

**By-Law Number 2024-XX**

**A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Transfer of Lands into Kingston Zoning By-law and Introduction of Exception Number E178, (327-339 Select 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 subject lands are identified as “Not Subject to this By-Law” on Schedule 1 of the Kingston Zoning By-Law; and

**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 removing reference to “Not Subject to this By-law”, and by adding the zone symbol ‘URM1’, as shown on Schedule “A” attached to and forming part of this By-Law.
  - 1.2. Schedule E – Exception Overlay is amended by adding Exception Number E178, as shown on Schedule “B” attached to and forming part of this By-Law;
  - 1.3. By adding the following Exception Number E178 in Section 21 – Exceptions, as follows:

“**E178.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

    - (a) The minimum **lot area** is 159 square metres per **dwelling unit** for a Townhouse and 99 square metres per **dwelling unit** for a back-to-back **townhouse**.

- (b) The minimum **lot frontage** is 6 metres for a **townhouse** and 6.4 metres for a back-to-back **townhouse**;
  - (c) The maximum **height** for a back-to-back **townhouse** is 11.5 metres;
  - (d) The minimum **rear setback** is 6 metres for a **townhouse**;
  - (e) The minimum **exterior setback** is 3.3 metres for a **townhouse** and 3 metres for a back-to-back **townhouse**;
  - (f) The minimum **interior setback** for a **townhouse** where the lot line is not a common party wall is 1.2 metres;
  - (g) The minimum **landscaped open space** for a back-to-back **townhouse** is 16%;
  - (h) The maximum **lot coverage** is 58% for a **townhouse** and 62% for a back-to-back **townhouse**;
  - (i) The maximum cumulative width of all **driveways** on a **lot** within the required **front setback** is 3.6 metres;
  - (j) Building components added for the primary purpose of noise mitigation such as a wing-wall are not subject to the **lot coverage** or **setback** provisions of this By-law.
2. The lands shown on Scheduled "A" attached to and forming part of this By-Law are incorporated into the Kingston Zoning By-Law and the provisions of City of Kingston By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, no longer apply to the lands.
3. 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**



