



**City of Kingston
Report to Planning Committee
Report Number PC-21-031**

To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Laura Flaherty, Project Manager, Planning Services
Date of Meeting: April 29, 2021
Subject: Public Meeting Report (Non-Statutory)
New Zoning By-Law Project
Discussion Paper: Schools and Places of Worship
File Number: D14-043-2016

Council Strategic Plan Alignment:

Theme: 4. Strengthen economic development opportunities

Goal: 4.1 Support new and existing businesses

Goal: 4.2 Foster Innovative arts, culture and social enterprises

Goal: 4.7 Invest in innovative workforce development and in-migration strategies.

Executive Summary:

As outlined in [Information Report Number 20-229](#) to Council and [Report Number PC-21-022](#) to Planning Committee, staff in Planning Services are in the third and final phase of the new zoning by-law project (New ZBL), with the ultimate goal of bringing a final document for Council's consideration in early 2022. It is important to note that this timeline may be impacted should there be a direction to add additional public engagement to the overall project, or if additional elements need to be researched that are currently outside of the scope of the project.

The purpose of this report is to provide background information and obtain feedback from the public and members of Planning Committee with respect to the topic of schools and places of worship, in order to inform how these items will be addressed in the second draft of the New

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ZBL when it is released to the public, which is anticipated in mid 2021. This paper also includes potential amendments to the City's Official Plan. A City-initiated Official Plan amendment is anticipated to be submitted at the same time as the release of the second draft of the New ZBL, which will be processed concurrently, with future Statutory Public Meetings considering both the proposed Official Plan amendment and New ZBL.

Elementary and Secondary Schools

The existing Official Plan (OP) policies treat elementary and secondary schools differently depending on their funding type (private versus public), with policies that restrict private schools from being located in areas where publicly-funded schools are permitted. Since the New ZBL is required to conform with the OP, these distinctions, which focus on the user of the space rather than the land use and its potential impacts, results in further challenges when trying to appropriately implement the intent of the policies within the second draft of the New ZBL. This discussion paper identifies some potential amendments to the OP policies to remove the funding distinction from schools, which would allow for the second draft of the New ZBL to permit schools in a manner that focuses on the use of the land. These changes would allow for private elementary schools in Residential, Hamlet and Rural Lands land use designations without requiring rezoning in a manner that is consistent with how publicly-funded schools are permitted by the OP. It will also remove the public and private funding distinctions for secondary schools and continue to allow secondary schools as-of-right within Institutional and Arterial Commercial land use designations.

In addition, the first draft of the New ZBL included a definition for school that specifically defined the type of curriculum that needs to be taught in order for an establishment to be considered a school. Again, in an effort to focus on the use, rather than the users, this discussion paper identifies some potential amendments to the definition of school for the second draft of the New ZBL that focuses on the use, rather than the curriculum taught.

Places of Worship

Places of worship play a pivotal role in the community, not just for religious organizations as their principal users, but for the array of additional users from the broader community when the facilities are used for broader purposes. The OP permits places of worship in all Commercial, Institutional, Rural Lands, and Hamlet designations, as well as Residential designations in specific zones. The OP does not specifically define or provide a list of uses that are considered appropriate in the context of places of worship. The intent of this paper is to identify potential amendments to the Official Plan to provide recognition for the existing function of places of worship and to provide allowances for additional supporting complementary uses. To implement the potential Official Plan amendments, the second draft of the New ZBL would then be revised to identify the appropriate zones for these religious buildings and to allow complementary uses in places of worship to both recognize how places of worship currently function and to support the viability of both the place of worship and the surrounding community by supplementing their principal function with additional options for increased flexibility in permitted uses.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Peter Huigenbos, Commissioner, Business, Environment & Projects	Not required
Brad Joyce, Commissioner, Corporate Services	Not required
Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Sheila Kidd, Commissioner, Transportation & Public Works	Not required

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Options/Discussion:

Public Meeting Process

While this is not considered to be one of the Statutory Public Meetings for the overall New ZBL project, this is a public meeting to discuss a focused topic within the overall project. Anyone who attends a Planning Committee Public Meeting may present an oral submission, and/or provide a written submission on the proposed application. Also, any person may make written submissions at any time before City Council makes a decision on the final recommended form of the New ZBL.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Kingston before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

There will be two future Statutory Public Meetings respecting the New ZBL project – one with a Public Meeting report after the release of the second draft of the New ZBL, and the second with a comprehensive report and recommendation from Planning Services. In addition, a statutory open house will also be held prior to a Statutory Public Meeting for the purpose of giving the public an opportunity to review and ask questions. The public will be provided additional opportunities to make oral submissions on the New ZBL project at both future Statutory Public Meetings.

All persons who made oral or written submissions at any Public Meeting, or have requested notification in writing, will be given written notice of the future Statutory Public Meetings at which time the subject application will be considered. Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Laura Flaherty, Project Manager
The Corporation of the City of Kingston
Planning Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3157
NewZBL@cityofkingston.ca

New Zoning By-law Project Background

As identified in [Information Report Number 20-229](#), Planning Services staff began work on what they are considering "Phase Three", the final phase of the New ZBL project in September 2020.

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Phase Three is primarily being completed “in house” by Planning Services staff, including all background research, stakeholder consultation, zoning by-law drafting and its associated mapping, with input from technical advisors and other staff where required.

At this stage, Phase Three of the New ZBL project is well underway, with Planning Services staff working diligently to complete the background work identified in [Information Report Number 20-229](#). Part of the Phase Three consultation includes a series of “Discussion Papers” to allow focused conversations about specific topics prior to the release of the second draft of the zoning by-law. The intent of the Discussion Papers is to provide background information in an information report to Planning Committee and hold a Public Meeting, allowing the public and members of Planning Committee time to provide feedback on a specific topic.

Following the completion of the Discussion Papers, staff will be finalizing the second draft of the New ZBL with the goal of releasing it to the public in the summer of 2021. After the second draft of the document is released, public consultation events will be held including a Statutory Public Meeting in early Fall 2021. Ultimately, Planning Services staff are aiming to have a final statutory open house, with a comprehensive report to Planning Committee for the final Statutory Public Meeting in early 2022.

The purpose of this discussion paper is two-fold:

- 1) To discuss the extension of policy and regulatory permissions currently associated with publicly-funded schools to also include private schools and to identify potential definitions for the second draft of the New ZBL which focus on the use, rather than the user; and
- 2) To allow new permissions for additional complementary uses in places of worship. The intent is to both recognize how places of worship currently function and to support the viability of both the place of worship and the surrounding community by supplementing their principal function with additional options for increased flexibility in permitted complementary uses, while at the same time considering the functional aspects of these uses and the potential for adverse impacts on the adjacent community.

Schools

Typical Land Use Characteristics of Schools

Traditionally, elementary schools are one of the centre points of residential neighbourhoods to ensure younger school-aged children are located within a safe walking distance in a location that is traditionally located away from Arterial Roads for pedestrian safety. Elementary school-aged children are typically young children who are dependent on caregivers to ensure they are safely transported to and from school, and typically spend the whole day on the school property if their caregivers do not bring them home for the lunch hour. Although the traditional neighbourhood model is being modified as school sites are consolidated to larger, higher capacity schools, the principle that elementary schools are an important and compatible use within residential neighbourhood remains an important policy consideration for this land use.

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In general, secondary schools are larger facilities that have a wider catchment area than elementary schools. Secondary school-aged children are typically more independent and mobile than elementary school-aged children. Secondary school students are typically permitted to leave school property more frequently, often accessing stores and food establishments located nearby. The transportation network connected to secondary schools is more multi-faceted due to the wider catchment area of secondary schools, the larger student population and the relative independence of the children attending secondary schools. Public transit, school buses, active transportation networks and facilities, and vehicles for both students and teachers are all important transportation needs that function differently than elementary schools.

Existing Official Plan Policies

The Official Plan provides a goal under Section 3.2. to provide educational facilities that support the function and operation of many land uses in the City in locations that are convenient and compatible with adjacent land uses.

Policy 3.2.1., which deals specifically with elementary schools, distinguishes between publicly-funded and private elementary schools. Publicly-funded schools are permitted in all Residential, Hamlet and Rural Lands designations. Private schools, on the other hand, are only permitted in an Institutional or Commercial designation and require a site-specific zoning by-law amendment in a Residential or Rural Lands designation.

Policy 3.2.2. speaks to secondary schools and, like the elementary school policy, also distinguishes between publicly-funded and private secondary schools. Both private and publicly-funded secondary schools are permitted in an Institutional or Arterial Commercial designation. Publicly-funded secondary schools are permitted in a Residential designation where a site has “adequate size” and access from an arterial or collector road. Public and private secondary schools may also be permitted in any Residential designation through a site-specific zoning by-law amendment if located on a Collector or Arterial Road.

Policies 3.2.1. and 3.2.2. also identify that schools will not be permitted in hazardous lands or hazardous sites. Preferred locations are identified for both elementary and secondary schools. Elementary schools should be accessed by safe active transportation facilities, in proximity to the centre of the community, transit routes and district or neighbourhood parks, and/or be co-located with other compatible community facilities. Secondary schools should be accessed by safe active transportation facilities, along transit routes, in proximity to goods and services and/or be co-located with other compatible community facilities.

Potential Official Plan Amendments

In conjunction with the second draft of the New ZBL, it is anticipated that the City will be initiating proposed Official Plan amendments to a number of policies within the Official Plan in order to better implement the intent of the policies within the New ZBL. This Official Plan amendment will be the subject of future Public Meetings associated with the New ZBL project and will form part of the final recommendation in the Comprehensive Report when the final form of the New ZBL is recommended to Planning Committee for approval.

