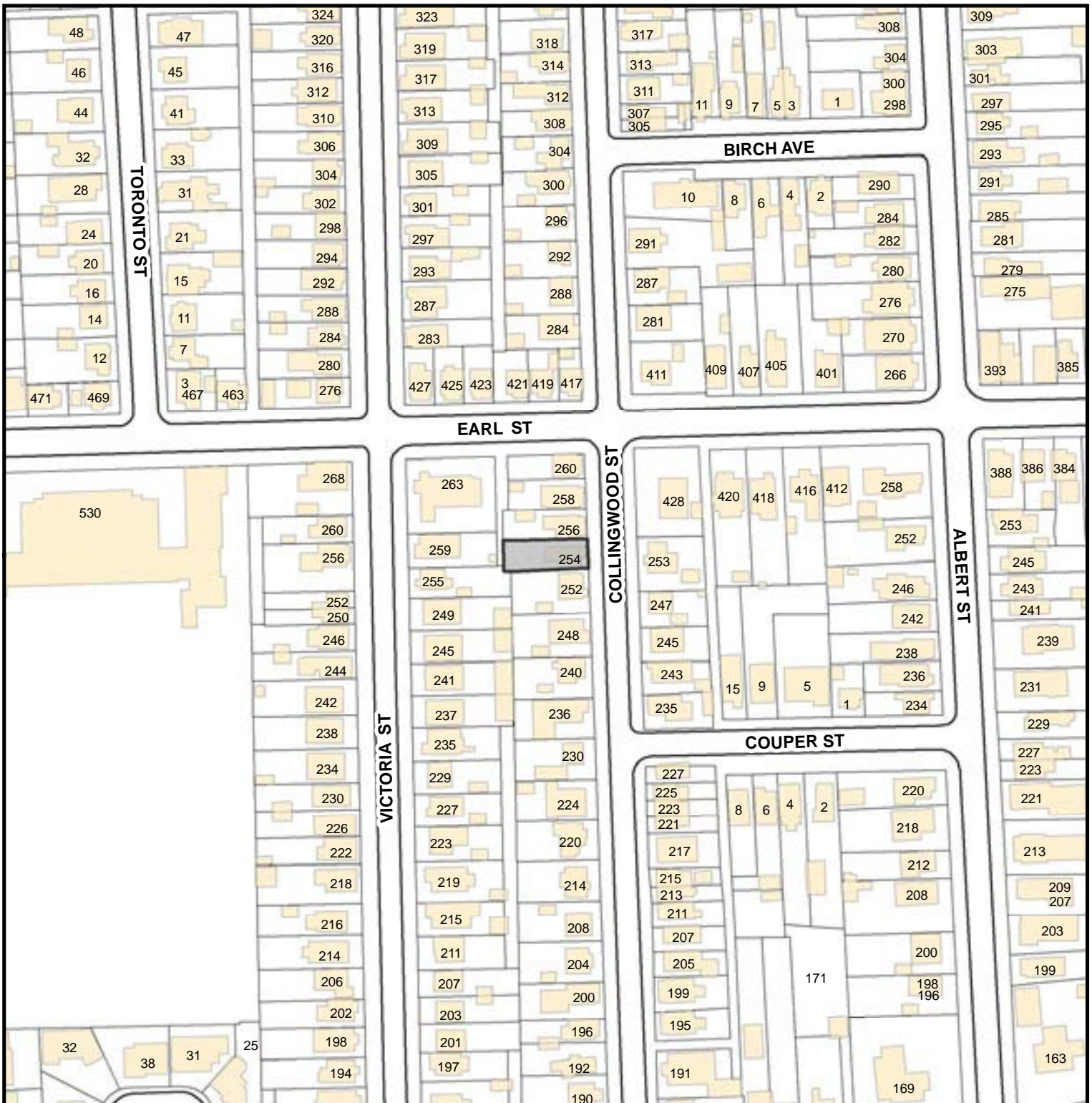
Given all Three Readings and Passed: xxxxxxxxxxxx

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**John Bolognone**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**




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

Applicant: Mason Laframboise  
 Owner: Mason Laframboise, David Goldstein and Elizabeth van den Kerkhof  
 File Number: D14-009-2018  
 Address: 254 Collingwood Street

**LEGEND**

Reference By-Law 8499, Map 30

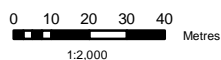
 Rezoned from A4 to A4.556

**Certificate of Authentication**

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
 passed this \_\_\_\_\_ day of \_\_\_\_\_ 2018.



