



- (b) Minimum Lot Area: 400 square metres
- (c) Minimum Lot Width: 10 metres
- (d) Minimum Front Yard Setback: 5.2 metres
- (e) Front Yard Projections
  - i) A covered or uncovered, unenclosed porch, deck, balcony, or veranda of any height may project into the required front yard, but shall be no closer than 3.3 metres to the front lot line.
  - ii) The steps associated with the covered or uncovered, unenclosed porch, deck, balcony, or veranda of any height may project into the required front yard, but shall be no closer than 1.5 metres to the front lot line.
- (f) Maximum Height: 10.5 metres
- (g) Minimum Side Yard: 1.2 metres
- (h) Minimum Aggregate Side Yard: 2.7 metres
- (i) Minimum Setback for Accessory Buildings: 0 metres from side or rear lot line
- (j) A maximum of 75 square metres of uncovered parking shall be permitted.
- (k) Minimum required amenity space: 75 square metres
- (l) Minimum required play space: 0 square metres
- (m) Bicycle Parking
  - i) The minimum number of bicycle parking spaces shall be three (3).
  - ii) Minimum Bicycle Parking Space dimension shall be 1.8 metres in length by 0.3 metres wide and a minimum overhead vertical clearance of 2.1 metres.
- (n) Access and Parking
  - i) The minimum number of parking spaces shall be three (3).
  - ii) An unobstructed 1.5 metre wide driveway shall be located along the western portion of the subject property, adjacent to 785 King Street West, to provide vehicular access to a rear parking area.
  - iii) An unobstructed 3.0 metre wide drive aisle shall be located along the northwestern portion of the subject property, adjacent to 785 King Street West and the parking spaces, to provide vehicular access at the rear of the subject property.

1.3. By **Adding** the following section 537 in Part VIII – Exceptions To Various Zone Classifications as follows:

**“(537) A5.537 (785 King Street West)**

Notwithstanding the provisions of Section 5 and Section 11 hereof to the contrary, the lands designated ‘A5.537’ on Schedule ‘A’ hereto, the following regulations shall apply:

- a) Maximum Number of Dwelling Units: 3

- b) Minimum Lot Area: 400 square metres
- c) Minimum Lot Width: 10 metres
- d) Minimum Front Yard Setback: 5.2 metres
- e) Front Yard Projections
  - i) A covered or uncovered unenclosed porch, deck, balcony, or veranda of any height may project into the required front yard, but shall be no closer than 3.3 metres to the front lot line.
  - ii) The steps associated with the covered or uncovered, unenclosed porch, deck, balcony, or veranda of any height may project into the required front yard, but shall be no closer than 1.5 metres to the front lot line.
- f) Maximum Height: 10.5 metres
- g) Minimum Side Yard: 1.2 metres
- h) Minimum Aggregate Side Yard: 2.7metres
- i) Minimum Setback for Accessory Buildings: 0 metres from side or rear lot line
- j) A maximum of 75 square metres of uncovered parking shall be permitted
- k) Minimum required amenity space: 75 square metres
- l) Minimum required play space: 0 square metres
- m) Bicycle Parking
  - i) The minimum number of bicycle parking spaces shall be three (3).
  - ii) Minimum Bicycle Parking Space dimension shall be 1.8 metres in length by 0.3 metres wide and a minimum overhead vertical clearance of 2.1 metres.
- n) Access and Parking
  - i) The minimum number of parking spaces shall be three (3).
  - ii) An unobstructed 1.5 metre wide driveway shall be located along the eastern portion of the subject property, adjacent to 783 King Street West, to provide vehicular access to a rear parking area.
  - iii) An unobstructed 3.0 metre wide drive aisle shall be located along the northeastern portion of the subject property, adjacent to 783 King Street West and the parking spaces, to provide vehicular access at the rear of the subject property.

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]

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

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**Bryan Paterson**  
**Mayor**

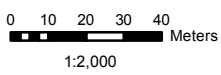


Planning, Building & Licensing Services

a department of  
Community Services

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



Applicant: Paul Doherty  
Owner: 1809743 ONTARIO LIMITED  
File Number: D14-005-2017  
Address: 783 King Street West



PREPARED BY: A. Dowker  
DATE: 9/11/2017

**LEGEND**

Reference By-Law 8499, Map 28

-  Rezoned from A5 to A5.536
-  Rezoned from A5 to A5.537

**Certificate of Authentication**

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.



\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**By-Law Number 2017-XX**

**A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston” (Amendment to Site-Specific C2.218 Zone, 299-303 Concession Street)**

**Passed:** November 7, 2017

**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. By deleting and replacing the following section 218 in Part VIII – Exceptions To Various Zone Classifications so that it reads as follows:

**“218. 299-303 Concession Street**

Notwithstanding the provisions of Sections 5.3 or 22 hereof to the contrary, the lands designated ‘C2.218’ on Schedule ‘A’ hereto, the following regulations shall apply:

- a) Permitted uses shall also include a medical or dental office or clinic;
- b) There shall be no maximum floor area requirement for office uses; and
- c) The minimum number of required parking spaces shall be 117, of which a minimum of 4 parking spaces shall be barrier-free.”

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.