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As it relates to schools, it is intended that this proposed Official Plan amendment will remove the distinction between private and publicly-funded schools from policies 3.2.1. and 3.2.2. as identified in Exhibit A, as the function and operation of public and private schools are similar in nature. This would allow for the New ZBL to continue with a definition of school that does not distinguish between funding models and would allow the New ZBL to better focus on the use of the facility, rather than the users.

Existing Schools in Kingston

Exhibit B includes a list of the existing public and private elementary and secondary schools, their land use designation from the Official Plan, the existing zoning and the proposed zone from the first draft of the New ZBL.

There are currently 49 elementary schools, with the vast majority located within a Residential designation in the Official Plan. Three are designated Hamlet, two have a Commercial designation, one Rural and one Institutional, with two properties that have a portion of Environmental Protection Area on the land. Since the schools are spread across the existing zoning by-laws, the existing zoning varies widely with open space, multiple unit residential, low density residential, rural residential and institutional zoning categories. Some have site specific exceptions allowing the schools and some are permitted as-of-right by the zone. Since the first draft of the New ZBL was scoped as a consolidation exercise, the proposed zoning from the first draft largely reflects the existing zoning.

There are 10 secondary schools and 5 alternative secondary schools. Of the 10 secondary schools, one is designated District Commercial, one General Industrial, one Institutional and the remainder are designated Residential. The existing and proposed zoning generally aligns with the Official Plan designations, except four of the residentially designated properties have institutional zoning. Of the 5 alternative schools, 2 are designated Institutional (within Collins Bay Institution and Joyceville Institution) and 3 are designated Residential. Two have institutional zoning, two low-density residential and one open space.

First Draft of the New Zoning By-law

As indicated above, the first draft of the New ZBL was treated mainly as a consolidation exercise of the existing zoning by-laws. The zone categories that were applied to school properties in the first draft, as summarized in the prior section and identified in Exhibit B, are reflective of the existing zoning of such properties.

The first draft of the New ZBL anticipated that the Official Plan Update would remove the distinction between private and publicly-funded schools. In doing so, the first draft removed that distinction but included a narrow definition of schools that is focused on the type of curriculum taught, rather than a broader consideration of the land use:

School means the use of any lot, building or structure, or part thereof, providing educational services within the context of the elementary and secondary curriculum of the

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Province of Ontario and may include a day care centre, cafeteria, food concession, assembly hall, recreation facility and park as accessory uses.

The first draft of the New ZBL did not provide specific permissions for elementary or secondary schools that align with the Official Plan policies. Instead, schools are only permitted in limited zones – Hamlet Institutional (HI), Institutional Minor (IN1), Military Installation (G2) and Minor Open Space (OS1).

Potential Amendments to the Second Draft of the New Zoning By-law

In order to ensure that the second draft of the New ZBL focuses on the use, rather than the user of schools, it is anticipated that the definition of school will be revised to remove the specific curriculum that is taught, allowing for specialized schools and private schools to be considered schools and permitted in the same locations as their counterparts in the public and Catholic school board systems (for both the English and French school boards).

It is anticipated that the second draft of the New ZBL will distinguish between elementary and secondary schools in order to provide as-of-right permissions for schools that align with the Official Plan. This change will allow the text of the New ZBL to separately permit elementary schools and secondary schools in zones that align with the appropriate Official Plan designations, rather than permitting all schools in the four zones identified by the first draft.

The mapping of the second draft will be updated to ensure that the zone applied to each school better reflects the neighbourhood in which the school is located and will remove Open Space zoning from schools to better deploy the Open Space zone with appropriate as-of-right permissions to better reflect the intent of open spaces.

It should be noted that this paper does not include post-secondary institutions and training facilities that are commercial ventures providing specialized educational services such as dance studios or trade schools. These are defined and regulated separately and are not the subject of this public meeting.

Staff have conducted a review of the common practices of the zoning by-laws of other municipalities in Ontario to ensure that the approach to the definition of elementary school and secondary school is appropriate. A summary of the common practices is included in Exhibit C. Based on this review, the proposed school definitions to be included in the second draft are as follows:

Elementary school means the use of any lot or building for academic instruction typically offered from kindergarten to grade eight including a public, private, or separate school, but does not include a training facility.

Secondary school means the use of premises for academic instruction typically offered from grade nine to grade twelve including a public, private, or separate school, but does not include a training facility.

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Summary of School-Related Comments from First Draft of New ZBL

In response to the first draft of the New ZBL, three written comments were provided related to the zoning of schools. The following provides a summary of the issues identified. All original public comments are available in Exhibit D of this report. Comments have been summarized and grouped by theme.

Official Plan Policies

- Comment: The Official Plan makes a distinction between privately and publicly-funded schools, requiring private schools to go through a site-specific zoning by-law amendment within a residential zone. Please revise the Official Plan to include the same permissions for privately and publicly-funded schools so as not to discriminate against private schools when the New ZBL is in effect.
- Response: The purpose of this discussion paper, as it relates to schools, is to remove the distinction between private and publicly-funded schools from the Official Plan to ensure the New ZBL will conform with the Official Plan.

Legal Non-Conformity

- Comment: Legal non-conformity is not a permanent solution that should be used for private schools in the New ZBL. It will make it complex, expensive and time consuming with no guarantee of approval if/when applications are made to expand private schools.
- Comment: The existing private schools have not been afforded zoning that would allow them to continue to operate in existing locations.
- Response: If the distinction between public and privately-funded schools is removed from the Official Plan, as identified in this discussion paper, the second draft of the New ZBL will permit private and public schools to be located within the same zones without any distinction.

Zoning for New or Relocated Private Schools

- Comment: There is almost no zoning that would allow new private schools or existing private schools to relocate.
- The existing zoning by-laws permit private schools to operate in many more zones than in the first draft of the New ZBL.
- Response: The intent is to revise the second draft of the New ZBL to remove the distinction between public and privately-funded schools to align with the potential amendments to the Official Plan identified in this paper.

Open Space Zones

- Comment: It is not appropriate to allow a school to be built in an OS1 zone. An outdoor education facility may be appropriate in an OS2 zone.

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- Response: It is anticipated that the second draft of the New ZBL will change the zoning of the existing school properties to better align with the zoning of the neighbourhoods they are located in and will remove OS1 and OS2 zoning from schools.

Definition of School

- Comment: The definition of school includes "...within the context of the elementary and secondary curriculum of the Province of Ontario...". This does not include schools that choose other curricula, such as Montessori schools or Waldorf schools, or other schools that might have customized curriculum such as schools for exceptionally high needs children.
- Comment: A number of parents whose children have autism are looking for a school that specializes in education for these children. Kingston would be well-served by such a school and the City should ensure that specialized schools have the ability to open without barriers to operate and serve specialized populations.
- Response: It is anticipated that the definition of school will be more broadly scoped to ensure that specialized schools and private schools operating under different curriculum are considered schools and permitted in the exact same way as other schools in the City.

Places of Worship

Background

Places of worship are generally designed to accommodate large gatherings of people, often with large gathering or worship spaces, extensive kitchen and washroom facilities and large auditorium spaces. They are generally designed to be accessible and provide appropriate facilities to accommodate diverse transportation needs. Most places of worship have operating hours that maximize the use of these spaces for only small portions of the week, with the remainder of the time largely underutilized. Some places of worship have extensive land holdings, with large landscaped grounds.

Congregation sizes have been diminishing in recent years, and many places of worship are seeking alternative ways of funding their infrastructure, as well as new ways of providing relevant services to the communities they serve. Many places of worship are undergoing a time of reflection and reinvention, shifting away from a sole focus on the traditional religious institution to one that is more flexible in allowing additional uses to supplement the finances in a manner that helps to offset high operating and maintenance costs of large buildings. According to an article by the Ontario Professional Planners Institute titled "The Revitalization of Church Buildings: How New Life and Purpose Can Be Brought to these Historical Resources", there are an estimated 27,000 religious buildings in Canada, and due in part to a decline in interest in organized religion, it is expected that by 2025, approximately 9,000 places of worship will close across Canada.

The addition of new, complementary uses has the potential to benefit both the place of worship as well as the community by providing appropriately sized and outfitted spaces with a broader

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variety of permitted uses in proximity to underserved residents. Rethinking the approach to these buildings can be of benefit to both the members of these religious organizations as well as the broader community. As such, City staff are reviewing the use of these spaces from a zoning perspective to identify regulations that limit the community's ability to use space in religious buildings in ways that would be universally beneficial.

Typical Land Use Characteristics of Places of Worship

Places of worship are a pivotal part of the community, representing one of the traditional pillars of activity outside of work and home. There are currently 85 formal places of worship in Kingston. From a location perspective, they are distributed across all areas of the city (see Exhibit E). Within communities, places of worship are often strategically located on the edge of residential neighbourhoods on Arterial or Collector Roads in areas close to established transit networks. Alternatively, they may be directly integrated into residential neighbourhoods.

While their primary function has been to provide a space for religious services for their attendees, places of worship are recognized as community gathering points. By the nature of their traditional use, places of worship often incorporate many multi-functional facilities. This includes elements such as the sanctuary or assembly space, and also supporting spaces such as gymnasiums or halls, office space, and commercially-sized kitchens intended to accommodate large groups. Various initiatives in Kingston and other municipalities have been undertaken to increase community use in buildings such as The Spire and the Edith Rankin Memorial United Church. This presents opportunities to fill the capacity of these pre-existing privately owned buildings, with excellent opportunities to create upgrades for accessibility and public convenience, as well as shared maintenance and operations costs.

Places of worship have traditionally offered social supports as well as meeting spaces for groups such as Narcotics Anonymous and Alcoholics Anonymous and other similar support services. Many also include uses such as day cares and food banks and provide space to the community for associated charitable and service organizations, private clubs, community groups, sports and cultural organizations. The maintenance of flexible spaces and associated permissions within existing places of worship would ensure that these ancillary uses, and other newer initiatives, have a convenient and affordable place to exist in the community.