Planning, Building & Licensing Services  
 a department of  
 Community Services



PREPARED BY: A. Dowker  
 DATE: 5/24/2018

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

By-Law Number 2018-XX

A By-Law to Amend By-Law Number 76-26, “A By-Law to Regulate the use of Lands and the Character, Location and Use of Buildings and Structures in The Township of Kingston” (Update to Zone Provisions for R2-44 Zone and partial removal of the Holding Symbol for R2-44 Zone, 1350 Woodfield Crescent)

Passed: xxxxxxxx

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 76-26, as amended, of the former Township of Kingston;

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

- 1. By-Law Number 76-26 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 Kingston”, as amended, is hereby further amended as follows:
  - 1.1. Map 2 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol for a part of the subject site from R2-44-H to R2-44, as shown on Schedule “A” attached to and forming part of By-Law Number 2018-XX.
  - 1.2. By adding a new subsection 13.3(rr)m) and 13.3(rr)n) and 13.3(rr)o)thereto as follows:

“m) Minimum Lot Area	Not Applicable”
“n) Maximum Lot Coverage	Not Applicable”
“o) Minimum Landscaped Open Space	30%”

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.

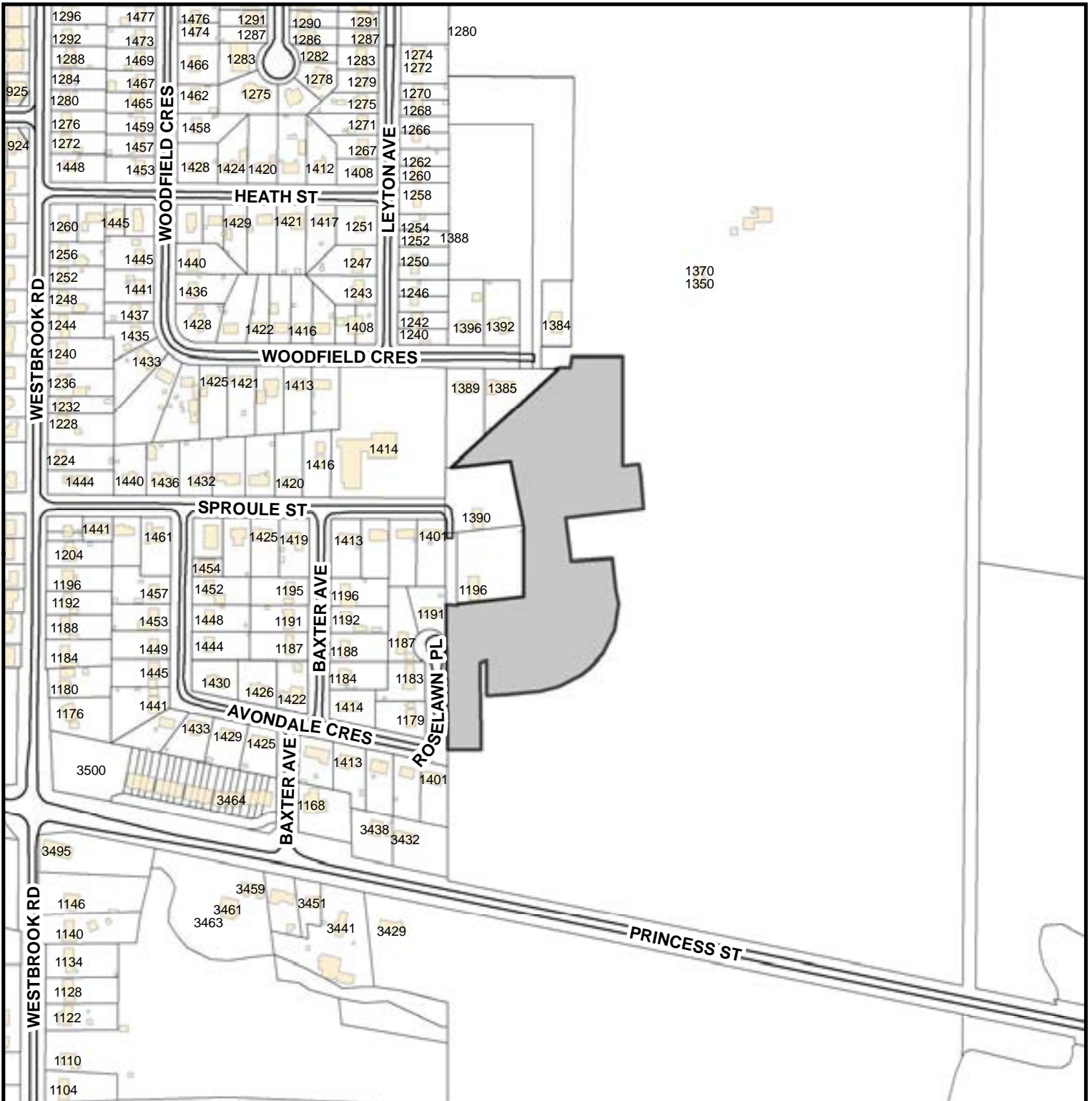
Given all Three Readings and Passed: xxxxxxxxxx