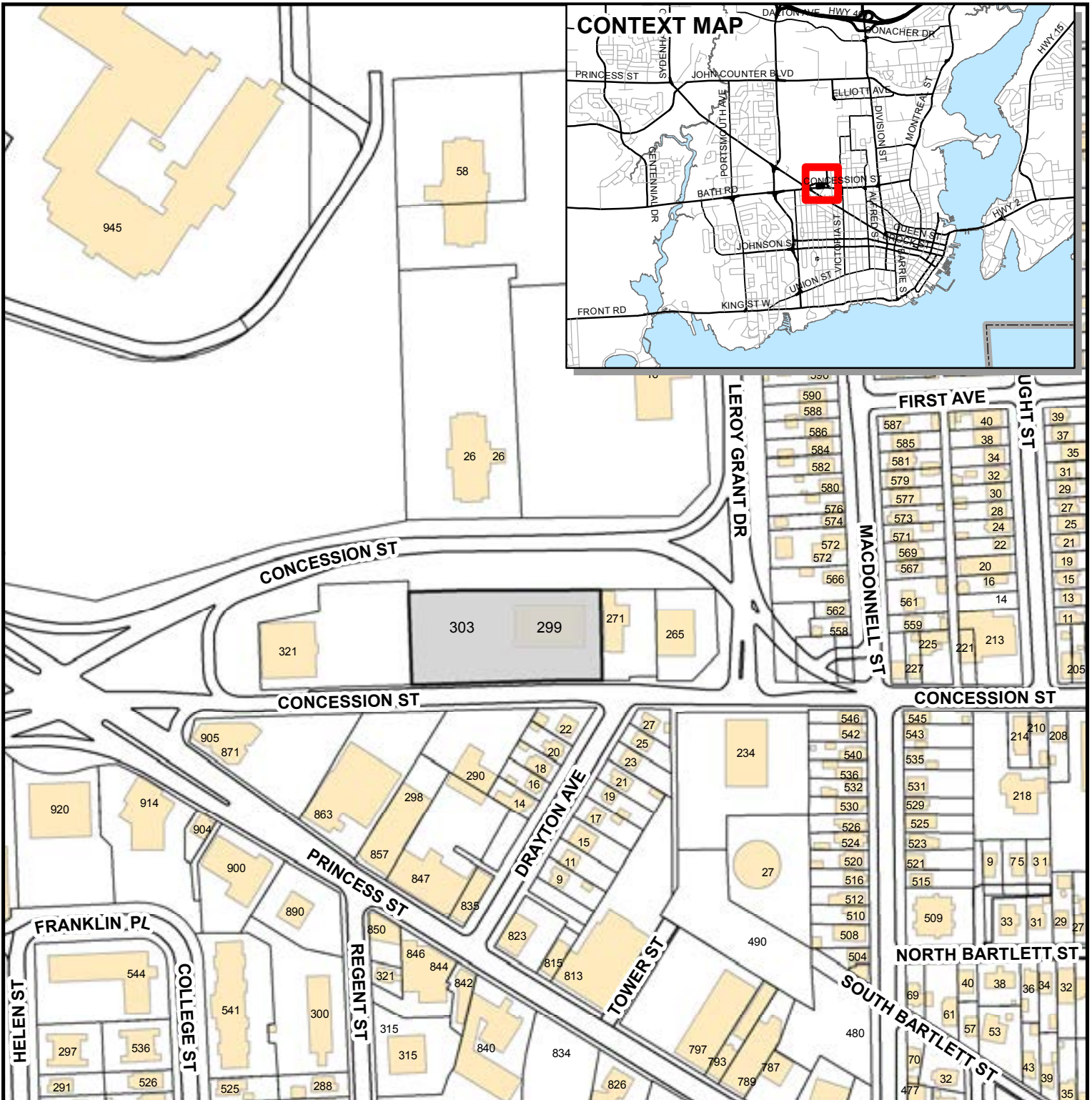
Given all Three Readings and Passed: November 7, 2017

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

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**Bryan Paterson**  
**Mayor**





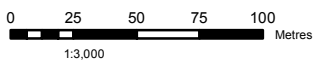
Planning, Building & Licensing Services  
a department of Community Services

PLANNING COMMITTEE  
**KEY MAP**

Applicant: Brad French  
Owner: Trans Eastern Communications  
File Number: D14-024-2017  
Address: 299-303 Concession Street

**LEGEND**

-  Subject Property
-  Property Boundaries



PREPARED BY: A.Dowker  
DATE: 8/1/2017

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## By-Law Number 2017-XXX

**A By-Law To Amend The Official Plan For The City Of Kingston Planning Area  
(Amendment Number 58, 225 King Street East)****Passed:** [Meeting Date]**Whereas** a Public Meeting was held regarding this amendment on August 29, 2017;**Now Therefore** 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 changes, which shall constitute Amendment Number 58 to the Official Plan for the City of Kingston.
  - (a) **Amend** Schedule '3-A', 'Land Use', of the City of Kingston Official Plan, so as to re-designate the property located at 225 King Street East, as shown on Schedule 'A' to By-Law Number 2017-\_\_\_\_, from 'Residential' to 'Central Business District'.
  - (b) **Amend** Schedule 'DH-1', 'Downtown and Harbour Special Policy Area – Sub-Areas', of the City of Kingston Official Plan, so as to include the property located at 225 King Street East, as shown on Schedule 'B' to By-Law Number 2017-\_\_\_\_, within the 'Downtown and Harbour Area' and identify it as part of the 'Historic Area Adjoining Market Square'.
  - (c) **Amend** Schedule 'DH-2', 'Downtown and Harbour Special Policy Area – Major Development Sites', of the City of Kingston Official Plan, so as to include the property located at 225 King Street East, as shown on Schedule 'C' to By-Law Number 2017-\_\_\_\_, within the 'Downtown and Harbour Area'.
  - (d) **Amend** Schedule 'DH-3', 'Downtown and Harbour Special Policy Area – Areas of Pedestrian Focus', of the City of Kingston Official Plan, so as to include the property located at 225 King Street East, as shown on Schedule 'D' to By-Law Number 2017-\_\_\_\_, within the 'Downtown and Harbour Area'.
2. 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.