**Schedule 'A'  
to By-Law Number**  
Address: 339 Select Drive  
File Number: D35-005-2018

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

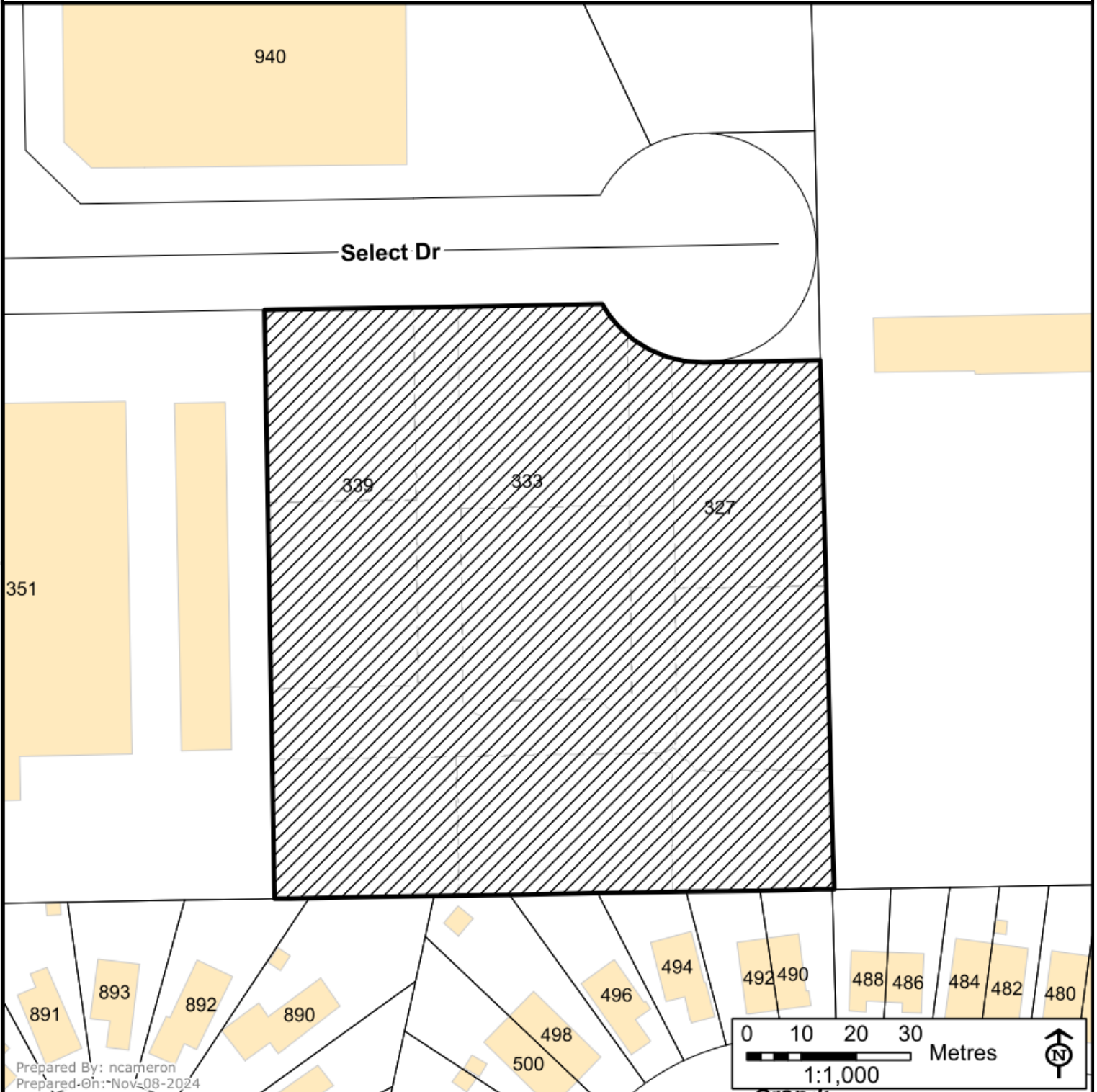
Lands to be Rezoned from NA to URM1

**Certificate of Authentication**

This is Schedule 'A' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 202\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Prepared By: ncameron  
Prepared On: Nov-08-2024



# Schedule 'B' to By-Law Number

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

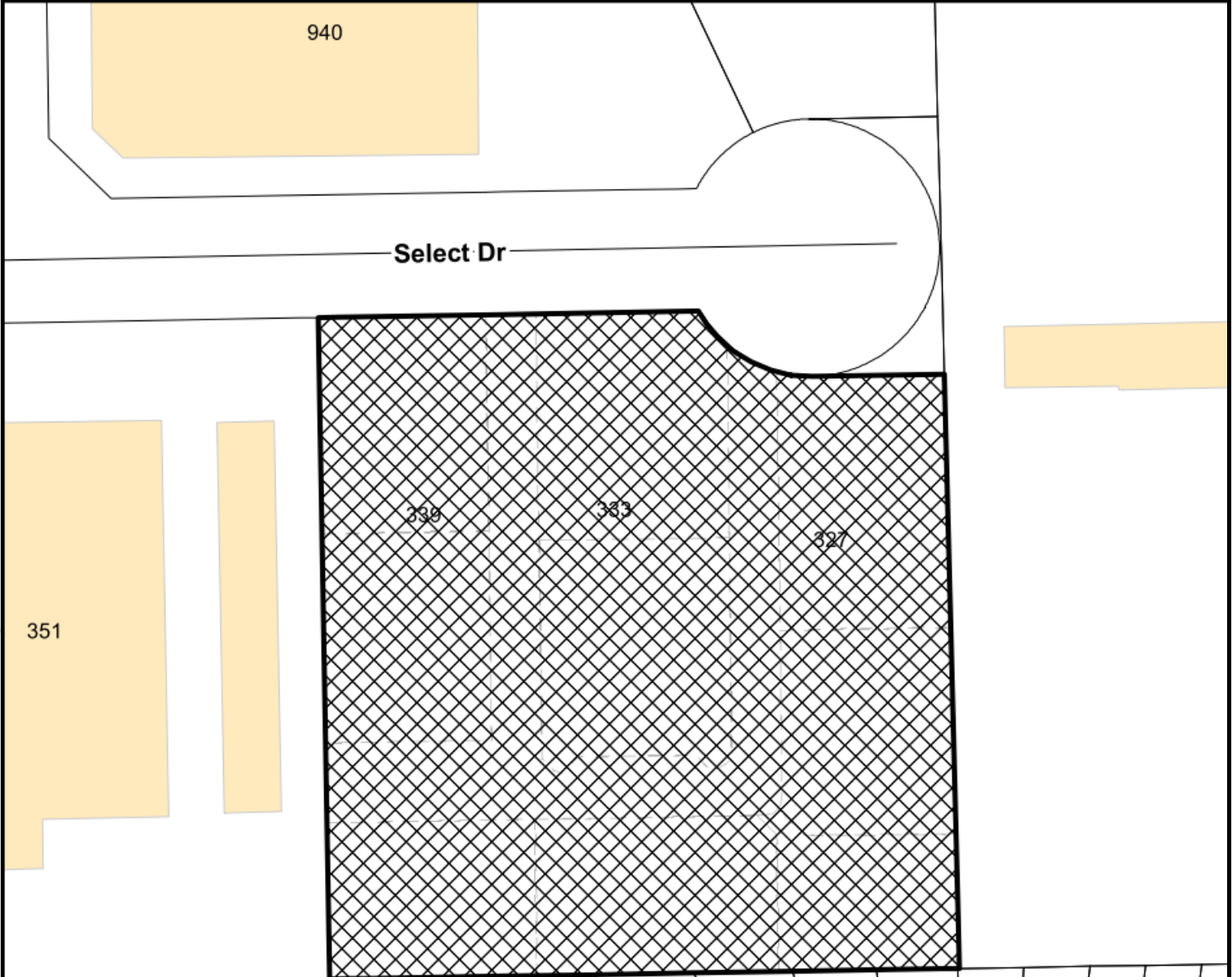
Address: 339 Select Drive  
File Number: D35-005-2018

Lands to be added as E178

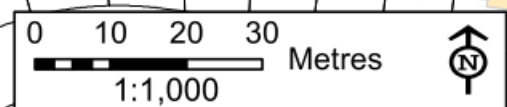
## Certificate of Authentication

This is Schedule 'B' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 202\_.

\_\_\_\_\_  
Mayor Clerk



Prepared By: ncameron  
Date: Nov-08-2024



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