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**John Bolognone**  
City Clerk

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**Bryan Paterson**  
Mayor



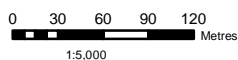
Planning, Building  
& Licensing Services

a department of  
Community  
Services

PREPARED BY: A. Dowker  
DATE: 6/20/2018


## SCHEDULE 'A' TO BY-LAW NUMBER

Applicant: Forefront Engineering Inc.  
Owner: Creekside Valley Developments Ltd.  
File Number: D14-018-2018  
Address: 1350 Woodfield Crescent



## LEGEND

Reference By-Law 76-26, Map 2

 Rezoned from R2-44-H to R2-44

### Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
passed this \_\_\_\_\_ day of \_\_\_\_\_ 2018.



\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**By-Law Number 2018-XX**

**A By-Law to Amend By-Law Number 76-26, “A By-Law to Regulate the use of lands and the Character, Location and use of Buildings and Structures in The Township of Kingston” (Zone Change from Restricted Agricultural ‘A1’ Zone to Site Specific Restricted Agricultural ‘A1-21’ Zone, 1821 Bur Brook Road)**

**Passed:** xxxxxxxx

**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 76-26, as amended, of the former Township of Kingston;

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

1. By-Law Number 76-26 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 Kingston”, as amended, is hereby further amended as follows:
  - 1.1. Map 1 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A1’ to ‘A1-21’, as shown on Schedule “A” attached to and forming part of By-Law Number 2018-\_\_\_\_.
  - 1.2. By **Adding** a new subsection Section 9(3)(u) thereto as follows:

“(o) **A1-21 (1821 Bur Brook Road)**

Notwithstanding the provisions of Section 5 and 9 hereof to the contrary, the lands designated ‘A1-21’ on Schedule ‘A’ hereto, the following regulations shall apply:

- (i) Permitted Uses
  - a. Fencing contractor business

- (ii) For the purposes of the A1-21 Zone, the following definition shall apply:
  - a. A 'fencing contractor' means a place used for indoor storage of equipment and materials; an administrative office located within the existing workshop; a workshop used for occasional repair of equipment associated with the fencing contractor business and not to be used for the repair of equipment of any other person or business or for the fabrication of any fencing or other alteration of materials; and parking of private and commercial vehicles associated with the fencing contractor business.
- (iii) Outdoor Storage:
  - a. Outdoor storage is prohibited on this property;
- (iv) The area permitted to be used for a fencing contractor business shall be restricted to the area within the following setbacks:
  - a. Front Lot Line: 60 metres from the front lot line
  - b. Interior Lot Line: 5 metres from the east side lot line
  - c. Interior Lot Line: 36 metres from the west side lot line
  - d. Rear Lot Line: 415 metres from the south rear lot line
- (v) Maximum gross floor area of the workshop structure: 325 square metres
- (vi) Maximum area of the lot that can be used for operation of a fencing contractor business: 2600 square metres within the setbacks that establish the area permitted for the use.
- (vii) A minimum of 12 parking spaces are required for the fencing contractor business.
- (viii) Yards in which required parking area permitted: parking is restricted to the rear yard and interior side yard to the west of the existing workshop structure. All parking associated with the fencing contractor use shall be located within the area where the use is specifically permitted.
- (ix) A loading space is required for the fencing contractor business.
- (x) Yards in which loading facilities permitted: loading facilities are restricted to the rear yard south of the existing workshop structure within the area where the use is specifically permitted.
- (xi) Number of employees:
  - a. The maximum number of employees associated with the fencing contractor business shall be 12 (twelve) employees.
- (xii) Planting Strip:
  - a. A planting strip is required to be located starting at the western boundary of the commercial driveway and extending west to the



interior lot line. From the western interior lot line, the planting strip shall extend south for a minimum distance of 35 metres.