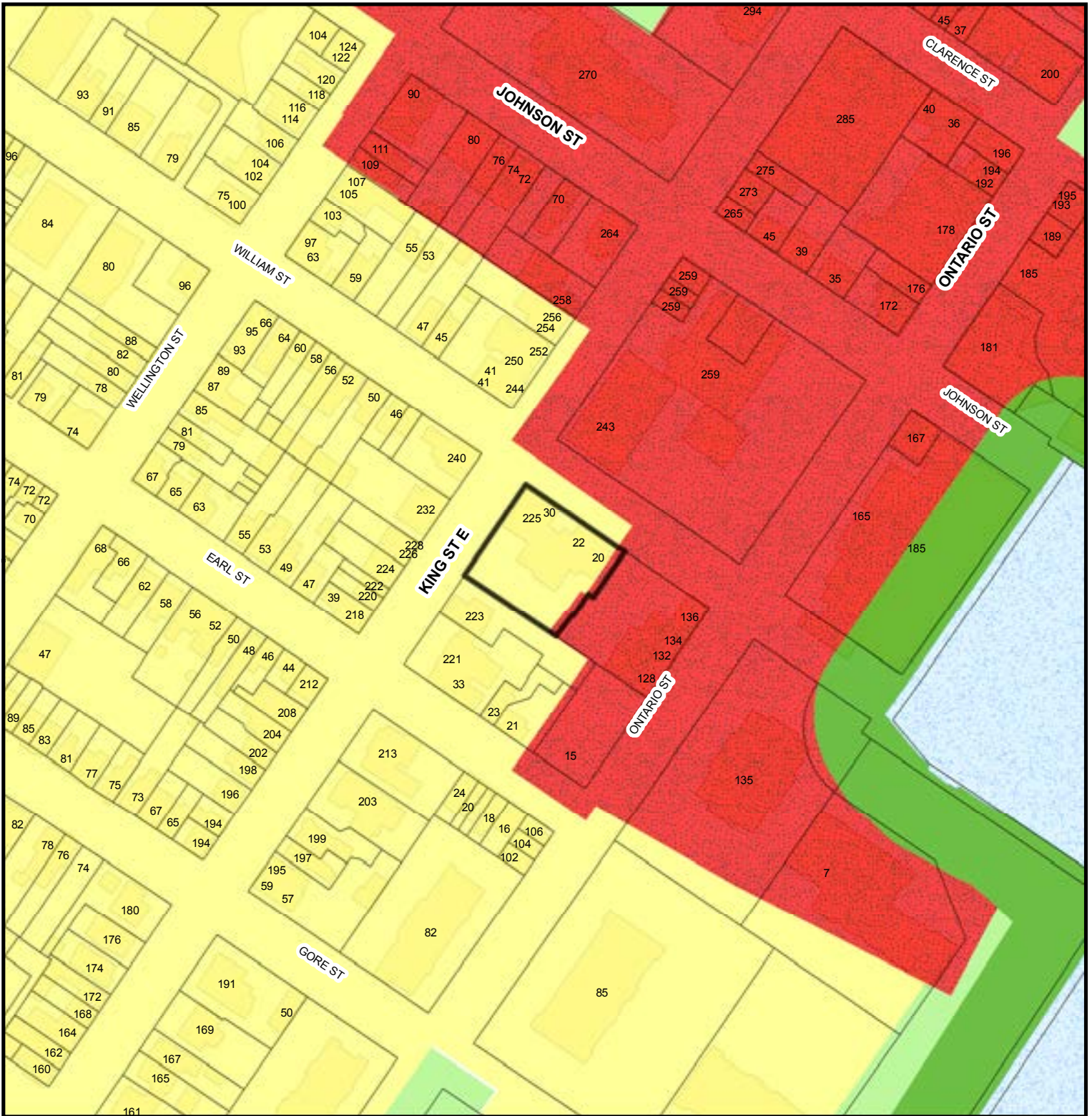
Given all Three Readings and Passed: [Meeting date]

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

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**Bryan Paterson**  
**Mayor**

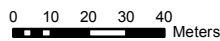


Planning, Building & Licensing Services

a department of Community Services

**SCHEDULE 'A' TO BY-LAW NUMBER OFFICAL PLAN AMENDMENT NUMBER 54**

Applicant: Frontenac Club Inc  
 Owner: Frontenac Club Inc  
 File Number: D35-004-2017  
 Address: 225 King Street East




1:2,000

PREPARED BY: Jpartridge  
 DATE: 9/25/2017

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**LEGEND**

**Official Plan Schedule 3-A, Land Use**

 Lands Subject to change from Residential to Central Business District

**Certificate of Authentication**

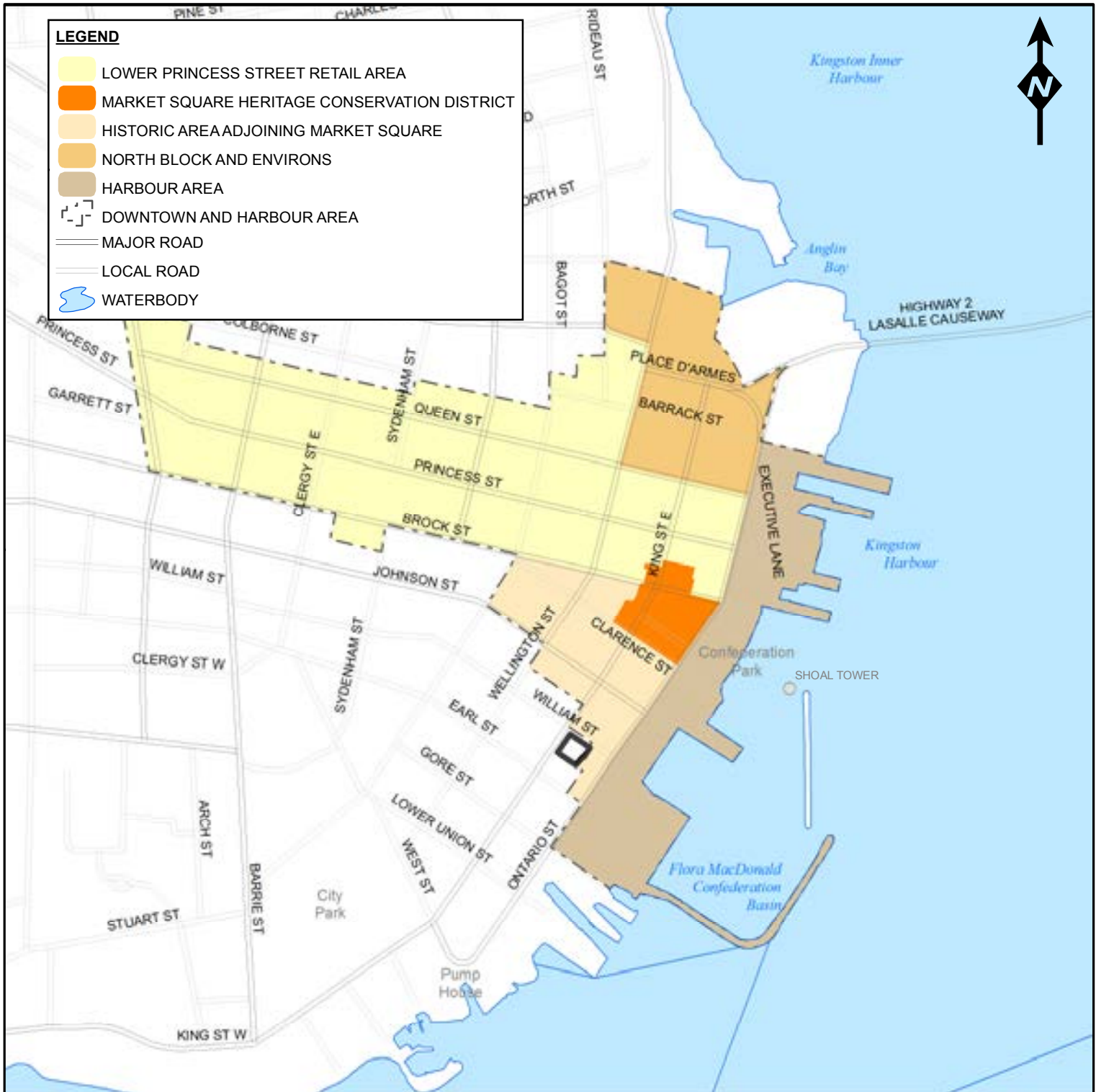
This is Schedule 'A' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.



