

By-Law Number 2019-XX

A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law Of The Corporation Of The City Of Kingston”, As Amended (Zone Change from One Family and Two Family Dwelling ‘A’ Zone to Site Specific One Family and Two Family Dwelling ‘A.562’ Zone, 480 Albert Street and 482 Albert 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 19 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from One-family and Two-family Dwelling Zone ‘A’ to site specific One-family and Two-family Dwelling Zone ‘A.562’ , as shown on Schedule “A” attached to and forming part of By-Law Number 2019-____.

- 1.2 By Adding the following section in Part VIII – Exceptions To Various Zone Classifications as follows:

“562. 480 and 482 Albert Street

Notwithstanding the provisions of Sections 5 and 6 hereof to the contrary, for the lands designated ‘A.562’, the following regulations shall apply:

- (a) For zoning interpretation purposes, the A.562 zone shall be considered as one lot.

(b) 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.

(c) Additional Permitted Uses:

- (i) For the dwelling municipally known as 480 Albert Street as of the date of passing of this Zoning By-law, a maximum of 1 Second Residential Unit shall be a permitted use within the existing structure.

(d) Prohibited Uses:

- (i) Garden Suite;
- (ii) Boarding House;
- (iii) Lodging House; and
- (iv) Rooming House.

(e) Second Residential Unit Provisions:

- (i) The maximum permitted gross floor area of the second residential unit shall not exceed 40 per cent 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;
 - c) Areas internal to the building that are intended for the storage of vehicles.

(ii) 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 lot to the access provided;

(iii) Parking:

- a) Second Residential Unit: 1 parking space.

(f) Additional Provisions:

(i) Projections into Yards:

- a) The minimum distance from the front lot line for projections, above, at, and below finished grade, shall be 0.0 metres.

(ii) Lot Area:

- a) The minimum lot area shall be 820.6 square metres.

(iii) Maximum Permitted Building Depth:

- a) For the dwelling municipally known as 480 Albert Street as of the date of passing of this Zoning By-law, 16.0 metres from the front lot line;
- b) For the dwelling municipally known as 482 Albert Street as of the date of passing of this Zoning By-law, 19.0 metres from the front lot line;

(iv) Minimum Front Yard Setback:

- a) For the dwelling municipally known as 482 Albert Street as of the date of passing of this Zoning By-law, 0.0 metres;

(v) Accessory Building, Minimum Side Yard Setback:

- a) The minimum side yard setback for an accessory building shall be 0.3 metres.”

(vi) Parking Area:

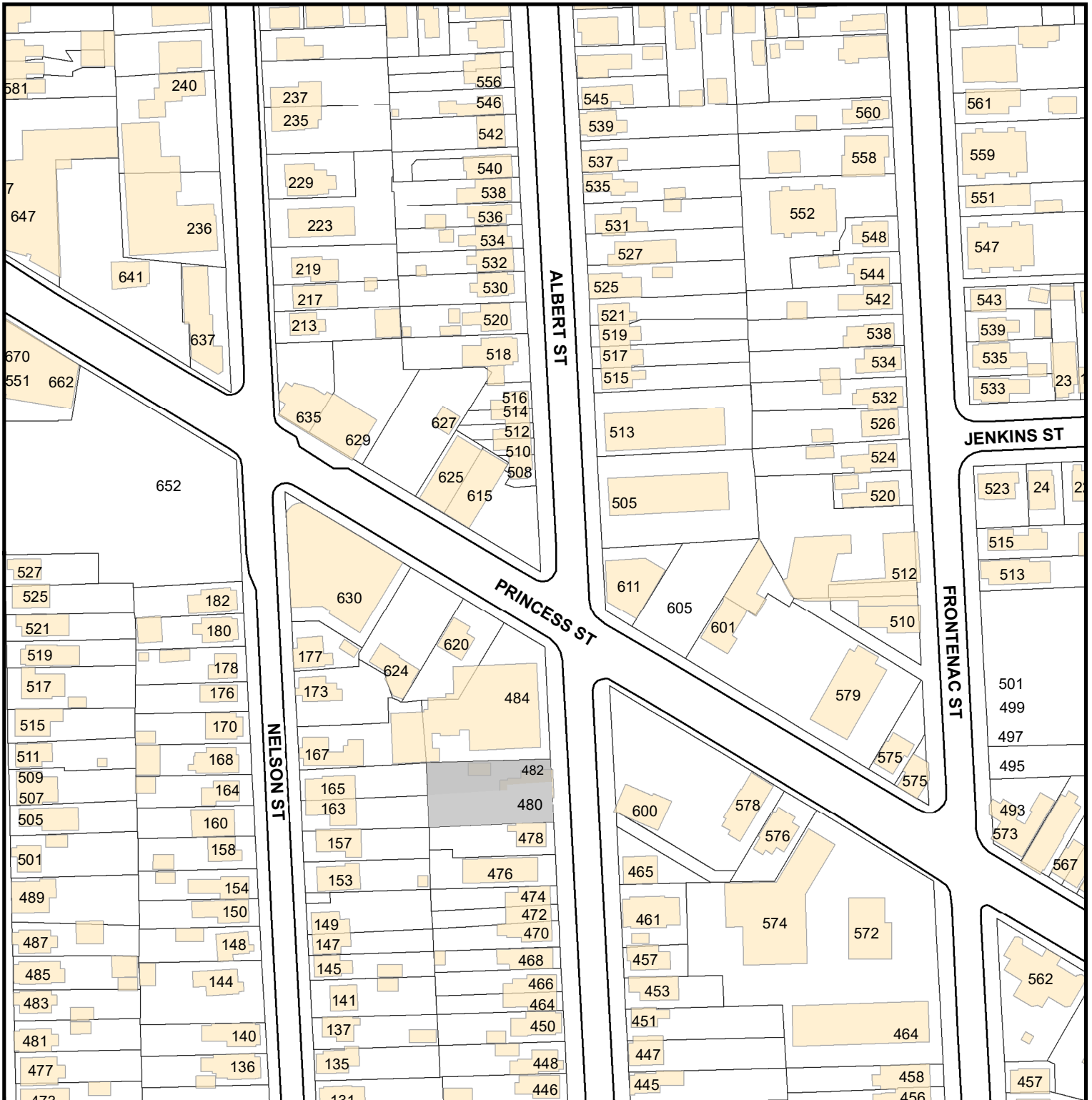
a) Maximum Size of a Parking Area: up to 48.6 square metres of the rear yard may be used as uncovered parking area.