- b. A planting strip is required to be located along the northern boundary of the area defined for the fencing contractor business.

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.

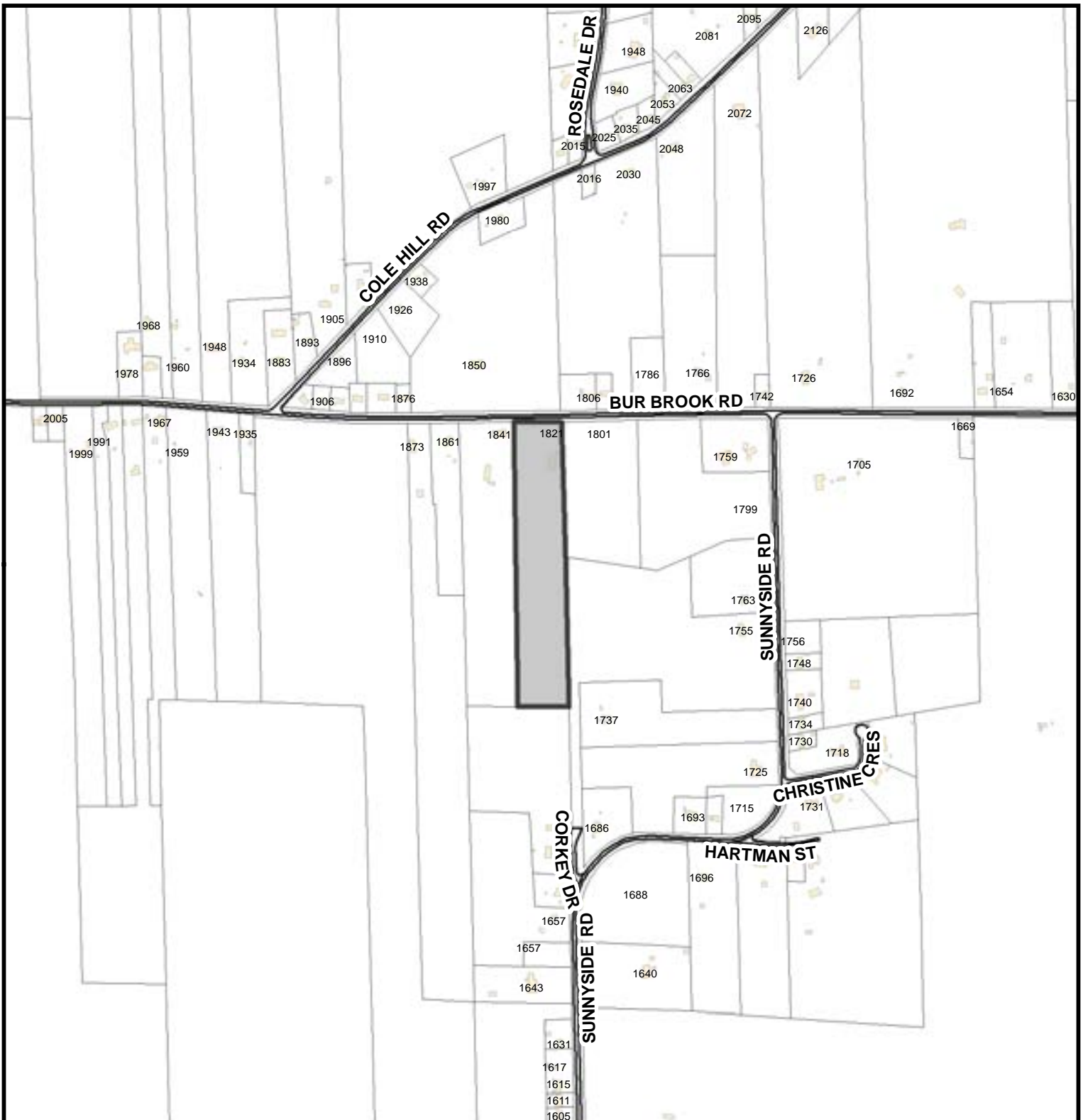
Given all Three Readings and Passed: xxxxxxxx