\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk






Planning, Building & Licensing Services  
 a department of  
 Community Services

**SCHEDULE 'B' TO BY-LAW NUMBER  
 OFFICIAL PLAN AMENDMENT NUMBER**

Applicant: Frontenac Club Inc  
 Owner: Frontenac Club Inc  
 File Number: D35-004-2017  
 Address: 225 King Street East

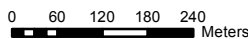
**LEGEND**

**Official Plan SCHEDULE DH-1**

 Subject property to be added to the "Downtown and Harbour Area" & identified as "Historic Area Adjoining Market Square"

**Certificate of Authentication**

This is Schedule 'B' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.



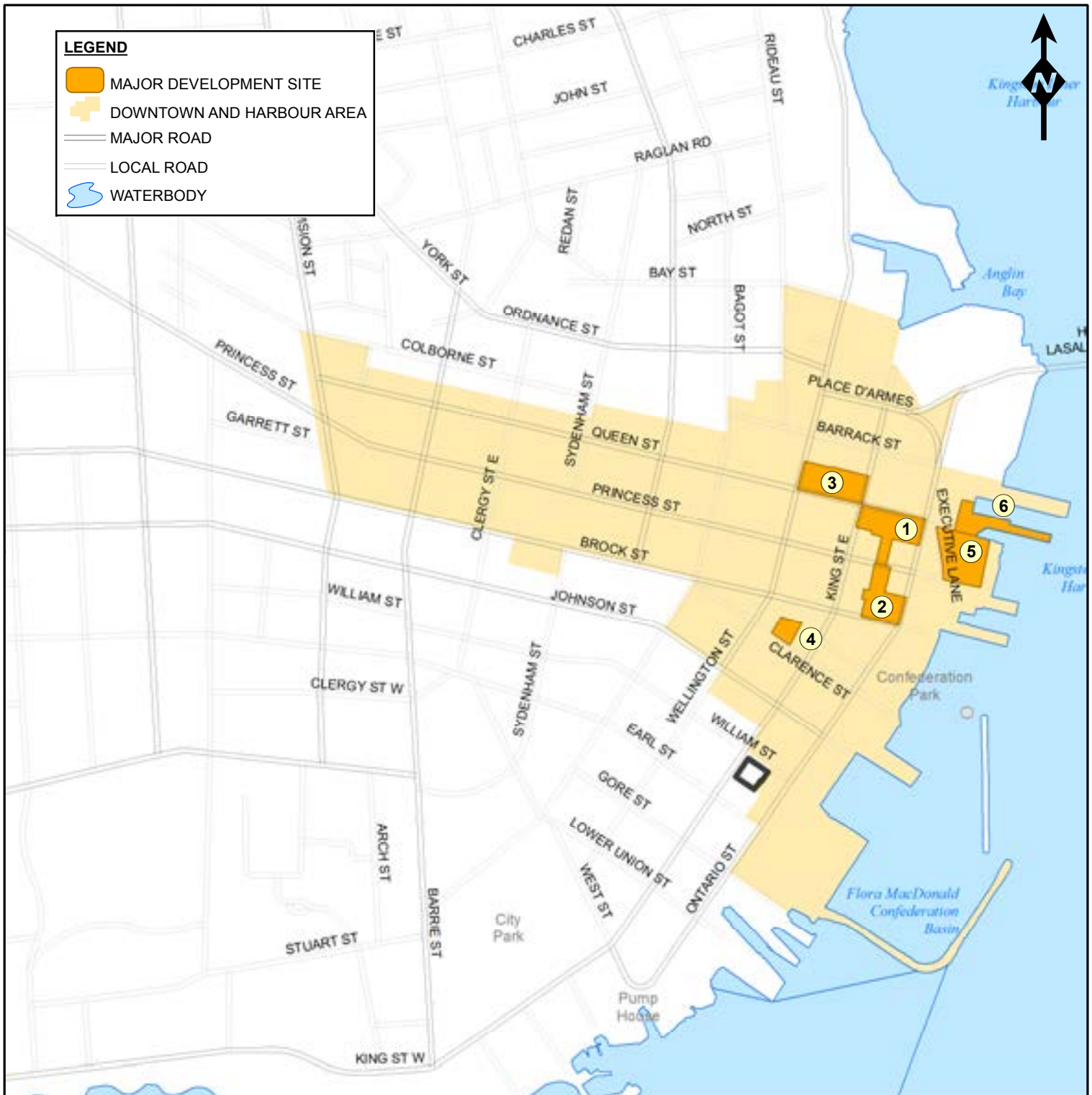
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PREPARED BY: J.Partridge  
 DATE: 9/25/2017



Mayor \_\_\_\_\_

Clerk \_\_\_\_\_



**LEGEND**

- MAJOR DEVELOPMENT SITE
- DOWNTOWN AND HARBOUR AREA
- MAJOR ROAD
- LOCAL ROAD
- WATERBODY



Planning, Building & Licensing Services  
 a department of  
 Community Services

**SCHEDULE 'C' TO BY-LAW NUMBER  
 OFFICIAL PLAN AMENDMENT NUMBER**

Applicant: Frontenac Club Inc  
 Owner: Frontenac Club Inc  
 File Number: D35-004-2017  
 Address: 225 King Street East

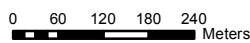
**LEGEND**

**Official Plan SCHEDULE DH-2**

Subject property to be added to the "Downtown and Harbour Area"

**Certificate of Authentication**

This is Schedule 'C' to By-Law Number \_\_\_\_\_,  
 passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

