

By-Law Number 2025-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Removal of Legacy Exception ‘L466’ and Introduction of Exception Number ‘E206’ (17 and 33 Compton Street))

Passed: [Meeting Date]

Whereas the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-Law”);

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law;

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

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-Law Number 2022-62”, is amended as follows:
 - 1.1. Schedule E – Exception Overlay is amended to remove Legacy Exception L466 and to add Exception E206, as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.2. By adding the following Exception Number E206 in Section 21 – Exceptions, as follows:

“**E206.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - a) In addition to the **uses** permitted by the applicable Zone, the following **use** is permitted:
 - i. **Stacked townhouse**
 - b) **Stacked townhouses** must comply with the following provisions:
 - i. The minimum **lot area** is 1,920 square metres;
 - ii. The minimum **lot frontage** is 18 metres;
 - iii. The minimum **front setback** is 4.1 metres;
 - iv. The minimum **rear setback** is 6 metres;
 - v. The minimum **interior setback** is 4 metres;
 - vi. The maximum **height** is 4 **storeys**;
 - vii. The minimum **landscaped open space** is 30%;

- viii. A minimum of 16 square metres of **amenity area** is required per **unit**;
 - ix. The minimum width of a **drive aisle** is 6 metres;
 - x. The minimum parking ratio is 0.7 **parking spaces** per **dwelling unit**;
 - xi. A maximum of 8 **long-term bike spaces** are permitted within the interior of the **stacked townhouse units** and are permitted in the ground floor **units** only;
 - xii. 100% of the horizontal length of the face of the eastern wall of each **storey** may be occupied by **balconies**; and
 - xiii. A maximum of 50% of the horizontal length of the face of the western wall of each **storey** may be occupied by **balconies**.
- c) **Townhouses** must comply with the applicable Zone provisions, except:
- i. The minimum **lot area** is 165 square metres;
 - ii. The minimum **lot frontage** is 6 metres;
 - iii. The minimum **front setback** is 6.2 metres;
 - iv. The minimum **rear setback** is 6 metres;
 - v. The minimum **exterior setback** is 4 metres; and
 - vi. The maximum width of a **driveway** is the lesser of:
 - 1. 6.0 metres; or
 - 2. 65% of the length of the applicable **street line** frontage.
- d) The minimum size of a **horizontal bike space** is 0.3 metres wide and 1.8 metres long with 1.9 metres of vertical clearance; and
- e) The maximum **density** is 70 **dwelling units** per net hectare. For the purpose of calculating **density**, all lands subject to Exception E206 shall be treated as one lot.”
2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk


Bryan Paterson
Mayor



**Schedule 'A'
to By-Law Number**

Address: 17 and 33 Compton St
File Number: D14-008-2025

**Kingston Zoning By-Law 2022-62
Schedule E - Exception Overlay**

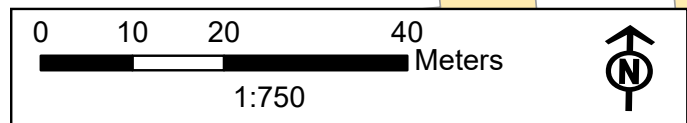
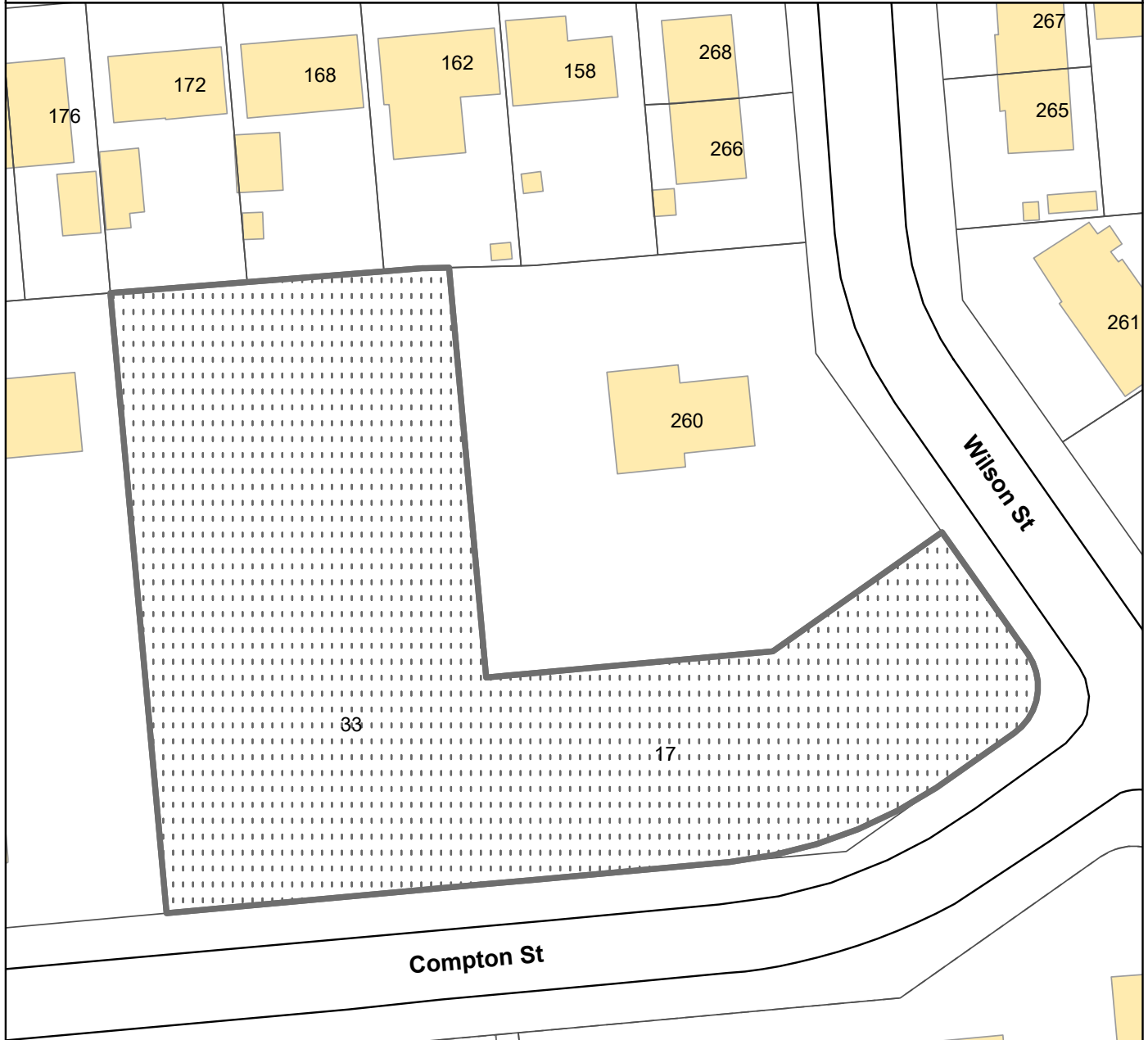
 Lands to be removed from L466
and added as E206

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2025.

Mayor

Clerk



Prepared By: ncameron
Prepared On: 2025-05-21

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