In many cases, they also represent significant heritage resources. Of the places of worship indicated in the attached mapping, nineteen are Designated Part IV or V heritage sites, three more being Listed as having heritage potential within the City of Kingston, and an additional nine are on the heritage master list as places of heritage interest. By diversifying the uses and supporting the financial sustainability of these places, the feasibility of their retention, and thus, their heritage characteristics, is improved.

The opportunity provided by diversifying uses in places of worship is recognized as having the potential to have a significant economic benefit as well. Studies in Canada and the United States have investigated what has been termed the 'halo effect', investigating how local faith communities are "also economic engines contributing to the common good of all". In 2015 and

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2016, a study of ten congregations in Toronto was conducted to test their impact on their local economies. The study explored seven broad areas, including (1) open space, (2) direct spending, (3) educational programs, (4) magnet effect, (5) individual impact, (6) community development, and (7) social capital and care. The study concluded that local congregations can be viewed as critical economic catalysts.

Existing Official Plan Policies

Policies that relate specifically to Places of Worship in the Official Plan (Section 3.2.4) permit them in all Commercial, Institutional, Rural Lands and Hamlet designations. This is subject to the availability of potable water, adequate parking and a landscaped buffer from any Residential designation or use. In addition, places of worship are permitted in the Residential designation in specific zones, subject to provisions regarding adequate parking and landscaped area. Places of worship such as a small chapel for those attending or residing in the principal use are also permitted as an accessory use. Childcare centres are permitted in all places of worship.

In addition, places of worship are permitted in Employment Areas as complementary uses, provided that they are compatible with the industrial uses in the area and located in a way that would not preclude the development potential of adjacent employment lands.

Existing Zoning

Currently, 'Church' is the commonly used term within existing zoning by-laws, and as an example, is defined within Zoning By-Law Number 8499 as "a place of worship and may include a day care centre as an accessory use." and within Zoning By-Law Number 32-74 as "a building dedicated to religious worship. Accessory uses may include a church hall, church auditorium, Sunday school, a parish hall or a day nursery." Places of worship are permitted in a many different zones in the City's existing zoning by-laws (Exhibit F), including residential, education and medical, commercial and open space zones.

First Draft of the New Zoning By-law

As indicated above, the first draft of the New ZBL was treated mainly as a consolidation exercise of the existing zoning by-laws. The zone categories that were applied to properties with places of worship in the first draft (Exhibit G), are reflective of the existing zoning of such properties. The first draft of the New ZBL did not provide additional permissions for complementary uses in places of worship.

Potential Complementary Uses

As it relates to places of worship, it is anticipated that an Official Plan amendment would amend Section 3.2.4 to recognize the broader role of religious buildings in the community and their ability to support complementary uses within existing facilities used by the place of worship. It is anticipated that the second draft of the New ZBL, when it is released in mid 2021, will include additional permissions to allow for complementary uses in conjunction with places of worship. It is intended these complementary uses would be limited terms of either the amount of space or

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duration of time used. For example, some parts of the structure may be used all of the time for specific uses such as offices, or all parts of the structure may only be used for some of the time for specific uses such as concerts or sales events.

The additional complementary uses currently being considered fit into the following broad categories:

Cultural and Educational

Cultural uses are traditionally associated with places of worship, and in many instances, they already incorporate uses such as library, art gallery, and museum elements. These are generally places of community engagement and have typically been not for profit.

Similarly, educational purposes including daycares and schools have long been associated with places of worship. While daycares represent a compatible complementary use, the introduction of all-day kindergarten has limited the successful implementation of daycares in places of worship more broadly. These permissions also correlate with the other topic of this discussion paper – providing broader permissions for locating private schools in the community.

Community Centres

Small-scale community centres and other social or cultural centres are spaces that provide programs of community, cultural or social benefit and community assembly areas. These spaces provide diverse members of the community a venue for uses such as Public Meetings, local clubs, non-government organizations and volunteer activities, tutoring and instruction, support groups, functions that are too large for private homes, and as places of relief in case of community crisis. This can also include the small-scale making of goods, such as that associated with a craft guild or workshop. Places of worship often contain the type of flexible space required on an occasional basis to host these types of uses.

Commercial Retail, Wholesale, and Venue

A fundamental shift in the current permissions would be regarding how the regulations address commercial uses within religious facilities. Places of worship have traditionally undertaken commercial events such as sales of various types and as venues for rehearsal space, concerts and shows. These uses could be recognized for clarity within the second draft of the New ZBL.

In addition, as noted earlier, places of worship can serve as business incubators to nurture a broad variety of commercial uses until the business ‘outgrows’ the facility either in terms of the time or equipment required, relocating to a larger dedicated facility. These operations may be either retail or wholesale in nature. They may serve as both social and commercial enterprises, serving members of the local community in the form of commercial retail operations such as cafés, coffee shops, or laundromat. They may also be commercial wholesale operations which use the facilities of the place of worship for resale elsewhere.

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Food-based businesses such as caterers for events and makers of prepared foods for sale in local markets and shops could be an appropriate complementary use that would benefit from the large kitchen facilities that typically exist within existing places of worship to support gatherings of people outside of traditional worship areas.

Commercial Office

Most or all places of worship currently incorporate offices for administrative purposes. Space that has been identified as surplus could serve well as commercial office space for third parties, whether for organizations or as co-work spaces. Given the complementary requirements in terms of business hours and parking demand, and the low potential for adverse impacts, this presents an attractive option for both religious organizations and small businesses.

Residential

Many places of worship are currently located in both residential designations and residential zones, and residential units have historically been associated with places of worship. Where a place of worship is located in a residential zone, the new permissions could extend all of the same residential use permissions to these facilities so long as they comply with all of the requirements that apply to the residential use. This could include as-of-right permissions for “second residential units” or “third residential units” to be permitted as accessory uses to places of worship, either incorporated into the structure or within a detached residential unit, as per the zoning by-law requirements. All of these options provide increased opportunities for the provision of new residential units in a manner that would also benefit the place of worship. These permissions would be scoped to ensure that large redevelopment plans for the complete conversion to a higher density residential use would need to go through an appropriate planning process with full public consultation, but would enable a level of residential intensification that is consistent with neighbouring residentially zoned properties.

Open Space

The idea of cemeteries as a permitted use in association with places of worship has been raised by members of the public. Traditionally, some places of worship have cemeteries located on the same property. A recent motion of Council directed City staff to further investigate opportunities for green burial. This specific use goes beyond the municipal mandate and involves provincial authority, and as such, further levels of regulation will require review before recommendations can be made.

Potential for Adverse Impacts

The Official Plan provides direction regarding land use compatibility principles (Section 2.7). Some of these matters are generally related to a change in the built form, creating impacts such as shadowing, loss of privacy due to intrusive overlook, increased wind speed, environmental damage and degradation, visual intrusion and degradation of cultural heritage resources, architectural incompatibility or loss or impairment of significant views. As what is being

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contemplated is not intended to alter the existing built form but to provide a more efficient and adaptive use of existing space, these potential compatibility matters are not expected to arise.

There are specific land use compatibility policies in the OP that need to be considered with the addition of new complementary uses in places of worship. These include the potential for increased levels of light pollution, noise, odour, dust, vibration, increased levels of traffic, or diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded, reduction in the ability to enjoy a property or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting.

In this instance, the potential for land use compatibility issues is anticipated to be low to none given the existing building infrastructure and the permissions established for places of worship. The uses contemplated do not include industrial uses such as manufacturing, warehousing or storage which are generally viewed as having greater potential for impact on adjacent properties.

Existing facilities have the potential to host large gatherings for various events which may generate noise and increased levels of traffic – all of which would be required to comply with the City's existing by-laws. In most instances, these buildings also incorporate commercial kitchens, which could create odour, and administrative offices and community groups, which again have the limited potential to generate traffic. While it is reasonable to expect that the increased use of the building will create some noticeable changes, it is not expected to exceed what would be permitted of the building in its intended principal function as a place of worship. However, some of the uses noted in the previous section, specifically related to commercial activity, may be deemed appropriate in only certain zones.

Of the mitigating measures that are mentioned in the Official Plan to achieve development and land use compatibility, the most relevant would be 2.7.4 g. regarding "regulating location, treatment, and size of accessory uses and structures, lighting, parking areas, garbage storage facilities and signage." It is expected that any issues that arise would be subject to the City's existing by-laws, including the Property Standards By-Law (2005-100) and Signs By-Law (2009-140). Depending on the type of development proposed, additional uses may also trigger the requirement for Site Plan Control applications. Given the principal use of the building as a place of worship, it is expected that it would also be in the interest of the religious organization to address any potential issues arising from additional uses. Staff are continuing to review the proposed list of complementary uses with internal departments and other stakeholders. Future proposed amendment may be amended to reflect feedback received from those departments.

In addition to the potential for adverse impacts, the ongoing function of the site must be considered. The Official Plan specifies that only development proposals that meet the long-term needs of the intended users or occupants will be satisfied. Proponents are required to demonstrate to the satisfaction of the City that the functional needs of the occupants or users will be met. This requirement is typically met at the time of the development of the site through site plan control, where all of the detailed functional elements are reviewed.

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Again, the requirements relate both to the building and site layout, as well as its ongoing operation regarding clearly defined and safe site access, pedestrian access to the building and parking spaces, amenity area, building entry, and bicycle facilities. Given that the proposed uses will be incorporated into the existing structure, it is not anticipated that there will be significant deficiencies for users.