2. That this by-law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

John Bolognone
City Clerk

Bryan Paterson
Mayor



Planning, Building & Licensing Services


a department of
Community Services

SCHEDULE 'A' TO BY-LAW NUMBER

File Number: D14-036-2018
Address: 480 & 482 Albert Street

LEGEND

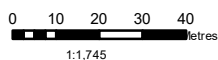
Reference By-Law 8499, Map 19

 Rezoned from A to A.562

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2019.

PREPARED BY: J.Partridge
DATE: 1/30/2019



Mayor

Clerk

By-Law Number 2019-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”, as amended (Zone Change from ‘R1-13’ to ‘R1-52’, 130-152 Greenlees Drive)

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*, R.S.O. 1990, c. P.13 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. Map 4 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘R1-13’ to ‘R1-52’, as shown on Schedule “A” attached to and forming part of By-Law Number 2019-____.
 - 1.2 By adding the following Subsection (yy) in Section 9(3) – Special R1 Zones:

“Special Requirements (R1-52) (130-152 Greenlees Drive):

(yy) Notwithstanding any provisions of this by-law to the contrary, the lands designated R1-52 on Schedule "A" hereto shall be developed in accordance with the following provisions:

 - (i) Detached Single-Family Dwelling House on a lot served by a public water system and a sanitary sewer system:

- (a) Lot Area (minimum): 465 square metres
 - (b) Lot Frontage (minimum):
 - (i) Corner lot - 18 metres
 - (ii) Other lot - 15 metres
 - (c) Front Yard Depth (minimum): 6.1 metres
 - (d) Exterior Side Yard Width (minimum): 6.1 metres
 - (e) Interior Side Yard Width (minimum): 1.2 metres on one side and 2.4 metres on the other side provided that on the side where there is an attached private garage, the minimum interior side yard may be reduced from 2.4 metres to 1.2 metres.
 - (f) Dwelling Unit Area (minimum): 85 square metres
 - (g) Rear Yard Depth: 6.75 metres
 - (h) All other zone provisions in accordance with the provisions of Section 9(2) hereof.
- (ii) Semi-Detached Dwelling House on a lot served by a public water system and a sanitary sewer system:
 - (a) Lot Area (minimum): 325 square metres
 - (b) Lot Frontage (minimum):
 - (i) Corner lot 15 metres
 - (ii) Other lot 10.5 metres
 - (c) Front Yard Depth (minimum): 6.1 metres
 - (d) Exterior Side Yard Width (minimum): 6.1 metres
 - (e) Dwelling Unit Area (minimum): 78.5 square metres
 - (f) All other zone provisions in accordance with the provisions of Section 9(2) hereof.
 - (g) Interior Side Yard Width (minimum): 1.2 metres plus 0.6 metres for every storey, or portion thereof, on that side where the building height exceeds one storey.

(h) Rear Yard Depth: 6.75 metres

(iii) Setback (minimum):

(a) Other road – 9 metres plus the minimum required front yard depth.

(iv) Location of Accessory Uses:

Nothing in this by-law shall prevent the location of accessory uses within a required interior side yard provided that no such use is located within 1.2 metres of a side lot line, except where adjoining private garages are erected on the common lot line between two lots, in which case no interior side yard is required.

