

By-Law Number 2021-XX

A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston” (Site-Specific Zone Change from ‘A5’ to ‘A5.598’, 27 Gardiner 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 29 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A5’ to ‘A5.598’, as shown on Schedule “A” attached to and forming part of By-Law Number 2021-____.
 - 1.2. By adding the following Section 598 in Part VIII – Exceptions to the Various Zone Classifications, as follows:

“598. 27 Gardiner Street

Notwithstanding the provisions of Section 11 hereof to the contrary, on the approximately 809 square metre parcel of land known municipally as 27 Gardiner Street and zoned ‘A5.598’ on Schedule “A” hereto, the following regulations shall apply:

a) Permitted Uses:

The permitted uses shall also include a multiple family dwelling containing three dwelling units.

- b) Minimum Front Yard: 7.45 metres
- c) Minimum Lot Area: 267 square metres per dwelling unit
- d) Minimum Lot Width: 12.0 metres
- e) Off-Street Residential Parking: A minimum of 1 parking space per dwelling unit shall be provided.
- f) Front Yard Parking: A maximum of 3 vehicle parking spaces shall be permitted in the required front yard.
- g) Maximum Driveway Width: 9.3 metres
- h) Projection into Side Yard: Unenclosed porches and steps shall be permitted to project 1.2 metres out from the main building wall, but not closer than 0.95 metres to the side lot line.”

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



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

File Number: D14-024-2020
Address: 27 Gardiner Street

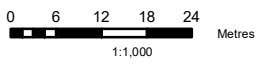
Legend

Reference By-Law 8499, Map 29

 Rezoned from A5 to A5.598

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2020.



Mayor

Clerk

By-Law Number 2021-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 Special Residential Type One (R1-3) Zone and Development (D) Zone to Special Residential Type One (R1-78(H)) Zone, 620 and 630 Graceland Avenue)

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 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 4 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘R1-3’ and ‘D’ to R1-78(H), as shown on Schedule “A” attached to and forming part of By-Law Number 2021-____.

1.2. By Adding a new subsection (bv) thereto as follows:

“(bv) **R1-78(H) 620 and 630 Graceland Avenue**

Notwithstanding the provisions of Section 4, Section 5 and Section 12 hereof to the contrary, the lands designated ‘R1-78(H)’ on Schedule ‘A’ hereto, the following regulations shall apply:

- (a) Minimum Lot Frontage (interior lot) 15.2 metres
- (b) Minimum Lot Frontage (corner lot) 18 metres
- (c) Minimum Exterior Side Yard 3.6 metres
- (d) Sight Triangles

Two sight triangles are required on a corner lot.

The location of the first sight triangle shall be located by drawing a line between a point on the exterior side lot line that is 4.5 metres from the intersection of the front lot line and the exterior side lot line and a point on the front lot line that is 8.5 metres from the intersection of the front lot line and the exterior lot line.

The location of the second sight triangle shall be located by drawing a line between a point on the exterior side lot line that is 8.5 metres from the intersection of the front lot line and the exterior side lot line and a point on the front lot line that is 4.5 metres from the intersection of the front lot line and the exterior side lot line.

Where the exterior side lot line and the front lot line do not intersect at a point, the hypothetical point of intersection of the two lot lines shall be deemed to be the intersection of the two lot lines.