Implementation

While there is a desire to encourage and support the use of existing facilities within religious buildings, caution is needed to avoid the potential of facilitating oversized or inappropriate additions that are intended solely for commercial uses and are entirely unrelated to the functioning of the place of worship. Contemplated changes are intended to address broadening permission for complementary uses at existing religious facilities, with intent of proposed amendments would be to use existing buildings more efficiently. This is not intended to generate new development in the form of either free-standing structures or new additions that are not related to the principal use of the property as a place of worship, with the exception of a detached second residential units of limited size.

The potential amendment is also not intended to address a change in principal use whereby a place of worship is no longer the focus of the location. The reuse of these spaces for other purposes if they are deemed surplus or not sustainable by the faith community would require additional examination on a site-specific basis and would be more appropriately addressed through site-specific planning applications.

Further factors to consider in implementing these changes include:

- Ontario Building Code requirements regarding change of use;
- Business licence for uses requiring a business licence;
- Fire code requirements;
- Property tax implications – potentially raised for uses that aren't directly related to religious organization; and
- Perceived competition from other space providers.

Ultimately, there are many benefits for both religious organizations and the broader community by recognizing the existing uses within religious buildings and providing flexibility for the incorporation of new and complementary uses. From the social benefits of having more community spaces available to a variety of groups; to the environmental benefits of sharing the capacity and maintenance of existing building stock; to the economic benefits of providing cost-sharing between organizations and the potential for incubating new organizations, the overall opportunities for all involved are significant.

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Existing Policy/By-Law:

The future proposed amendments and New ZBL will be reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes will be consistent with the Province's and the City's vision of development. The following documents will be assessed:

Provincial

Planning Act

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Notice Provisions:

Notice was provided to all required agencies, all persons who have requested notice of the New ZBL project and all individuals who have joined the project email list. A notice was placed in The Kingston Whig-Standard on April 6, 2021.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Laura Flaherty, Project Manager, Planning Services, 613-546-4291 extension 3157

Chris Wicke, Senior Planner, Planning Services, 613-546-4291 extension 3242

Other City of Kingston Staff Consulted:

Sukriti Agarwal, Acting Manager, Policy Planning, Planning Services

Exhibits Attached:

Exhibit A Draft Official Plan Amendment Regarding Schools

Exhibit B List of Schools with Designation and Zoning Details

Exhibit C Common Zoning Practices for Schools in other Municipalities

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- Exhibit D Public Comments
- Exhibit E Map of Places of Worship
- Exhibit F Existing Zone Categories for Places of Worship
- Exhibit G Zone Categories for Places of Worship in New Zoning By-Law

Draft By-Law Number 2021-XXX

A By-Law To Amend The City Of Kingston Official Plan (Amendment Number XX)

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on XX;

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. That the City of Kingston Official Plan, as amended, be further amended as follows:
 - (a) **Amend** Section 3.2.1. by deleting words “Publicly-funded elementary schools are permitted on all lands designated Residential, and are also permitted in the Hamlet and Rural Lands designations. Private elementary schools are permitted by zoning in an Institutional or Commercial designation and are permitted in Residential or Rural Lands designations subject to a rezoning application and site plan control review, which will consider the suitability of the site and its location” and replacing it with the following: “Elementary schools are permitted on all lands that are designated Residential, Hamlet and Rural Lands that are not in *hazardous lands or hazardous sites*”.
 - (b) **Amend** Section 3.3.2. by deleting the words “Publicly-funded secondary schools are permitted on all lands designated as Residential on sites that have adequate size with access from an arterial or collector road. Public and private secondary schools are permitted in the Institutional and Arterial Commercial designations, and may be permitted in any Residential designation if located on a collector or arterial road, subject to a rezoning application and site plan control review, which will consider the suitability of the site and its location” and replacing it with the following: “Secondary schools are permitted on all lands in the Institutional and Arterial Commercial designations and may be permitted in any Residential designation if located on a collector or arterial road, subject to a rezoning application and site plan control review, which will consider the suitability of the site and its location”.
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]

John Bolognone
City Clerk

Bryan Paterson
Mayor

Existing Elementary and Secondary Schools in Kingston

School Name	School Type	School Board	Address	Official Plan Land Use	Existing Zoning Bylaw	Existing Zoning	Proposed First Draft Zoning
Archbishop O'Sullivan Catholic School	Elementary	ALCDSB	974 Pembridge Cr.	Residential	76-26	OS	OS2
Archeron College (Collins Bay Institution)	Alternative Secondary	N/A	1455 Bath Road	Institutional	76-26	I	G1
Archeron College (Joyceville Institution)	Alternative Secondary	N/A	3766 Highway 15	Institutional	32-74	I	G1
Bayridge Learning Centre	Alternative Secondary	LDSB	4075 Bath Road	Residential	76-26	OS	OS2
Bayridge Public School	Elementary	LDSB	1066 Hudson Drive	Residential	76-26	OS	IN1
Bayridge Secondary School	Secondary	LDSB	1059 Taylor-Kidd Blvd	Residential	76-26	I	IN1
Bayside Montessori School	Elementary - Preschool and Kindergarten	Private	1212 Woodbine Road	Residential	76-26	I-7	IN1[815]
Calvin Park Public School	Elementary	LDSB	153 Van Order Drive	Residential	8499	B1	R5
Cataraqui Woods Elementary School	Elementary	LDSB	1255 Birchwood Drive	Residential	76-26	R2-8(H)	R3[1107]-H
Centennial Public School	Elementary	LDSB	120 Norman Rogers Drive	Residential	8499	A2	R1
Central Public School	Elementary	LDSB	237 Sydenham Street	Residential	8499	A	R2

School Name	School Type	School Board	Address	Official Plan Land Use	Existing Zoning Bylaw	Existing Zoning	Proposed First Draft Zoning
Collins Bay Public School	Elementary	LDSB	4075 Bath Road	Residential	76-26	OS	OS2
École Catholique Cathédrale	Elementary	ALCDSB	301 Johnson St.	Residential	8499	B	R4
École Catholique Cathédrale Early Years Campus	Elementary - Early Years Campus	ALCDSB	48 Seventh Avenue	Residential	8499	A5	R2
École élémentaire catholique Mgr-Rémi-Gaulin	Elementary	CECCE	51, rue Virginia	Residential	8499	A5	R2
École élémentaire publique Madeleine-de-Roybon	Elementary	CEPEO	72, avenue Gilmour	Residential	8499	A2	R1
École Secondaire Catholique Marie-Rivier	Secondary	CECCE	711, av. Dalton	General Industrial	8499	M9.291	M1[710]
École secondaire publique Mille-Îles	Secondary	CEPEO	158, rue Patrick, Kingston	Residential	8499	A	R2
École Sir John A. Macdonald Public School	Elementary	LDSB	529 Saint Martha Street	Residential	32-74	I-7	IN1
Elginburg and District Public School	Elementary	LDSB	2100 Unity Road	Hamlet and Environmental Protection Area	76-26	OS	OS2, EPA
Faith Alive Academy	Elementary – Preschool to Grade 8	Private	362 Alfred Street	Main Street Commercial	8499	B3	R5
Frontenac Secondary School	Secondary	LDSB	1789 Bath Road	Residential	76-26	I	IN1, EPA

School Name	School Type	School Board	Address	Official Plan Land Use	Existing Zoning Bylaw	Existing Zoning	Proposed First Draft Zoning
Glenburnie Public School	Elementary	LDSB	2252 Battersea Road	Rural	76-26	OS	OS2
Great Oak Montessori School	Elementary – Preschool and Kindergarten	Private	1292 Highway 15	Low Density Residential	32-74	RR-13-H	RUR[1317]-H
Holy Cross Catholic Secondary School	Secondary	ALCDSB	1085 Woodbine Rd.	Residential	76-26	I	IN1
Holy Name Catholic School	Elementary	ALCDSB	370 Kingston Mills Rd.	Hamlet	32-74	I	HI
James R. Henderson Public School	Elementary	LDSB	361 Roosevelt Drive	Residential	76-26	OS	OS2
John Graves Simcoe Public School	Elementary	LDSB	90 Wiley Street	Residential	8499	A5	R2
Joyceville Public School	Elementary	LDSB	2903 Joyceville Road	Hamlet	32-74	I	HI
Katarokwi Learning Centre	Alternative Secondary	LDSB	38 Cowdy Street	Residential	8499	A	R2
King's Town School	Elementary – Montessori Preschool to Grade 8	Private	66 Rideau Street	Residential	8499	A	R2
Kingston Christian School	Elementary – JK to Grade 8	Private	1212 Woodbine Road	Residential	76-26	I-7	IN1[815]
Kingston Secondary School	Secondary	LDSB	145 Kirkpatrick St	Residential	8499	A5	R2

School Name	School Type	School Board	Address	Official Plan Land Use	Existing Zoning Bylaw	Existing Zoning	Proposed First Draft Zoning
La Maison Montessori	Elementary - Preschool and Kindergarten	Private	1134 Johnson Street	Residential	8499	A1	R1
La Salle Intermediate & Secondary School	Secondary	LDSB	773 Highway 15	Institutional	32-74	I	IN1
Lakeshore School	Elementary – Preschool to Grade 8	Private	2312 Princess Street	Arterial Commercial	8499	C2-30-H	CG[605]-H
Lancaster Drive Public School	Elementary	LDSB	1020 Lancaster Drive	Residential	76-26	OS-24	OS2
Leahurst College	Junior High and Secondary - Grades 5 to 12	Private	109-4 Cataraqui Street	District Commercial	8499	C1.318	CL[645]
Limestone School of Community Education	Alternative Secondary	LDSB	164 Van Order Drive	Residential	8499	A2	R1
Lord Strathcona Public School	Elementary	LDSB	251 McMahan Avenue	Residential	8499	A1	R1
Loyalist Collegiate & Vocational Institute	Secondary	LDSB	153 Van Order Drive	Residential	8499	B1	R5
Module de l'Acadie	Elementary	LDSB	1789 Bath Road	Residential, Environmental Protection Area	76-26	I	IN1; EPA
Module Vanier	Elementary	LDSB	235 Frontenac Street	Residential	8499	A	R2