(v) Location of Driveway:

(a) Nothing shall prevent the location of a driveway within a required interior side yard provided that no driveway is located within 1.2 metres of a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9 metres.

(b) Nothing shall prevent the location of a driveway within a required exterior side yard provided that such driveway intersects with the exterior side lot line and is not located within 1.2 metres of the rear lot line.

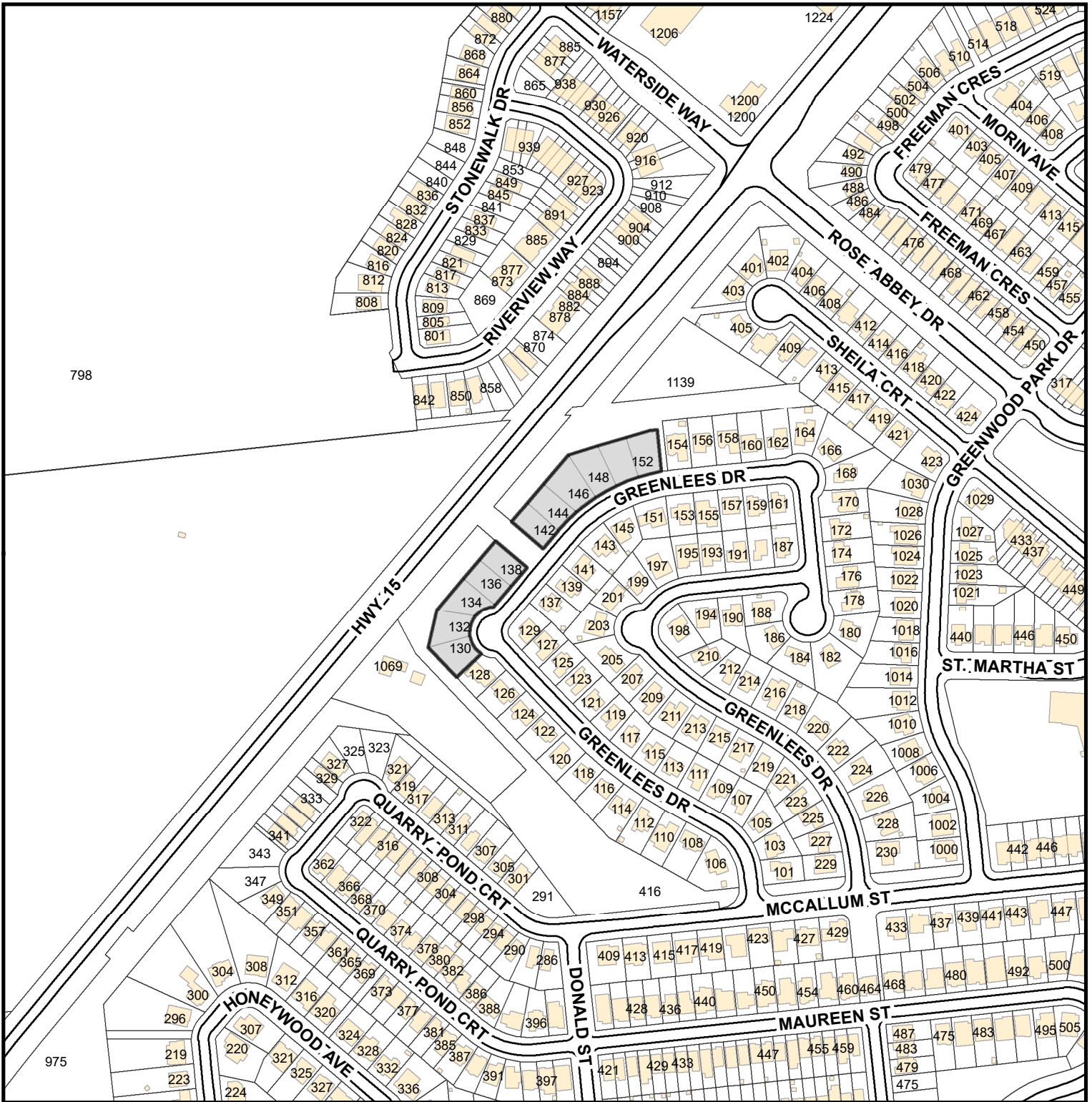
(vi) Lot Coverage (maximum): 50%”

2. This by-law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting date]

John Bolognone
City Clerk

Bryan Paterson
Mayor



Planning, Building & Licensing Services

a department of
Community Services

SCHEDULE 'A' TO BY-LAW NUMBER

File Number: D14-028-2018
Address: 130 - 152 Greenlees Drive

LEGEND

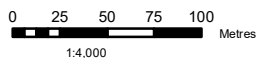
Reference By-Law 32-74, Map 4

 Rezoned from R1-13 to R1-52

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2019.

PREPARED BY: J.Partridge
DATE: 10/23/2018



Mayor

Clerk