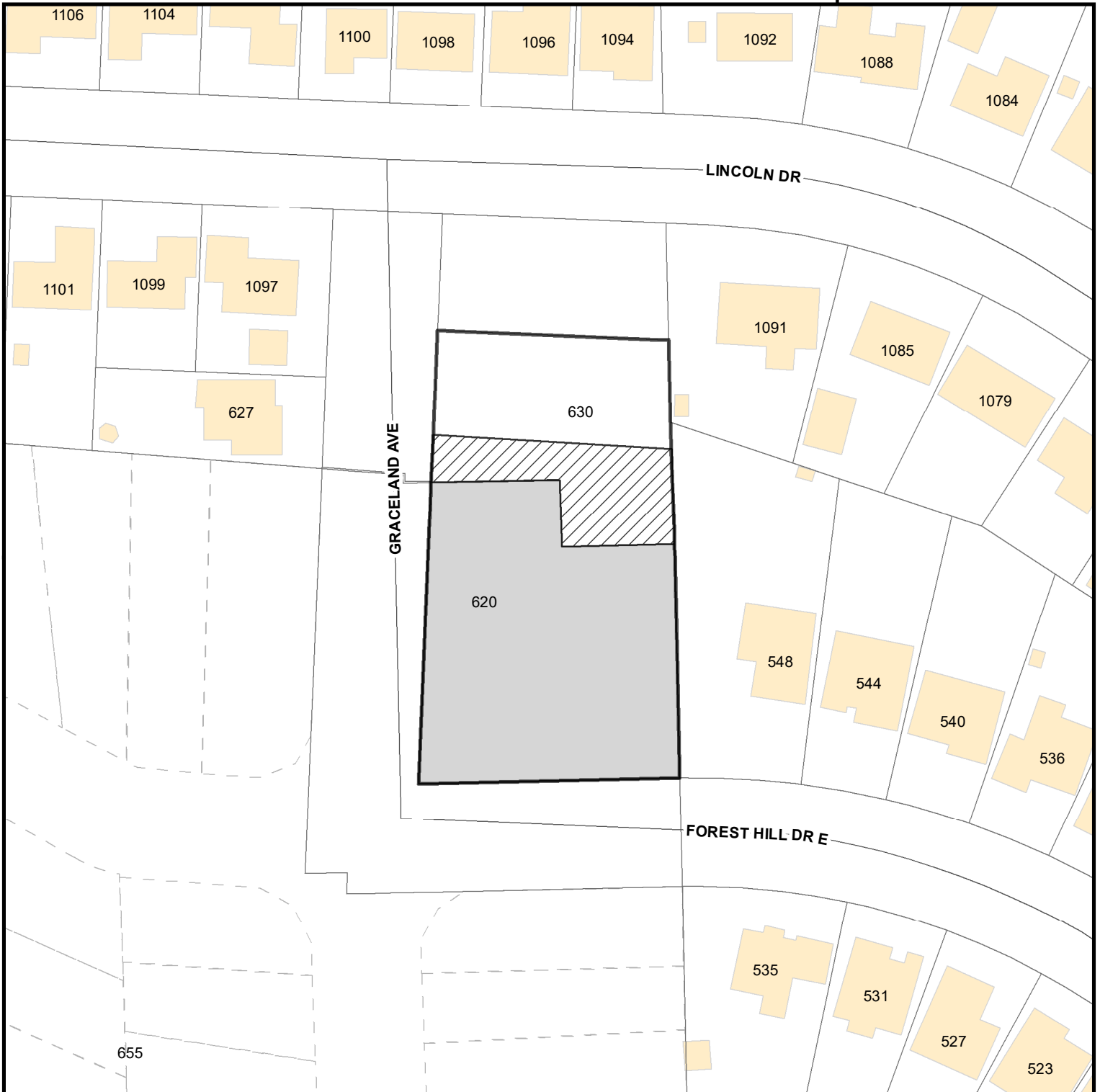
- (e) The ‘H’ Holding Zone Provisions shall be used and removed in accordance with Section 6(6) of this By-Law.”

- 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



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

File Number: D14-013-2020
Address: 620, 630 Graceland Ave

Legend

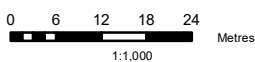
Reference By-Law 76-26, Map 4

Rezoned from D to R1-78(H)

Rezoned from R1-3 to R1-78(H)

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2021.



Mayor

Clerk

By-Law Number 2021-____

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 ‘M6’, ‘M7’, ‘M6.97’ and ‘M9.392’ to ‘M7.599’, 771 Division Street & 795-799 Division 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 15 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘M6’, ‘M7’, ‘M6.97’ and ‘M9.392’ to ‘M7.599’, as shown on Schedule “A” attached to and forming part of By-Law Number 2021-____.

1.2. By adding the following Section 599 in Part VIII – Exceptions to the Various Zone Classifications as follows:

“(599) 771 Division Street & 795-799 Division Street

Notwithstanding the provisions of Section 30 hereof to the contrary, on the lands designated ‘M7.599’ on Schedule “A” hereto, the following regulations shall apply:

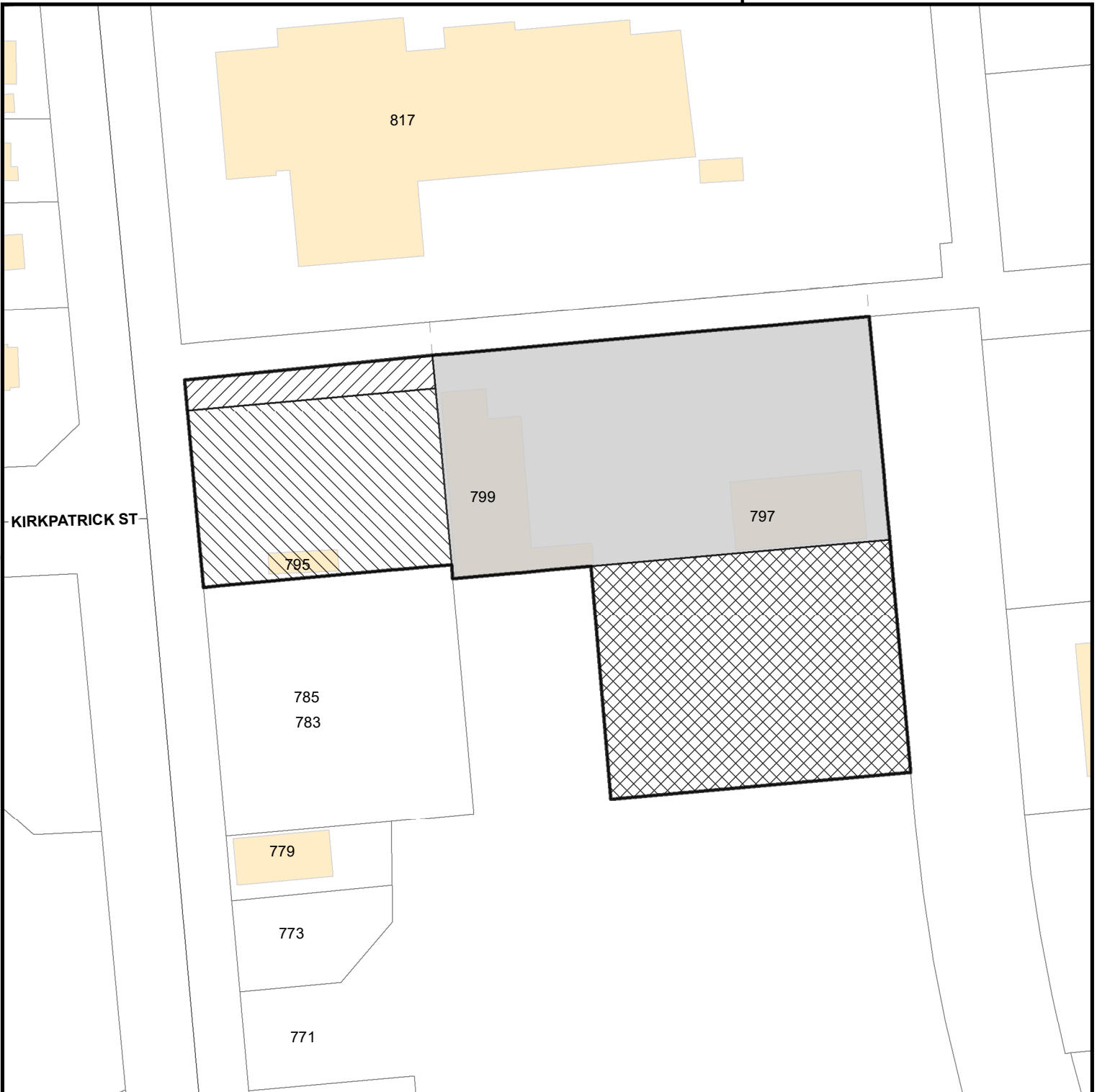
- a) Minimum Front Yard: 12.0 metres
- b) Minimum Rear Yard: 7.5 metres, provided that the minimum rear yard setback for the building existing on the date of passing of By-Law Number 2021-____ shall be 3.8 metres.

- c) Minimum Side Yard: 7.5 metres, provided that there shall be no minimum side yard requirement for the building existing on the date of passing of By-Law Number 2021-_____.
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



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

File Number: D14-020-2020
Address: 771 DIVISION ST & 795-799
DIVISION ST

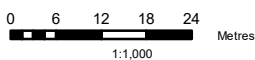
Legend

Reference By-Law 8499, Map 15

- Rezoned from M7 to M7.599
- Rezoned from M6.97 to M7.599
- Rezoned from M9.392 to M7.599
- Rezoned from M6 to M7.599

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2021.



Mayor

Clerk