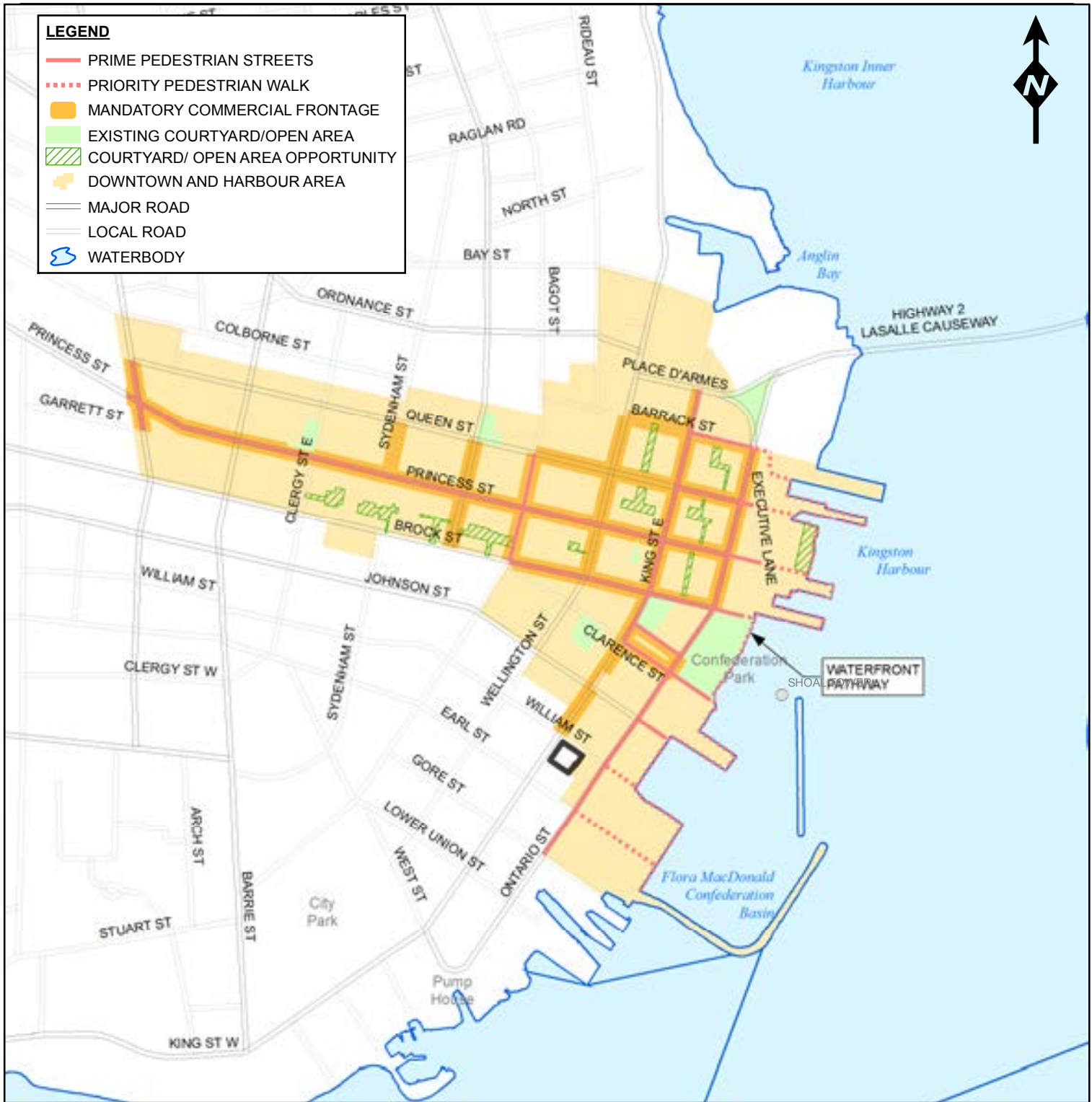


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Mayor

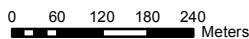
Clerk



Planning, Building & Licensing Services  
a department of  
Community Services

**SCHEDULE 'D' TO BY-LAW NUMBER  
OFFICIAL PLAN AMENDMENT NUMBER**

Applicant: Frontenac Club Inc  
Owner: Frontenac Club Inc  
File Number: D35-004-2017  
Address: 225 King Street East



1:10,000

**LEGEND**

**Official Plan SCHEDULE DH-3**

 Subject property to be added to the "Downtown and Harbour Area"

**Certificate of Authentication**

This is Schedule 'D' to By-Law Number \_\_\_\_\_,  
passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.



Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

**By-Law Number 2017-XXX**

**A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston” (Remove Lands from By-Law Number 8499, 225 King Street East)**

**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 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 31 of Schedule “A”, as amended, is hereby further amended by removing the zone symbol and lands known municipally as 225 King Street East, as shown on Schedule “A” attached to and forming part of By-Law Number 2017-XXX, so that Zoning By-Law Number 8499 has no force and effect over the subject property.
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]

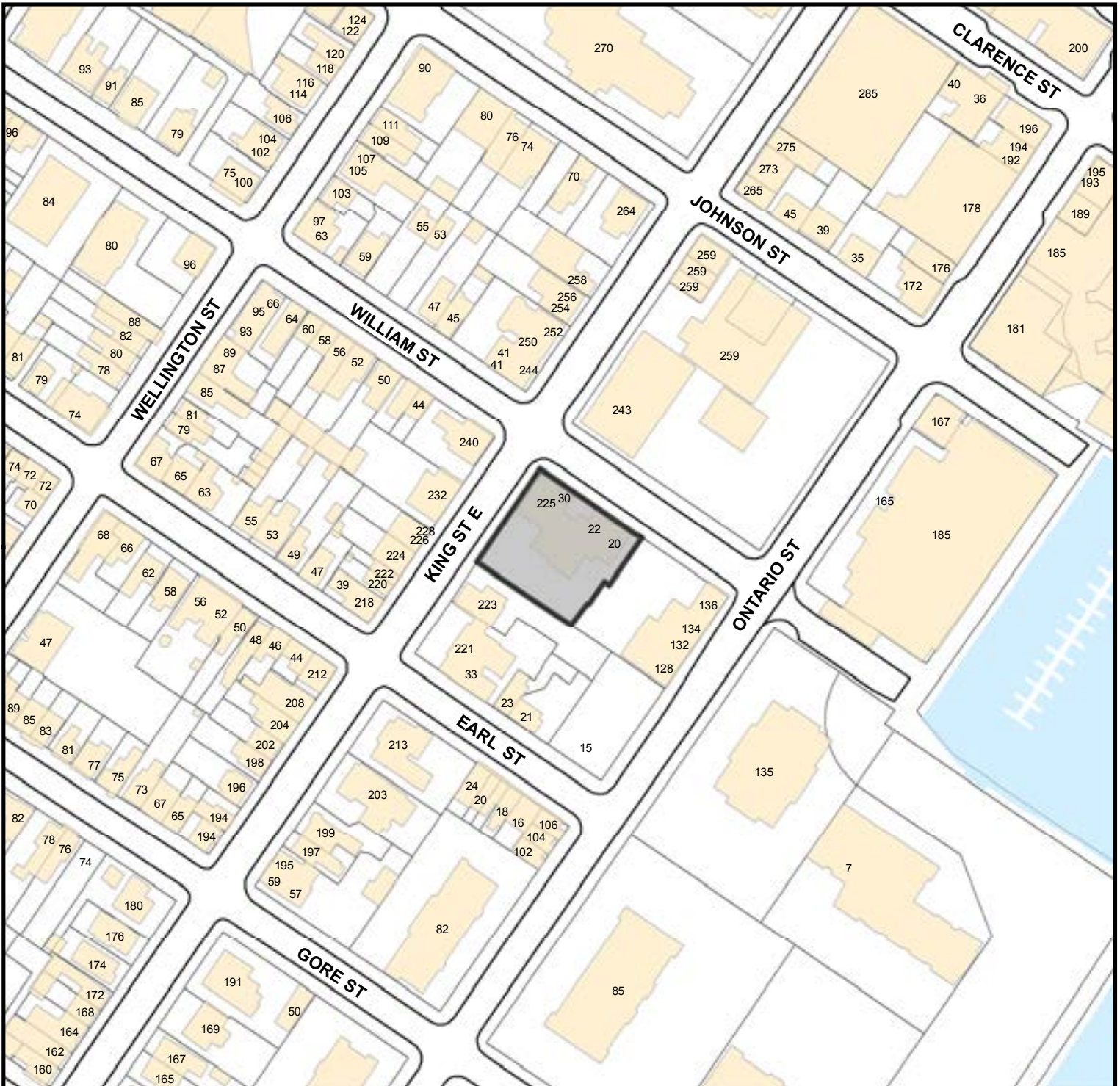
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**John Bolognone**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**