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**John Bolognone**  
**City Clerk**

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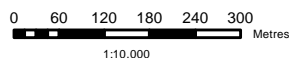
**Bryan Paterson**  
**Mayor**



Planning, Building & Licensing Services  
a department of  
Community Services


## SCHEDULE 'A' TO BY-LAW NUMBER

Applicant: Clark Consulting Services  
Owner: Charles Bender  
File Number: D14-037-2016  
Address: 1821 Bur Brook Road



## LEGEND

Reference By-Law 76-26, Map 1

 Rezoned from A1 to A1-21

## Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
passed this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

PREPARED BY: kcruz  
DATE: 10/25/2016

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\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**By-Law Number 2018-XXX**

**A By-Law To Amend The Official Plan For The City Of Kingston Planning Area  
(Amendment Number 62, 652 Princess Street 662-670 Princess Street & 551  
Victoria Street)**

**Passed:** xxxxxxxx

**Whereas** a public meeting was held regarding this amendment on \_\_\_\_\_;

**Therefore be it resolved that** the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The Official Plan for the City of Kingston is hereby amended by the following map change which shall constitute Amendment Number 62 to the Official Plan for the City of Kingston.
  - (a) **Amend** Schedule '3-D', 'Site Specific Policies', of the City of Kingston Official Plan, so as to designate the properties located at 652 Princess Street 662-670 Princess Street & 551 Victoria Street, as shown on Schedule 'A' to By-Law Number 2018-\_\_\_\_, as 'Site Specific Policy Area Number 65'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site Specific Policy as Section 3.17.65:

**652 Princess Street 662-670 Princess Street & 551 Victoria Street, Schedule 3-D, SSP Number 65**

- 3.17.65** The properties located at 652 Princess Street 662-670 Princess Street & 551 Victoria Street shown on Schedule 3-D as Area 65 are intended to accommodate a 10 storey mixed-use building and a standalone existing heritage building known as the former Carnovsky Bakery. The site may be developed subject to the following:
- a. A height map shall be introduced through the zoning by-law to define the form of the building (including mechanical penthouse[s]) traditionally addressed through angular plane requirements;
  - b. The policies in Section 10E of the Official Plan with respect to angular plane shall not apply to the properties located in Special Policy Area 65; and
  - c. Commercial use(s) shall wrap the corners of Princess and Victoria Streets and Princess and Nelson Streets. In the remaining frontage beyond the Princess/Victoria commercial wrap, ground floor residential uses are permitted along Victoria Street.

3. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: xxxxxxxxxx

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**John Bolognone**  
City Clerk

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**Bryan Paterson**  
Mayor



Planning, Building  
& Licensing Services

a department of  
Community  
Services

## SCHEDULE 'A' TO BY-LAW \_\_\_\_\_ Official Plan Amendment Number 62

Applicant: Fotenn Consultants Inc. &  
IN8 (Sage Kingston) Developments Inc.  
Owner: Kingston Terminal Properties Ltd.  
File Number: D35-002-2017  
Addresses: 652, 662-670 Princess Street &  
551 Victoria Street

### LEGEND

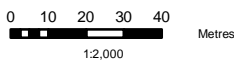
 Lands Subject to Site-Specific Policy Area 65

### Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_  
passed this \_\_\_\_ day of \_\_\_\_\_ 2018

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



PREPARED BY: J. Partridge  
DATE: 6/6/2018

**By-Law Number 2018-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 Williamsville Main Street Commercial ‘C4-H (T1)’ zone to Williamsville Main Street Commercial ‘C4.557-H’ zone, 652 Princess Street, 662-670 Princess Street & 551 Victoria Street)**

**Passed:** xxxxxxxxxxxx

**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 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. By-Law Number 8499 of The Corporation of the City of Kingston, entitled “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston”, as amended, is hereby further amended as follows:
  - 1.1. Map 19 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from Williamsville Main Street Commercial ‘C4-H (T1)’ zone to Williamsville Main Street Commercial ‘C4.557-H’ zone, as shown on Schedule ‘A’ attached to and forming part of By-Law Number 2018-\_\_\_\_.
  - 1.2. By **Adding** the following section ‘C4.557’ in Part VIII – Exceptions To Various Zone Classifications as follows:

**“557 652 Princess Street, 662-670 Princess Street & 551 Victoria Street**

Notwithstanding the provisions of Sections 4, 5 and 23C to the contrary, the lands designated ‘C4.557’ on Schedule ‘A’ hereto, the following regulations shall apply:

- (a) For the purposes of the 'C4.557' zone, the following definitions shall apply:
- (i) 'Bedroom' shall mean any room within a residential unit that is suitable to be used as a sleeping room under the Ontario Building Code, and which for greater does not include:
    - a. Areas used for sanitary (such as a washroom) or cooking purposes (such as a kitchen);
    - b. Common areas open to all occupants of the unit; and
    - c. Areas occupied by mechanical equipment, such as furnaces, hot water heaters, and laundry equipment.
  - (ii) 'Car Share' shall mean the practice where a number of people share the use of one or more motor vehicles that are owned by a car sharing company or organization, such car share vehicles to be made available for short term rental, including hourly rental.
- (b) Building Height
- (i) No part of the building shall exceed the height limits in metres as shown on Schedule 'B', attached hereto and forming part of this By-Law.
  - (ii) The angular plane requirements shall not apply.
- (c) Yards
- (i) For Nelson Street only, a minimum of 22 percent of the frontage shall be built to the 3.0 metres (minimum), for the height of the streetwall.
- (d) Yards Projections
- (i) Stairs are permitted to project into the front yard adjacent to Victoria Street with a minimum setback of 0.0 metres.
- (e) Density
- (i) The maximum number of residential dwelling units shall be 325.
  - (ii) The maximum number of bedrooms shall be 432. For the purposes of the 'C4.557' zone, a studio/bachelor dwelling unit shall be considered a 1 bedroom dwelling unit.
  - (iii) The ground floor shall contain a minimum of commercial gross floor area of 680 square metres.
- (f) Ground Floor Height
- (i) The minimum ground floor height shall be 4.5 metres.
- (g) Off-Street Parking
- (i) A minimum parking ratio of 0.5 parking spaces per residential unit is provided.

- (ii) A minimum parking ratio of 1 space per 150 square metres of gross leasable area for any commercial use is provided.
- (iii) Parking spaces shall have minimum dimensions of 2.6 metres wide by 5.2 metres long.
- (iv) A vertical stacked parking structure or facility is permitted to be located within the south elevation of the building.
- (v) 3 Car Share parking spaces shall be provided and maintained on site.
- (vi) 1 Car Share parking space shall be equivalent to 3 regular off-street parking spaces.

(h) Off-Street Accessible Parking

- (i) A minimum of 9 accessible parking spaces are provided; 5 Type A and 4 Type B spaces.
- (ii) Type A spaces shall have minimum dimensions of 3.4 metres wide by 5.2 metres long.
- (iii) Type B spaces shall have minimum dimensions of 2.7 metres wide by 5.2 metres long.
- (iv) An access aisle with minimum dimensions of 1.5 metres wide by 5.2 metres long and marked with high tonal contrast diagonal lines is required adjacent to Type A and Type B accessible parking spaces. The access aisle may be shared between Type A and Type B spaces.
- (v) Accessible parking spaces shall have a minimum vertical clearance of 2.75 metres.

(i) Bicycle Parking

- (i) Vertical bicycle parking stalls shall have a minimum dimension of 1.0 metres by 0.4 metres.

(j) Loading

- (k) A minimum of two loading spaces shall be required;
- (ii) One space shall have minimum dimensions of 3.5 metres wide by 8.5 metres long and the second space shall have minimum dimensions of 3.5 metres wide by 7.1 metres long.

Holding Symbol

- (i) The '(H)' Holding Symbol shall be removed in accordance with the provisions of Section 5.39 of this By-Law and subject to the following specific requirement:
  - a. Confirmation from Utilities Kingston of a contract being awarded and signed for sanitary system upgrades.



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.