School Name	School Type	School Board	Address	Official Plan Land Use	Existing Zoning Bylaw	Existing Zoning	Proposed First Draft Zoning
Molly Brant Elementary School	Elementary	LDSB	30 Lyons Street	Residential	8499	A5	R2
Mother Teresa Catholic School	Elementary	ALCDSB	1044 Lancaster Dr.	Residential	76-26	OS-25	OS2
Mulberry Waldorf School	Elementary – Waldorf Preschool to Grade 8	Private	25 Markland Street	Residential	8499	A	R2
Our Lady of Lourdes Catholic School	Elementary	ALCDSB	20 Cranbrook St.	Residential	76-26	OS	OS2
Polson Park Public School	Elementary	LDSB	165 Robert Wallace Drive	Residential	8499	A2	R1
Quintilian School	Elementary - individuals with learning and social differences	Private	41 Baiden Street	Residential	8499	A5	R2
R. Gordon Sinclair Public School	Elementary	LDSB	19 Crerar Blvd	Residential	76-26	OS	OS2
Regiopolis-Notre Dame Catholic High School	Secondary	ALCDSB	130 Russell St.	Residential	8499	A	IN1
Rideau Heights Public School	Elementary	LDSB	77 MacCauley Street	Residential	8499	A5	R2
Rideau Public School	Elementary	LDSB	9 Dundas Street	Residential	8499	A	R2
St. Francis of Assisi Catholic School	Elementary	ALCDSB	114 Wiley Street	Residential	8499	A5	R2
St. John XXIII Catholic School	Elementary	ALCDSB	736 High Gate Park Dr.	Residential	76-26	R1-3	R1

School Name	School Type	School Board	Address	Official Plan Land Use	Existing Zoning Bylaw	Existing Zoning	Proposed First Draft Zoning
St. Marguerite Bourgeoys Catholic School	Elementary	ALCDSB	355 Waterloo Dr.	Residential	76-26	R2-17	R3[1077]
St. Martha Catholic School	Elementary	ALCDSB	455 St. Martha St.	Low Density Residential	32-74	I-7	IN1[806]
St. Paul Catholic School	Elementary	ALCDSB	266 McMahon Ave.	Residential	8499	A1	R1
St. Thomas More Catholic School	Elementary	ALCDSB	234 Norman Rogers Dr.	Residential	8499	A2	R1
Sydenham Public School	Elementary	LDSB	5 Clergy Street East	Institutional	8499	A	R2
Truedell Public School	Elementary	LDSB	641 Truedell Road	Residential	76-26	R1-1	R1[897]
W.J. Holsgrove Public School	Elementary	LDSB	1414 Sproule Street	Residential	76-26	OS	OS2
Welborne Avenue Public School	Elementary	LDSB	190 Welborne Avenue	Residential	76-26	OS; R1-3	OS2; R1
Winston Churchill Public School	Elementary	LDSB	530 Earl Street	Residential	8499	A4	R2

Summary of Common Practices of Other Municipalities

Aurora (Zoning By-law #6000-17):

Definitions

School, Private means a school other than a *Public School, Post-Secondary School* or *Commercial School*, supported by private means, where academic subjects are taught.

School, Public means a public or separate school, a high school, a continuation school, a technical school, a college or university or any other school established by a *Public Authority* and operated on a non-profit basis.

Permitted Zones

Private Schools permitted in E1 (Employment Service), I (institutional)

Public Schools permitted in I (Institutional)

Barrie (Comprehensive Zoning By-law 2009-141)

Definitions

School shall mean a public school, a separate school, a private school or other educational institution and may include accessory uses such child care but shall not include a commercial or industrial school.

Permitted Zones

School permitted in Educational Institution (I-E)

Brockville (Zoning By-law 050-2014)

Definitions

School, shall mean a building in which educational services are offered within the context of the elementary and secondary curriculum of, or under charter granted by, the Province of Ontario. A school shall not include any other use as defined herein.

School, Private, means an institution, whether or not for profit, in which instruction is provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five (5) or more pupils who are of or over compulsory school age in any of the subjects of the elementary or secondary school courses of study and that is not a school operated under the jurisdiction of the Province of Ontario. A private school does not include any other use as defined herein.

Permitted Zones

School permitted in Institutional (I1), Institutional (I2)

Private school permitted in Institutional (I1)

Centre Wellington (Zoning By-law 2009-045)

Definitions

School means a Provincially approved institution for academic instruction and may include a public, private or separate school, a vocational school, or a post secondary school such as a college or university, but does not include a commercial school or studio as defined herein.

Permitted Zones

School permitted in Institutional (IN)

Chatham-Kent (Zoning By-law 2009-216)

Definitions

“SCHOOL” means an institution for education or instruction as defined in the Education Act or the Ministry of Colleges and Universities Act, normally under the jurisdiction of a Board but may also include a commercial school, adult secondary school, private elementary or private secondary school or an educational establishment accessory to a permitted use.

“ADULT SECONDARY SCHOOL” means a facility identified as a centre for learning for persons who are mature students (not of compulsory school age), attending to complete some or all of their secondary education.

“ELEMENTARY SCHOOL” means an institution under the jurisdiction of a school Board, used primarily for the instruction of students receiving primary education, with or without a day care use as a use accessory thereto.

“PRIVATE SCHOOL” means an institution, other than an elementary school, secondary school, adult secondary school, post-secondary school or a commercial school, under the jurisdiction of a private board of directors, trustees or governors, a religious organization or a charitable institution, used primarily for the instruction of students receiving primary and/or secondary education.

“SECONDARY SCHOOL” means an institution under the jurisdiction of a school Board, used primarily for the instruction of students receiving secondary education, with or without a day care use as a use accessory thereto.

Permitted Zones

Adult Secondary School permitted in Highway Commercial First Density (UC(HC1)), Highway Commercial Second Density (UC(HC2)), Central Business District (UC(CBD))

All other schools permitted as “Institutional Uses” within Institutional Zone (I)

Collingwood (Zoning By-law 2010-040)

Definitions

School means the use of land or building as a public, separate or private establishment where an academic curriculum is taught to a group of students.

Permitted Zones

School permitted in Community Services (CS)

Fort Frances (Zoning By-law 03/14)

Definitions

School means a public school, a separate school, a university, a community college or a private school authorized by the Province of Ontario.

Permitted Zones

School permitted in Institutional (I)

Gravenhurst (Zoning By-law 2010-04)

Definitions

educational institution shall mean the use of land, buildings or structures as a training centre, an elementary or secondary school, private school, university or community college authorized by the Province of Ontario.

Permitted Zones

Educational Institution permitted in Commercial Core C-1, Commercial Core C-4

Grimsby (Zoning By-law 2014-45)

Definitions

School means a school under the jurisdiction of a School Board or any other school established and maintained at public or private expense whether or not the

same is also a boarding school, and includes any dormitory building accessory to such school but does not include a commercial school.

Permitted Zones

School permitted in Institutional Zone (I)

Kitchener (Zoning By-law 2019-051)

Definitions

School, Adult Education means the use of a premises for a publicly funded institution for academic instruction which offers courses such as language, literacy and basic skills programming, credit courses for adults, continuing education programs, general interest courses, or Canadian citizenship preparation programs, but does not does include post-secondary school or commercial school.

School, Elementary means the use of a premises for a provincially approved institution for academic instruction typically offered from kindergarten to grade eight including a public, private, or separate school, but does not include a commercial school.

School, Secondary means the use of premises for a provincially approved institution for academic instruction typically offered from grade nine to grade twelve including a public, private, or separate school, but does not include a commercial school.

Permitted Zones

Adult Education School permitted in Mixed Use Zone 1 (MIX-1), Mixed Use Zone 2 (MIX-2), Mixed Use Zone 3 (MIX-3), Institutional Zone 1 (INS-1), Institutional Zone 2 (INS-2)

Secondary School permitted in Mixed Use Zone 1 (MIX-1), Mixed Use Zone 2 (MIX-2), Mixed Use Zone 3 (MIX-3), Institutional Zone 1 (INS-1), Institutional Zone 2 (INS-2)

Elementary School permitted in Institutional Zone 1 (INS-1), Institutional Zone 2 (INS-2)

Milton (Zoning By-law 016-2014)

Definitions

SCHOOL, ADULT EDUCATION (38-2019) Means the use of a premises for a publicly funded institution for academic instruction which offers courses such as

language, literacy and basic skills programming, credit courses for adults, continuing education programs, general interest courses, or Canadian citizenship preparation programs, but does not include a School, Post-Secondary, Commercial School-Skill or Commercial School – Trade/Profession.

SCHOOL, ELEMENTARY (38-2019) Means the use of a premises for a provincially approved institution for academic instruction typically offered from kindergarten to grade eight including a public, private, or separate school, but does not include a Commercial School-Skill or Commercial School – Trade/Profession.

SCHOOL, SECONDARY (38-2019) Means the use of a premises for a provincially approved institution for academic instruction typically offered from grade nine to grade twelve including a public, private or separate school, but does not include a Commercial School-Skill or Commercial School – Trade/Profession.

