

**By-Law Number 2024-XX**

**A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-law Number 2022-62” (Zone Change to ‘UR3’ and ‘CD’, Removal of Exception ‘E21’, Removal of Legacy Exception ‘L288’, and Introduction of Exception Number ‘E173’ (1519 Shira Drive & Northwest Corner of Cataraqi Woods Drive and Bayridge Drive))**

**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 1 – Zoning Map is amended by changing the zone symbol from ‘DR’ to ‘UR3’ and from ‘UR3’ to ‘CD’ as shown on Schedule “A” attached to and forming part of this By-Law;
  - 1.2. Schedule E – Exception Overlay is amended by removing Exception E21 and Legacy Exception L288, and by adding Exception E173, as shown on Schedule “B” attached to and forming part of this By-Law;
  - 1.3. By adding the following Exception Number E173 in Section 21 – Exceptions, as follows:

“**E173.** 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 **uses** are permitted:
      - (i) **Mixed-use building**;
      - (ii) **apartment building**; and
      - (iii) **house, semi-detached house**, and **townhouse**, developed in accordance with the UR3 Zone provisions.

- (b) The following **uses** are prohibited:
    - (i) auditorium;
    - (ii) **department store**;
    - (iii) **service station**;
    - (iv) **garden centre**; and
    - (v) **transportation depot**.
  - (c) The minimum **lot area** provisions do not apply.
  - (d) The minimum **lot frontage** provisions do not apply.
  - (e) The maximum **lot coverage** is 30%.
  - (f) The maximum **building height** for:
    - (i) a **mixed-use building** is the lesser of 6 storeys or 20 metres;
    - (ii) an **apartment building** is the lesser of 6 storeys or 20 metres;  
and
    - (iii) a **non-residential building** is 11 metres or 1 storey.
  - (g) The maximum **gross floor area** for all **non-residential uses** is 2,000 square metres.
  - (h) The maximum **gross floor area** for each individual **non-residential use** is 300 square metres.”
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]

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**



Planning  
Services

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



Address: 1519 Shira Drive  
File Number: D35-003-2024

### Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

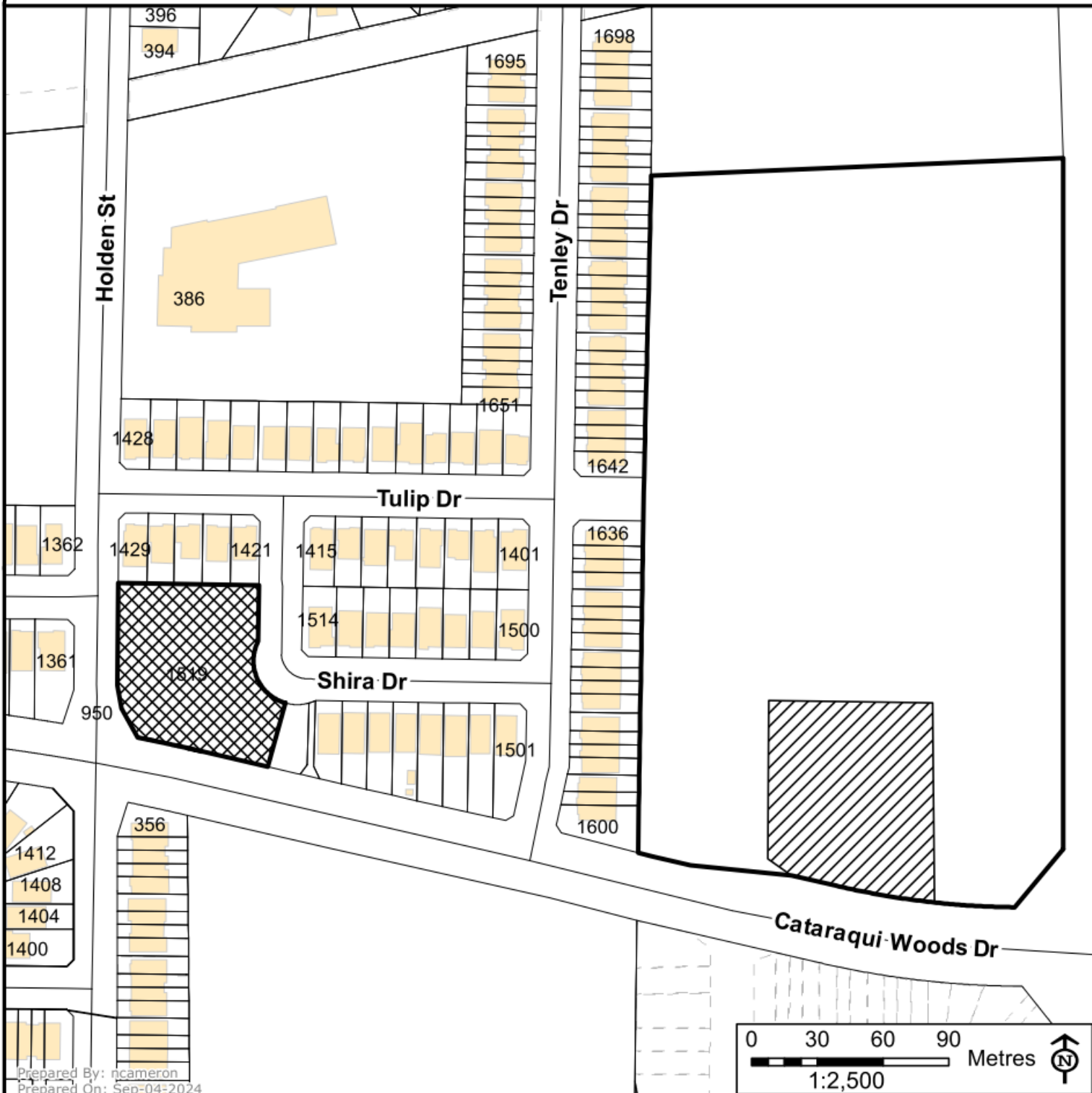
### Kingston Zoning By-Law 2022-62 Schedule 1 - Zoning Map