Planning, Building & Licensing Services


a department of Community Services

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

Applicant: Frontenac Club Inc  
 Owner: Frontenac Club Inc  
 File Number: D35-004-2017  
 Address: 225 King Street East

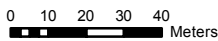
### LEGEND

Reference By-Law 8499, Map 31

 Subject property to be removed from Zoning Bylaw 8499

### Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
 passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.



1:2,000



PREPARED BY: A. Dowker  
 DATE: 9/20/2017

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

**By-Law Number 2017-XX**

**A By-Law to Amend By-Law Number 96-259, “Downtown and Harbour Zoning By-Law for The Corporation of The City of Kingston” (Site-Specific C1-45 Zone, 225 King Street East)**

**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 Number 96-259, 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 96-259 of The Corporation of the City of Kingston, entitled “Downtown and Harbour Zoning By-Law for The Corporation of the City of Kingston”, as amended, is hereby further amended as follows:
  - 1.1. Map 1 of Schedule “A”, as amended, is hereby further amended by expanding the boundary of the schedule to include the property known municipally as 225 King Street East, as shown on Schedule “A” attached to and forming part of By-Law Number 2017-XXX.
  - 1.1. Map 1 of Schedule “A”, as amended, is hereby further amended by zoning the subject property as a site-specific Central Business System Zone, (H) C1-45, as shown on Schedule “B” attached to and forming part of By-Law Number 2017-XXX.
  - 1.2. By **adding** a new subsection 7.3.45 thereto as follows:

**“7.3.45 225 King Street East (C1-45)**

Notwithstanding the provisions of Section 7.3 hereof to the contrary, the lands designated (H) C1-45 on Map 1 of Schedule “A” hereto, the following regulations shall apply:

**7.3.45.1 PERMITTED USES**

The only permitted uses shall be:

**(a) Commercial Uses**

- Art Gallery
- Bake Shop
- Bank or Financial Establishment
- Bed and Breakfast Establishment
- Commercial Establishment
- Commercial Recreation Facility
- Commercial School
- Day Care Centre
- Drugstore/Pharmacy
- Dry Cleaning Outlet
- Florist
- Hotel
- Medical Clinic
- Medical Office
- Mixed Commercial/Residential Development
- Nursing Home
- Office
- Personal Service Establishment
- Pet-Grooming Establishment
- Photo or Artist Studio
- Private Social and Cultural Facility
- Public Use
- Restaurant
- Restaurant, Outdoor Patio
- Restaurant, Take-Out
- Service Establishment
- Specialty Retail Store

**(b) Non-Commercial Uses**

- Community Home
- Community Support House
- Home Occupation
- Recovery Home
- Residential Care Facility
- Senior Citizen Apartment Dwelling/Retirement Home
- Multi-Unit Residential Dwelling

**7.3.45.2 REGULATIONS**

The regulations shall be as follows:

**(a) Yard Setbacks**

Exterior Side Yard                      0 metres

Rear Yard                                      4 metres

**(b) Building Height**

The minimum building height shall be one storey for the building existing as of the date of the passing of this by-law.

**(c) Lot Coverage**

The minimum lot coverage shall be 40 percent.

**(d) Existing Accessory Structure**

Notwithstanding the provisions of Section 5.1.1(b) hereof to the contrary, the existing accessory structure shall be located a minimum of 0.3 metres (1 foot) from any lot line.

**7.3.45.3 (H) HOLDING SYMBOL**

The use and removal of the (H) Holding Symbol shall be in accordance with the provisions of Section 6.3 of this By-Law.

**(a) Requirements for Removing the (H) Holding Symbol**

The (H) Holding Symbol shall not be removed until such time as a noise study has been submitted to the satisfaction of the City.

**(b) Uses Affected by the (H) Holding Symbol**

The (H) Holding Symbol applies to the following uses:

Day Care Centre  
 Mixed Commercial/Residential Development  
 Nursing Home  
 Community Home  
 Community Support House  
 Home Occupation  
 Recovery Home  
 Residential Care Facility  
 Senior Citizen Apartment Dwelling/Retirement Home

Multi-Unit Residential Dwelling

(c) **Permitted Interim Uses**

All uses in the C1-45 Zone, except for those listed in Section 7.3.45.3(b).