Permitted Zones

Adult Education School permitted in Mixed Use (MU), Core Commercial (CBD-A), Secondary Commercial (CBD-B), Urban Grown Centre – Mixed Use (UGC-MU), Urban Grown Centre – Mixed Use 2 (UGC-MU-2), Secondary Mixed Use Commercial (C2), Local Commercial (C3), Business Commercial (C6), Major Commercial (MC), Employment (EMP 2), Business Park (M1), General Industrial (M2), Institutional Minor (I-A), Institutional Major (I-B),

Elementary School permitted in Urban Grown Centre – Mixed Use (UGC-MU), Institutional Minor (I-A), Institutional Major (I-B)

Secondary School permitted in Institutional Major (I-B)

Oakville (Zoning By-law 2014-14)

Definitions

School, Private means a premises, including outdoor areas, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided.

School, Public means a premises, including outdoor areas, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario.

Permitted Zones

Private School permitted in Midtown Oakville Zone (MTC), Mixed Use Zones (CBD, MU1, MU2, MU3, MU4), Commercial Zones (C1, C2, C3), Employment Zones (E1, E2), Institutional Zone (I), Community Use Zone (CU)

Public School permitted in Mixed Use Zones (CBD, MU1, MU2, MU3, MU4), Community Use Zone (CU)

Ottawa (Zoning By-law 2008-250)

Definitions

School has the same meaning as in the Education Act, and includes any other place of primary, elementary, or secondary education which has a body of teachers and students on the premises, and that provides instruction in the primary, elementary or secondary courses of study authorized or approved by the Minister of Education for Ontario, and also includes adult education and English or French as a second language programs.

Permitted Zones

Note: due to COVID-19, a temporary use by-law was passed allowing schools in any Residential zone, AM, GM, LC, MC, MD, TD, TM, I1, I2, L1, L2, L3, O1, RC, RI, RR, RU, VM, V1, V2 and V3 zones.

School permitted in Minor Institutional (I1), Major Institutional (I2), Major Leisure Facility (L2), Arterial Mainstreet (AM), Mixed-Use Centre (MC), Mixed-Use Downtown (MD), Transit Oriented Development (TD), Traditional Mainstreet (TM), Rural Institutional (RI), Village Mixed-Use (VM)

Toronto (Zoning By-law 569-2013)

Definitions

Education Use means the use of premises for education or training, other than:

- (A) a post-secondary school;
- (B) a school regulated under the Education Act, R.S.O. 1990, c.E.2, as amended; or
- (C) a religious education use.

Private School means premises used for elementary or secondary education regulated under the Education Act, R.S.O. 1990, c. E.2, as amended, but not publicly funded under the Act.

Public School means premises used for elementary or secondary education regulated and funded under the Education Act, R.S.O. 1990, c. E.2, as amended.

Permitted Zones

Private School permitted in Commercial Residential (CR), Commercial Residential Employment (CRE), Institutional (I), Institutional School (IS),

Public School permitted in Commercial Residential (CR), Commercial Residential Employment (CRE), Institutional (I), Institutional School (IS),

Waterloo (Zoning By-law 2018-050)

Definitions

PRIVATE SCHOOL means a private elementary school and or private secondary school that is primarily funded by private organizations and private individuals, but operates in accordance with the requirements under the Education Act, R.S.O. 1990, c.E.2 as amended. Excludes COMMERCIAL SCHOOL.

PUBLIC SCHOOL means a public elementary school and or public secondary school that is primarily funded by the Province of Ontario and operates under the jurisdiction of a District School Board pursuant to the Education Act, R.S.O. 1990, c.E.2 as amended. May include adult education and skills development by the District School Board. District School Board includes the Waterloo Region District School Board and the Waterloo Catholic District School Board.

Permitted Zones

Private School permitted in Residential Northdale Six (RN-6), Residential Northdale Eight (RN-8), Residential Northdale Twelve (RN-12), Residential Northdale Twenty Five (RN-25), Uptown Commercial Core (U1), Uptown Mixed-Use (U2), Mixed-Use Community Commercial (C1), Mixed-Use Neighbourhood Commercial (C2), Station Area Mixed-Use Community Commercial (C1A), Station Area Mixed-Use Neighbourhood Commercial A (C2A), Station Area Mixed-Use Neighbourhood Commercial B (C2B), Educational Institutional (EI), Institutional (I), School (S)

Public School permitted in Uptown Commercial Core (U1), Uptown Mixed-Use (U2), Mixed-Use Community Commercial (C1), Mixed-Use Neighbourhood Commercial (C2), Station Area Mixed-Use Community Commercial (C1A), Station Area Mixed-Use Neighbourhood Commercial A (C2A), Station Area Mixed-Use Neighbourhood Commercial B (C2B), Educational Institutional (EI), Institutional (I), School (S)

From: [Newman, Greg](#)
To: "John Mirski"
Cc: [MacCormick, Laura](#)
Subject: RE: Official Plan
Date: February 3, 2017 4:59:00 PM

Hi John,

I am copying Laura MacCormick in this response as she is managing the new ZBL project. The referenced OP policy was not amended to remove the distinction between private versus public schools. This matter will; however, be considered as we advance the new ZBL project. Stemming from the ZBL project there may be a need for OP amendments that will ensure the two documents are adequately aligned.

Your correspondence will be saved to our records so that this matter can be further reviewed within the context of the ZBL project.

If you'd like to discuss this next week I'd be happy to do so.

Regards,

Greg

Greg Newman, MCIP, RPP
Manager, Policy Planning
City of Kingston

1211 John Counter Blvd.
Kingston, ON K7K 6C7
Tel: 613-546-4291 x 3289
Email: gnewman@cityofkingston.ca

From: John Mirski []
Sent: Friday, February 03, 2017 11:25 AM
To: Newman, Greg
Subject: Official Plan

Hi Greg, I have been carefully reviewing the official plan as it relates to my property at 5759 and 41 Baiden in Portsmouth Village, currently home of Quintilian school and site of several previous public and private schools over at least 80 years.

The property fronts on a section of Baiden that is "kind of " on the periphery of the residential community and consists of an odd mix of duplexes, single family houses on large lots, a small low rise, and the Church of the Good Thief parking lot (currently subject to application for subdivision for several homes etc. and relief from parking requirements.) Harold Harvey Arena, Domino Theater and park is a short walk away down some metal stairs. The lands are currently Zoned Residential and on my property, this permits school and institutional uses. The Official Plan draft defines schools as 3.2.1 and 3.2.2 "Publicly

funded". However Private schools are permitted in lands designated as residential ... subject to zoning.... .

Since you are currently dealing with the official plan, should I be asking that the words publicly-funded, be changed with the addition of privately to publicly- funded and private schools..... so as not to discriminate against Private schools when it comes time to integrate the meanings under the Official Plan with the new Zoning bylaw?

Under the Proposed Zoning bylaw, there is no permitted use as a school or institutional use in a residential area such as I currently have in Portsmouth and covering 57-59 and 41 Baiden Street.

We have plans to expand Quintilian School.

If the answer to the zoning and definitions of school issues is not resolved during the current consultation process, and legal non conforming is suggested as the proposed answer rather than a permitted use under the official plan and zoning bylaw, I will have huge problems with being stripped of the current permitted uses under the residential zoning.

The legal non conforming answer is not a permanent solution, will make it complex, expensive and time consuming with no guarantee of approval, when we make application to expand the school.

Please advise how I can proceed with this issue. I am currently in Brantford attending an aunts funeral but will be back Monday night and can make myself available to meet you any time to discuss my concerns further.

Kindest Regards, John Mirski

John Mirski
36 Lakeland Point Drive
Kingston Ontario K7M 4E7
cell

From: [Vicki Schmolka](#)
To: [NewZBL](#)
Subject: natural heritage issues
Date: December 5, 2016 2:58:31 PM

Hello Laura:

Following up on our conversation at the Glenburnie Fire Hall last Monday, here are some notes on the concerns I raised at that time.

Definition of “conservation use”.

It seems that this definition is focused on the “planned management” of land rather than its long-term protection. Although long-term protection is a form of land management, the definition fails to recognize conservation properties and work being done by the municipality (see, for example, Loyalist Township), the local conservation authority and by land trusts, including the Nature Conservancy of Canada, Ontario Heritage Trust, Rideau Waterway Land Trust, and the Land Conservancy for Kingston, Frontenac, Lennox and Addington. These organizations hold lands in perpetuity to conserve them for ecological reasons.

Could the conservation use definition convey this better?

OS 1 and OS 2 Zones

Again, from an ecosystem protection point of view, defining the OS 1 zone as *minor* open space and the OS 2 zone as *major* open space has it backwards. The only uses that are allowed in an OS 1 zone are storm water management and schools (more on that later). This means that these are important areas for conservation of natural habitats and processes.

On the other hand, a variety of uses are allowed in the OS2 zone including accessory dwellings, outdoor theatres, campgrounds, etc. This means their ecological value is less important.

I would suggest that the titles for these two zones be changed, perhaps as follows:

From OS 1, minor open space to OS 1, protected open space

From OS 2, major open space to OS 2, general open space.

Schools

I do not think it appropriate to allow a school to be built in an OS 1 zone. I appreciate that an outdoor education facility could be appropriate in an OS 2 zone. Should a school be an acceptable use in OS 1?

Building in Environmental Protection Zone

Note 2, section 18.1.4 says “No building or structure shall be developed within any EPA zone except

with the written approval of the Cataraqui Region Conservation Authority.” I read this section to mean that if the CRCA has no problem with a building in the EPA zone then it can go ahead. The CRCA is assessing the building from a water resource point of view. I submit that there are times when the city has different interests that must also be taken in to account. For example, the city’s tourism industry benefits from the UNESCO world heritage designation of the Rideau Canal system. Although a building in the EPA zone might not contravene a water management regulation, it might be problematic for its impact and precedence on the cultural resource. I believe city council needs to approve buildings in the EPA zone as well.