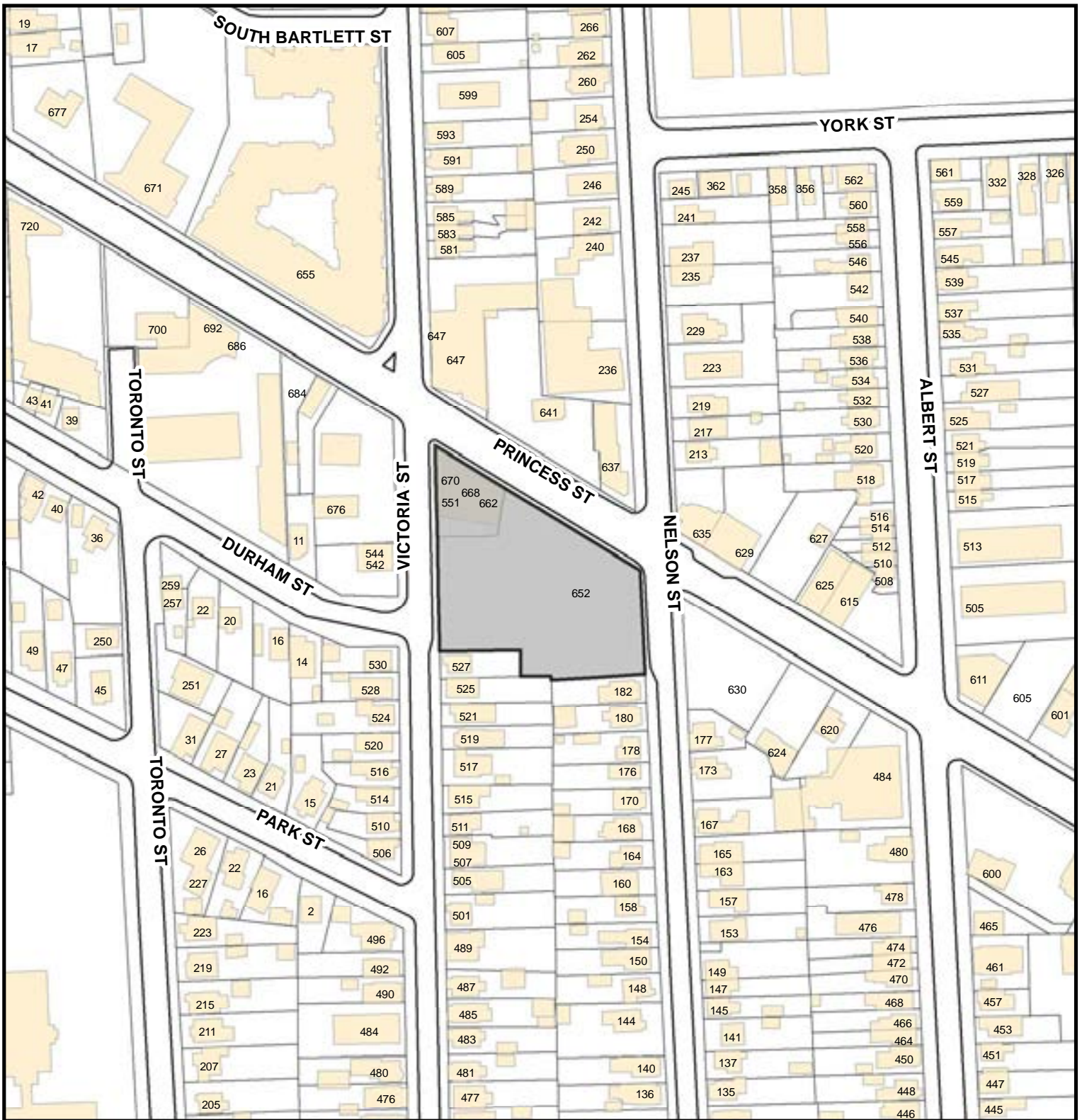
Given all Three Readings and Passed: xxxxxxxx

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**John Bolognone**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

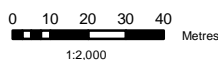


Planning, Building  
& Licensing Services

a department of  
Community  
Services

## SCHEDULE 'A' TO BY-LAW NUMBER


Applicant: Fotenn Consultants Inc. &  
IN8 (Sage Kingston) Developments Inc.  
Owner: Kingston Terminal Properties Ltd.  
File Number: D35-002-2017  
Addresses: 652, 662-670 Princess Street &  
551 Victoria Street