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]

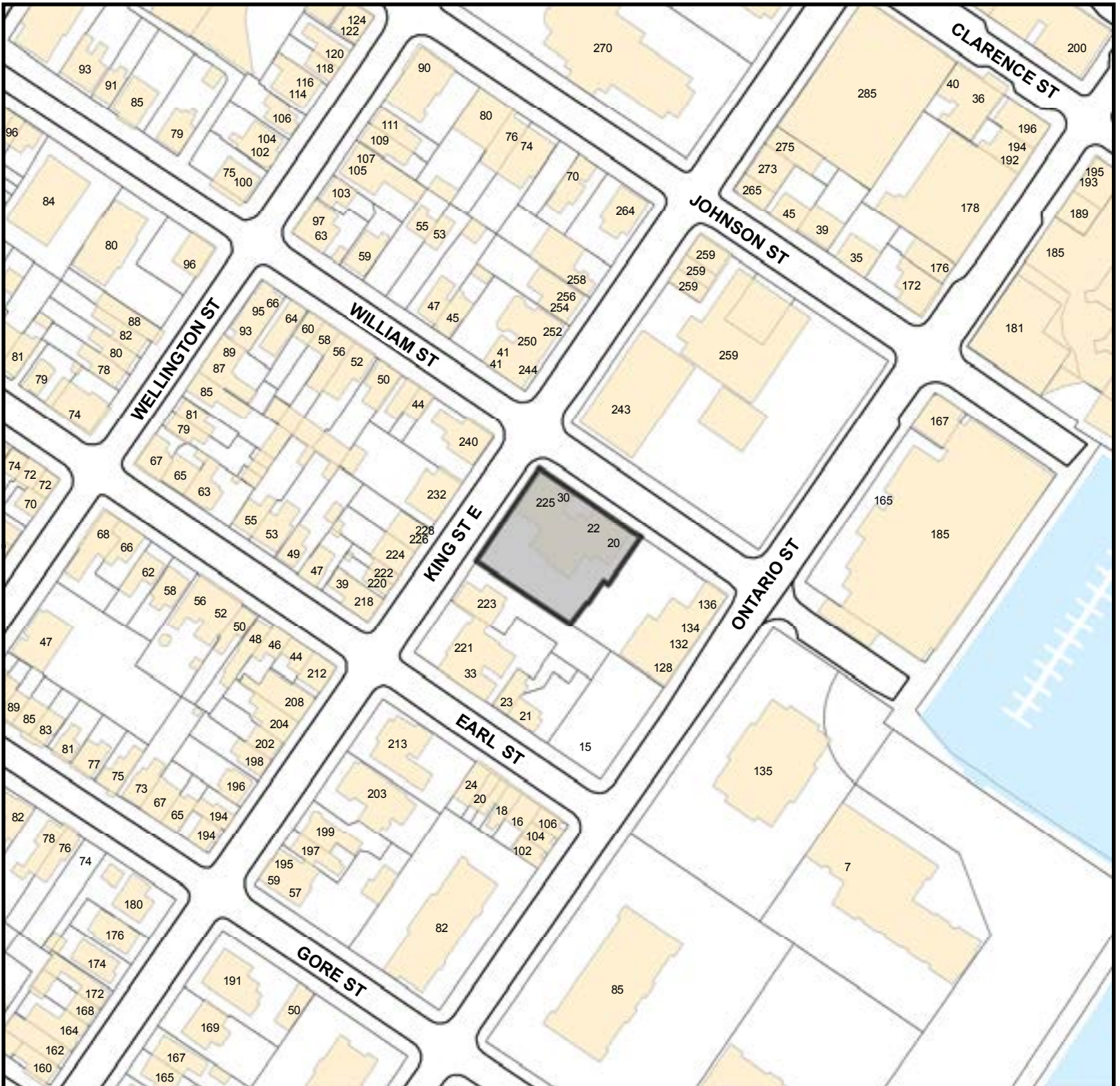
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**John Bolognone**  
City Clerk

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**Bryan Paterson**  
Mayor





Planning, Building & Licensing Services


a department of Community Services

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

Applicant: Frontenac Club Inc  
 Owner: Frontenac Club Inc  
 File Number: D35-004-2017  
 Address: 225 King Street East

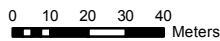
### LEGEND

#### Reference By-Law 96-259

 Subject property to be added to Zoning Bylaw 96-259

#### Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
 passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.



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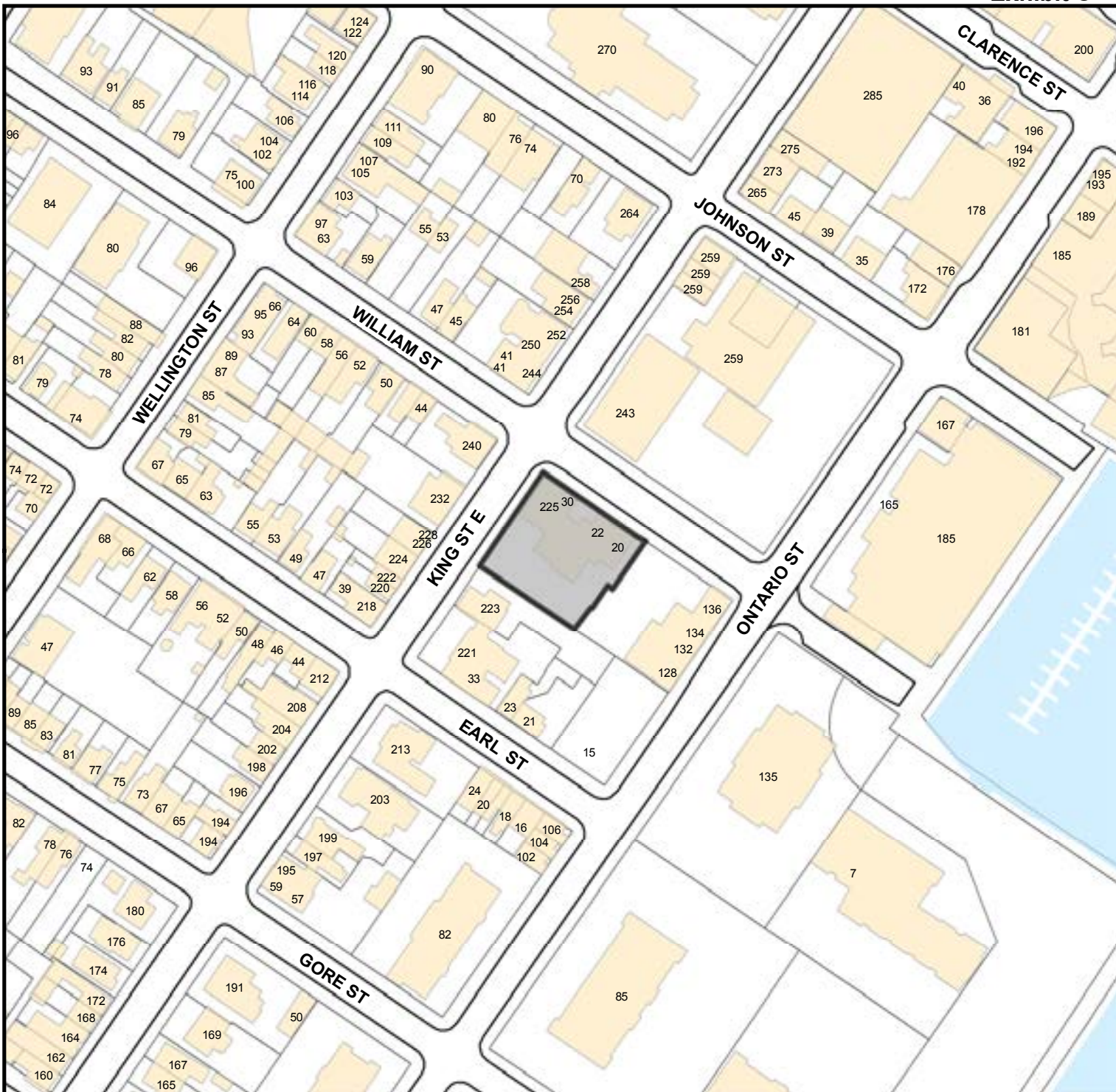