#### Sch 1 New Zone

-  Lands to be Rezoned as CD
-  Lands to be Rezoned as UR3

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Prepared By: ncameron  
Prepared On: Sep-04-2024

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### Schedule 'B' to By-Law Number

Address: 1519 Shira Drive  
File Number: D35-003-2024

### Certificate of Authentication

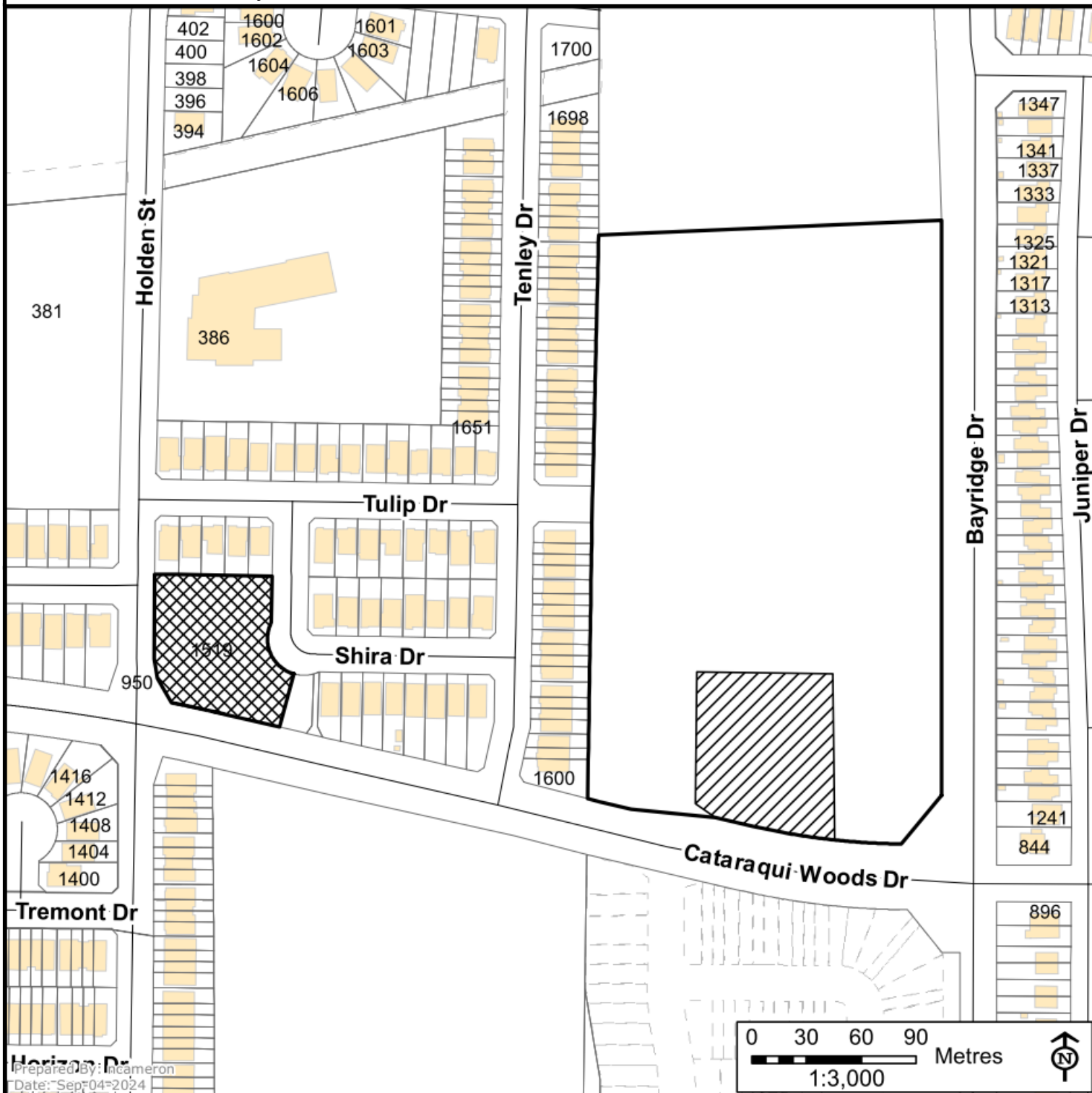
This is Schedule 'B' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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

-  Lands to be removed from L288
-  Lands to be removed from E21 and added as E173

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Prepared By: mcameron  
Date: Sep 04 2024

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