Current violations

In looking at the EPA maps, it appears that some buildings have been built in EPA areas. Perhaps the EPA mapping is wrong. Perhaps the buildings received permission to be built there. If, on the other hand, a building was placed in an EPA area without permission then there needs to be some follow up with the builder and the owner. The city needs to act to protect the community interest in preserving EPA areas.

Thank you for your consideration of these points.

Vicki

Vicki Schmolka

From: [Elizabeth Turcke](#)
To: [NewZBL](#)
Cc: [jrees](#)
Subject: Proposed zoning bylaws
Date: November 25, 2016 11:55:05 AM
Attachments: [L1 - Zoning Bylaws.pdf](#)

Good morning,

I recently spoke with Laura MacCormick regarding the proposed changes to the zoning bylaws and she suggested that I forward my comments to your committee.

I will also forward a hard copy of this letter to her attention at the City of Kingston.

Thank you for your time and consideration.

Kindest regards,

Elizabeth Turcke
Head of School
Leahurst College



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LEAHURST

COLLEGE

November 25, 2016

To the members of the Official Plan Project,

RE: The Effect of Proposed Zoning Bylaw Changes on Kingston Education Options

Thank you for taking on the work of unifying our city's zoning bylaws, no doubt a daunting challenge, and one that appears to have made major progress over the past year.

Members of the Leahurst College community have taken time to aid your efforts and reviewed the proposed changes. Below are our comments for your consideration.

From our initial review of the proposed new zoning bylaws, it appears that the following issues exist with respect to Kingston schools:

- a. The proposed definition of a "school" includes "...within the context of the elementary and secondary curriculum of the Province of Ontario...". It would appear that this does not include schools that choose to follow other curricula, such as Montessori schools (<http://www.montessori-icme.com/method.html>) and Waldorf schools (<http://www.waldorfcurriculum.com>), or a customized curriculum, as is sometimes the case with exceptionally high needs children.
- b. The existing 6 private/ independent schools (Kingston Christian School, Martello School, Mulberry Waldorf School, King's Town School, Lakeshore School, Leahurst College) have not been accorded any zoning that would allow them to continue to operate in their existing locations.
- c. There is almost no zoning that would allow *existing* public or private/ independent schools from changing locations. (It appears believe that only the St-Mary's of the Lake property has an IN1 designation.)

- d. There is almost no zoning that would allow for *new* public or private/ independent schools to be opened (again, IN1 required).
- e. Existing *public* schools have been granted appropriate zoning, however it appears that Winston-Churchill Public School and the new secondary school, to be built on the QECVI site, have not. We have not reviewed all schools.

I receive a number of calls from parents whose children have autism and who are looking for a school that specializes in the education of these children. Leahurst College does not. Quintillion School in Kingston (2001) does offer programming for students with learning and social differences, but I understand that they do not specialize in autism at this point (<http://www.quintilianschool.org>).

Given the frequency of these calls, it would not surprise me if Kingston were to see a school (including secondary) open that specializes in autism spectrum disorders sometime in the next 5-10 years. The demand seems to be there and I believe that the city would be well-served with such a school. We believe that the city should ensure that specialized schools have the ability to open without barriers and to operate and serve specialized populations.

In the past, educational providers were permitted to operate in many more zones than in the proposed zoning bylaws (ex. We believe that educational facilities were permitted in arterial commercial zones, that private day schools were permitted in residential zones A, A1, A2, A4, A5, B,B1, B2, and that public schools were exempt from most restrictions). In the current zoning bylaws, it appears that educational facilities no longer exist and private and public day schools can exist in most A and B zones.

We call your attention to these issues and hope that you will make alternations to our city's draft zoning bylaw so that a diverse and vibrant ecosystem of educational options remain available to Kingston and area residents.

Please add me to your email list (for Official Plan updates) and feel free to contact me should you have any further questions or would like to discuss further proposed draft changes.

Best regards,



Elizabeth Turcke,
Head of School
LEAHURST COLLEGE



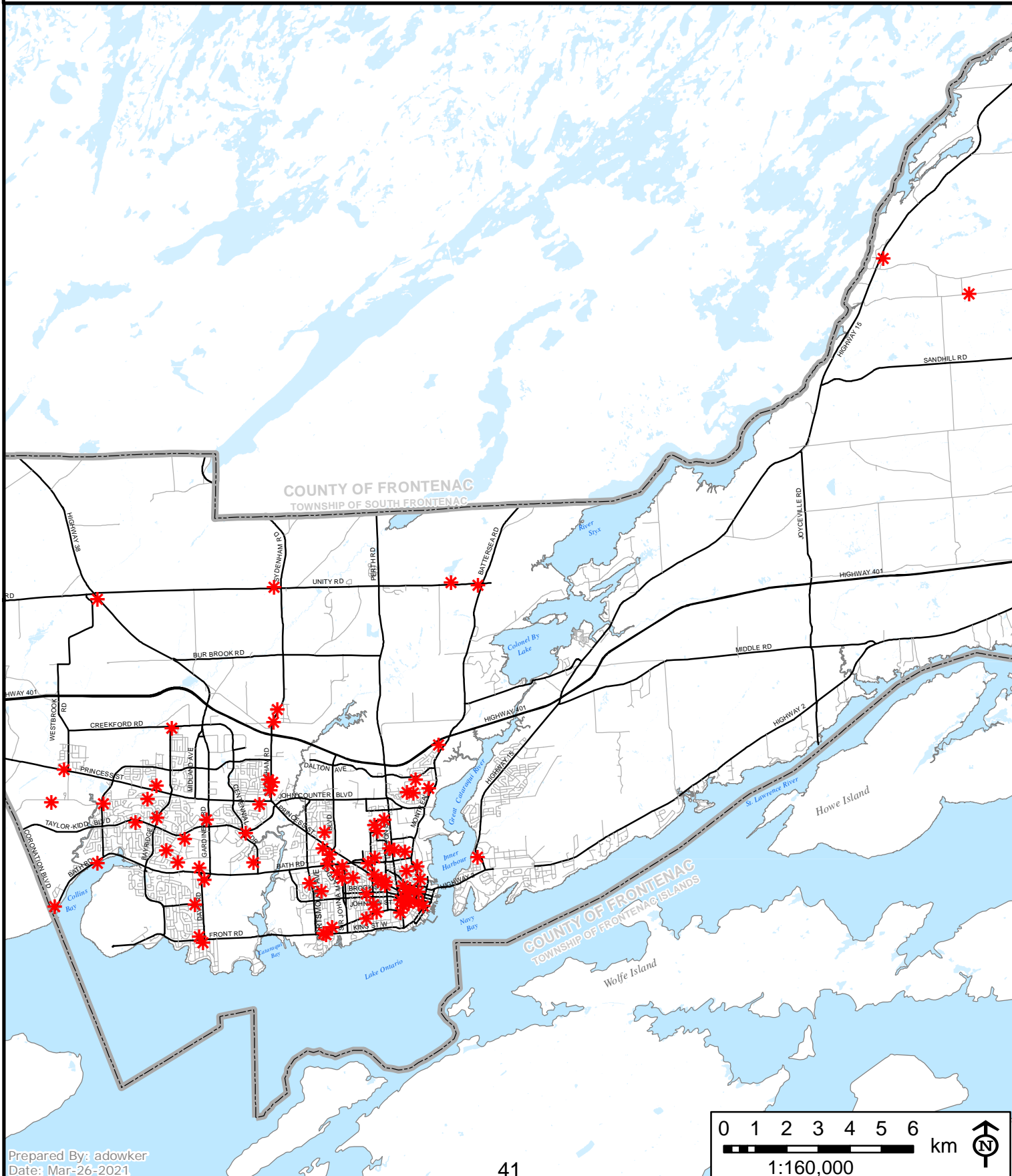
Planning
Services

Planning Committee Key Map

Places of Worship, City of Kingston

Legend

* Place of Worship



PLACE OF WORSHIP	ADDRESS	ZONING_BYLAW	ZONE	DESIGNATION
BATH ROAD BAPTIST CHURCH	193 BATH RD	8499	B1	Residential
BAY PARK FELLOWSHIP BAPTIST CHURCH	775 PROGRESS AVE	76-26	I-2	Residential
BAYRIDGE ALLIANCE CHURCH	825 GARDINERS RD	76-26	C2-21	Arterial Commercial
BETH ISRAEL CONGREGATION	116 CENTRE ST	8499	A	Residential
BETHEL CHURCH	314 JOHNSON ST	8499	E	Residential
BIBLE BAPTIST CHURCH	157 JOSEPH ST	8499	A	Residential
CALVARY BIBLE CHURCH	395 NELSON ST	8499	A5	Residential
CALVARY UNITED CHURCH	605 BAGOT ST	8499	A	Residential
CATARAQUI UNITED CHURCH	965 SYDENHAM RD	76-26	I	Secondary Plan Area
CHALMERS UNITED CHURCH	211 BARRIE ST	8499	B	Residential
CHRIST CHURCH	990 SYDENHAM RD	76-26	I	Open Space
CHURCH OF CHRIST - KINGSTON	446 COLLEGE ST	8499	A	Residential
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	2245 BATTERSEA RD	76-26	A2	Rural
CHURCH OF THE GOOD THIEF	743 KING ST	8499	A5.519	Residential
CHURCH OF THE REDEEMER	89 KIRKPATRICK ST	8499	A5	Residential
CITY CHRISTIAN CENTRE	1287 WOODBINE RD	76-26	D	Residential
COOKE'S PORTSMOUTH UNITED CHURCH	200 NORMAN ROGERS DR	8499	A1	Residential
CROSSROADS (ST. MARGARET'S) UNITED CHURCH	690 SIR JOHN A. MACDONALD BLVD	8499	B1	Residential
EDITH RANKIN MEMORIAL UNITED CHURCH	4080 BATH RD	76-26	I	Residential
EVANGEL PENTECOSTAL CHURCH	251 WILSON ST	8499	A5	Residential
FAITH ALIVE INTERNATIONAL MINISTRIES	362 ALFRED ST	8499	B3	Main Street Commercial
FIRST BAPTIST CHURCH	215 JOHNSON ST	8499	B	Residential
FIRST CHRISTIAN REFORMED CHURCH	310 KINGSCOURT AVE	8499	A5	Residential
FRONTLINE WORSHIP CENTRE	999 SYDENHAM RD	97-102	LDR/I*3	Secondary Plan Area
GLENBURNIE UNITED CHURCH	1028 UNITY RD	76-26	I-8	Rural
GREEK ORTHODOX CHURCH	121 JOHNSON ST	96-259	C1-3	Central Business District
HEATHFIELD - PROVIDENCE MOTHERHOUSE	1200 PRINCESS ST	8499	E2	Institutional
HOLY FAMILY CHURCH	130 WILEY ST	8499	A5	Residential
ISLAMIC SOCIETY OF KINGSTON	1477 SYDENHAM RD	76-26	I-8	Hamlet
JEHOVAH'S WITNESSES - BAYRIDGE	849 DEVELOPMENT DR	76-26	I	Residential
KINGDOM HALL OF JEHOVAH'S WITNESSES	115 JOYCE ST	8499	B1	Residential
KINGDOM SEED FELLOWSHIP	716 KING ST	8499	A5	Residential
KINGSCOURT UNITED CHURCH	255 KINGSCOURT AVE	8499	A5	Residential
KINGSTON ALLIANCE CHURCH	540 PALACE RD	8499	B1	Residential
KINGSTON CHINESE ALLIANCE CHURCH	230 MACDONNELL ST	8499	A	Residential
KINGSTON CHRISTIAN FELLOWSHIP CHURCH	2647 38 HWY	76-26	A1	Rural