PREPARED BY: A. Dowker  
 DATE: 9/25/2017

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk





Planning, Building & Licensing Services


a department of Community Services

### SCHEDULE 'B' TO BY-LAW NUMBER

Applicant: Frontenac Club Inc  
 Owner: Frontenac Club Inc  
 File Number: D35-004-2017  
 Address: 225 King Street East

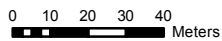
### LEGEND

Reference By-Law 96-259

 Rezoned to C1-45

### Certificate of Authentication

This is Schedule 'B' to By-Law Number \_\_\_\_\_,  
 passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.



1:2,000



PREPARED BY: A. Dowker  
 DATE: 9/25/2017

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

**By-Law Number 2017-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.141’ to ‘B.538-H’, 306-308 Montreal 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 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 \_ of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A.141’ to ‘B.538-H’, as shown on Schedule “A” attached to and forming part of By-Law Number 2017-\_\_\_\_.
  - 1.2. By **Adding** the following section .538 in Part VIII – Exceptions To Various Zone Classifications as follows:

**“538. 306-308 Montreal Street**

Notwithstanding the provisions of Sections 5, 6.3 and 13 hereof to the contrary, the ‘B.538-H’ Zone shall apply to regulate the existing structures on the date of passing of this by-law and a 17.8 square metre deck constructed at the rear. Any new development or redevelopment of the property shall be required to comply with the performance standards of the B zone and all other general provisions of by-law 8499 as amended:

(a) Definitions



For the purpose of the B.538-H zone, the following definitions shall apply:

- i. "Neighbourhood Commercial Uses" shall mean small-scale commercial uses that serve the needs of the adjacent neighbourhood and may include the following types of uses: general stores, clothing stores, food stores, drug stores, banks, restaurants and delicatessens, coffee shops, barber shops, beauty salons, hardware stores, sporting goods stores, florist, laundromat, dry-cleaning agencies for the receipt and delivery only of dry-cleaned articles.
- ii. "Professional Office" shall mean a building or part of a building wherein one or more individuals are employed in the management, direction, or conducting of any agency, business, brokerage or labour organization and includes such uses as a doctor's office, lawyer's office, an architect's office, an engineer's office, office of a Drugless Practitioner, real estate agency, consulting firm, communications office, and research business, but does not include any use otherwise defined in this By-law. This use class does not include medical clinics.
- iii. "Drugless Practitioner" means a drugless practitioner within the meaning of The Drugless Practitioners Act, as amended.
- iv. "Live-Work Unit" shall mean a dwelling unit occupied in conjunction with an art gallery, an artisan's studio, and/or a permitted, recreational or commercial use on the subject property.

(b) Lot lines

- (i) Front Lot lines:  
The north and east lot lines, abutting Charles and Montreal Street respectively, shall be deemed to be the front lot lines.
- (ii) Side Lot lines:  
The south and west lot lines shall be deemed to be side lot lines.

(c) Permitted uses

The permitted uses in the B.538-H zone are limited to:

- i. Neighbourhood Commercial Uses: provided that these commercial uses do not occupy a total floor area greater than 165 square metres on the ground floor.

- ii. Professional Office: provided that this commercial use does not occupy a total floor area greater than 90 square metres on the ground floor.
- iii. Recreational Use: provided that this use does not occupy a total floor area greater than 90 square metres on the ground floor.
- iv. Live-Work Unit: provided that the art gallery, artisan's studio and/or the permitted recreational or commercial use associated with the dwelling unit does not occupy a total floor area greater than 165 square metres on the ground floor.
- v. One and two family dwellings
- vi. Multiple family dwellings
- vii. Uses permissible in Zone A subject to the provisions for Zone A

(d) Maximum number of dwelling units: Four (4) subject to Holding Provisions under subsection (h)(ii.)

(e) Off-street parking:

- i. The minimum number of spaces shall be two (2).
- ii. The minimum required dimensions shall be 2.6 m by 5.2 m.
- iii. Parking spaces may be located closer to the street line than the nearest wall of the main building.

(f) Minimum barrier free parking space length: 5.2 metres

(g) Minimum amenity area: 17 square metres

(h) Removal of Holding Provision (-H)

In addition to the provisions of Section 5.39, the following provisions apply to the lands zoned B.538-H:

- i. A restaurant, delicatessen, coffee shop, barber shop, beauty salon, artisan's studio, laundromat and dry cleaning outlet shall not be permitted until Municipal-Industrial Strategy for Abatement (MISA) manhole is installed on the property. The Holding Symbol shall not be removed until such time as the MISA manhole is installed.
- ii. A fourth residential unit may be established in the floor area with frontage on Montreal Street no sooner than one year following the date of passing of this by-law and subject to site plan control approval. The Holding Symbol shall not be removed for a period of one year following the date of passing of this by-law.

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]

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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: Dennis Perrault and  
 FOTENN Consultants Inc.  
 Owner: Dennis Perrault  
 File Number: D14-026-2017  
 Address: 306-308 Montreal Street

**LEGEND**

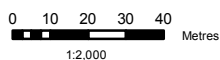
Reference By-Law 8499, Map 17

 Rezoned from A.141 to B.538-H

**Certificate of Authentication**

This is Schedule 'A' to By-Law Number \_\_\_\_\_,  
 passed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

PREPARED BY: A. Dowker  
 DATE: 9/21/2017



Mayor

Clerk