PREPARED BY: J.Partridge  
DATE: 6/6/2018

## LEGEND

Reference By-Law 8499, Map 19

 Rezoned from C4-H(T1) to C4.557-H

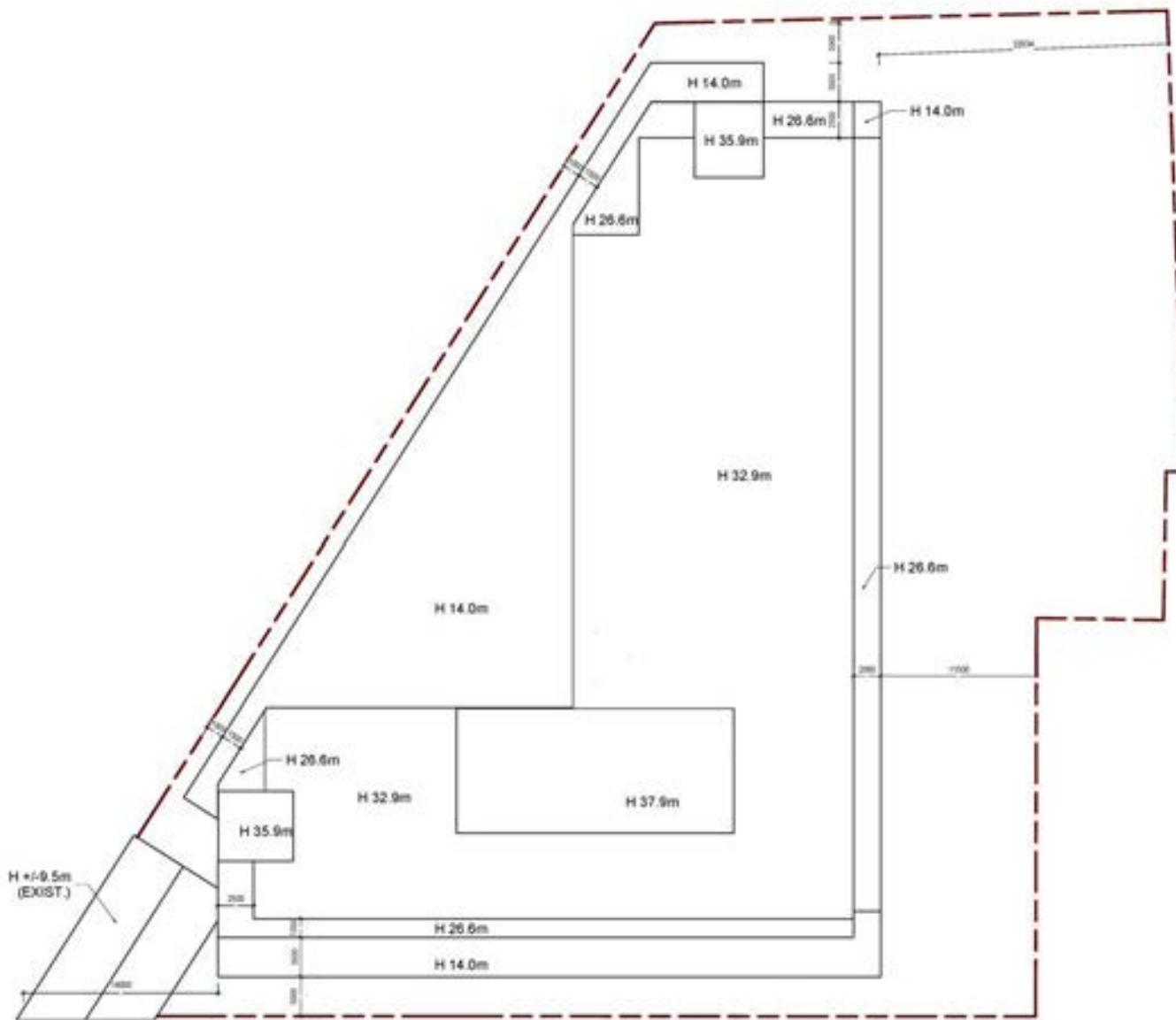
## Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
passed this \_\_\_\_\_ day of \_\_\_\_\_ 2018.



\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



HEIGHT MAP  
SCALE 1:500



Planning, Building  
& Licensing Services

a department of  
Community  
Services

## SCHEDULE 'B' TO BY-LAW NUMBER

Applicant: Fotenn Consultants Inc. &  
IN8 (Sage Kingston) Developments Inc.  
Owner: Kingston Terminal Properties Ltd.  
File Number: D35-002-2017  
Addresses: 652, 662-670 Princess Street & 551  
Victoria Street

## LEGEND

Reference By-Law 8499, Map 19

Applies to Lands Zoned C4-557-H

### Certificate of Authentication

This is Schedule 'B' to By-Law Number \_\_\_\_\_,  
passed this \_\_\_\_\_ day of \_\_\_\_\_ 2018.



\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

PREPARED BY: J.Partridge  
DATE: 6/6/2018