Exhibit F
Report Number PC-21-031

PLACE OF WORSHIP	ADDRESS	ZONING_BYLAW	ZONE	DESIGNATION
KINGSTON CITADEL	326 ALFRED ST	8499	B3.395	Residential
KINGSTON GOSPEL TEMPLE	2295 PRINCESS ST	76-26	C2-10	Arterial Commercial
KINGSTON PRESBYTERY RESOURCE CENTRE-UNITED CHURCH	30 COLBORNE ST	96-259	C1-34	Residential
KINGSTON STANDARD CHURCH	1185 SUNNYSIDE RD	76-26	R1	Hamlet
KINGSTON UNITARIAN FELLOWSHIP	214 CONCESSION ST	8499	A	Residential
KINGSTON WEST FREE METHODIST CHURCH	1575 WOODBINE RD	76-26	D	Rural
KINGSWAY OUTREACH CENTRE	541 DAYS RD	76-26	C2	Arterial Commercial
MASONIC CENTRE	954 HUDSON DR	76-26	I	Residential
MEADOWBROOK BIBLE CHAPEL	411 MALABAR DR	76-26	I	Residential
MEADOWBROOK BIBLE CHAPEL	195 UNION ST	8499	A.400	Residential
NEW LIFE CENTRE (UNITED PENTECOSTAL CHURCH)	342 MCEWEN DR	76-26	I	Residential
NEW LIFE CENTRE PENTECOSTAL CHURCH	2837 CREEKFORD RD	76-26	A1	Residential
OUR LADY OF FATIMA PARISH	588 DIVISION ST	8499	A5	Residential
OUR LADY OF LOURDES PARISH	490 DAYS RD	76-26	I-4	Residential
PILGRIM HOLINESS CHURCH	2900 PRINCESS ST	76-26	I	Residential
PINE GROVE COMMUNITY CHURCH	3592 PINE GROVE RD	32-74	I	Rural
POLSON PARK FREE METHODIST CHURCH	5 MILES AVE	8499	A2	Residential
PRINCESS STREET UNITED CHURCH	484 ALBERT ST	8499	C4-H (T1)	Main Street Commercial
QUEEN STREET UNITED CHURCH (closed)	221 QUEEN ST	96-259	C1-31	Central Business District
RIDEAU CONGREGATION OF JEHOVAH'S WITNESSES	127 BUTLER ST	8499	A5	Residential
RUSTLE CHURCH	65 RUSSELL ST	8499	A	Residential
SEVENTH-DAY ADVENTIST CHURCH	66 WRIGHT CRES	8499	B1	Residential
ST. ANDREW'S BY THE LAKE UNITED CHURCH	1 REDDEN ST	76-26	I	Residential
ST. ANDREW'S PRESBYTERIAN CHURCH	130 CLERGY ST	96-259	C1-3	Central Business District
ST. BARNABY'S CHURCH	5307 15 HWY	32-74	A1	Hamlet
ST. FRANCOIS D'ASSISE ROMAN CATHOLIC CHURCH	512 FRONTENAC ST	8499	A	Residential
ST. GEORGE'S CATHEDRAL	270 KING ST	96-259	C1-3	Central Business District
ST. JAMES CHURCH	10 UNION ST	8499	E	Institutional
ST. JOHNS ANGLICAN CHURCH	41 CHURCH ST	8499	A5	Residential
ST. JOHN'S CATHOLIC CHURCH	94 PATRICK ST	8499	A	Residential
ST. JOSEPH'S CATHOLIC CHURCH	392 PALACE RD	8499	B1	Residential
ST. LUKE'S CHURCH	236 NELSON ST	8499	A	Residential
ST. MARK'S ANGLICAN CHURCH	268 MAIN ST	32-74	I	Residential
ST. MARK'S LUTHERAN CHURCH	263 VICTORIA ST	8499	A4	Residential
ST. MARY'S CATHEDRAL	261 JOHNSON ST	8499	B	Residential
ST. MATTHEW'S UNITED CHURCH	31 WELLER AVE	8499	A5	Residential

PLACE OF WORSHIP	ADDRESS	ZONING_BYLAW	ZONE	DESIGNATION
ST. PAUL THE APOSTLE CATHOLIC CHURCH	1111 TAYLOR-KIDD BLVD	76-26	I-5	Residential
ST. PAUL'S ANGLICAN CHURCH	137 QUEEN ST	96-259	C1	Central Business District
ST. PETERS ANGLICAN CHURCH	4331 BATH RD	76-26	I	Residential
ST. THOMAS ANGLICAN CHURCH	130 LAKEVIEW AVE	76-26	I	Residential
STRATHCONA PARK PRESBYTERIAN CHURCH	244 MCMAHON AVE	8499	A1	Residential
SYDENHAM STREET UNITED CHURCH	72 SYDENHAM ST	8499	B	Residential
THE NEW APOSTOLIC CHURCH	820 ROWANTREE CRES	76-26	I-3	Residential
THE NEXT CHURCH	91 COLBORNE ST	8499	A	Residential
THE SALVATION ARMY CITADEL KINGSTON	816 CENTENNIAL DR	76-26	C2-39	Arterial Commercial
TRINITY (ELGINBURG) UNITED CHURCH	2170 UNITY RD	76-26	I	Hamlet
UKRAINIAN CATHOLIC PARISH	472 BAGOT ST	8499	A	Residential
WESTBROOK UNITED CHURCH	3526 PRINCESS ST	76-26	I	Residential
WESTSIDE FELLOWSHIP CHRISTIAN REFORMED CHURCH	1021 WOODBINE RD	76-26	I-6	Residential

Zone Categories for Places of Worship in New Zoning By-law - 1st Draft

Places of Worship - Permitted Uses by Zone

Zone	Zone Symbol	Permitted
Rural Zones		
Prime Agricultural Zone	AG	No
General Rural Area Zone	RU	Yes
Rural Residential Zone	RUR	No
Limited Service Rural Residential Zone	LSR	No
Rural Commercial Zone	RC	No
Hamlet Zones		
Hamlet Residential Zone	HR	Yes
Hamlet Commercial Zone	HR	No
Hamlet Institutional Zone	HI	Yes
Rural Industrial Zones		
Rural Industrial Zone	RM1	No
Rural Heavy Industrial Zone	RM2	No
Mineral Resource and Extraction Zone	MX1	No
Residential Zones		
Low Density Residential 1 Zone	R1	No
Low Density Residential 2 Zone	R2	No
Low Density Residential 3 Zone	R3	No
Medium Density Residential 4 Zone	R4	No
Medium Density Residential 5 Zone	R5	No
Institutional Zones		
Institutional - Minor Zone	IN1	Yes
Institutional - Major Zone	IN2	Yes
Correctional Facility Zone	G1	No
Military Installation Zone	G2	Yes
Commercial Zones		
Local Commercial Zone	CL	Yes
Mainstreet Commercial Zone	CM	No
Arterial Commercial Zone	CA	No
Shopping Centre Commercial Zone 1	CS1	No
Shopping Centre Commercial Zone 2	CS2	No
General Commercial Zone	CG	No
Marine Commercial Zone	CW	No
Downtown Zones		
Central Downtown Zone	CD	Yes
Market Square Zone	CMS	Yes
Harbour Zone	HB	No
Industrial Zones		
Business Park Zone	M1	No
General Industrial Zone	M2	No
Heavy Industrial Zone	M3	No
Waste Management Zone	M3W	No
Employment Service Zone	M4	No
Transportation and Utilities Zones		
Airport Zone	TA	No
Transportation Terminal Highway and Railway Zone	TR	No
Utility Installation or Corridor Zone	TU	No
Open Space and Reserve Zone		
Minor Open Space Zone	OS1	No
Major Open Space Zone	OS2	No
Development Reserve Zone	DR	Yes
Environmental Protection Zone		
Environmental Protection Zone	EPA	No