

**By-Law Number 2025-XX**

**A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Introduction of Exception E185 (73 Sydenham Street and 145 William Street))**

**Passed:**

**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 by adding Exception ‘E185’, as shown on Schedule “A” attached to and forming part of this By-Law;
  - 1.2. By adding the following Exception Number E185 in Section 21 – Exceptions, as follows:

“**E185.** 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, a **hotel** with an **accessory dwelling unit** is permitted, subject to the following provisions:
      - (i) A **banquet hall** is permitted as an **occasional use**;
      - (ii) A maximum of 7 guest rooms is permitted;
      - (iii) A **restaurant** with a maximum gross floor area of 60 square metres is permitted; and,
      - (iv) An **outdoor patio** with a maximum area of 55 square metres is permitted.
    - (b) Minimum **Setbacks**:
      - (i) The following minimum **setbacks** apply to the **building** existing on the date of passing of this site specific By-law:
        - (1) Minimum **rear setback** (North side): 1.4 metres;

- (2) Minimum **interior setback** (East side): 0 metres; and,
- (3) Despite subparagraph (i) above, any redevelopment of the lands subject to this Exception must comply with the applicable Zone **setback** requirements.

(c) **Dormer** Provisions:

- (i) The following **dormer** provisions apply to the **building** existing on the date of passing of this site specific By-law:
  - (1) The front wall of an existing **dormer** may be setback 0 metres from the **main wall**;
  - (2) The side wall of an existing **dormer** may be **setback** 0 metres from the edge of the roof on which it is located;
  - (3) The maximum cumulative length of all existing **dormers** on the same portion of a sloped roof may exceed 50% of the length of the roof on which it is located; and,
  - (4) Despite subparagraph (i) above, any redevelopment of the lands subject to this Exception must comply with the applicable Zone **dormer** provisions.

(d) Parking is permitted in the **front yard**.

(e) A **planting strip** is not required where an **interior lot line** or **rear lot line** of a **lot** used for a **non-residential use** abuts a **residential use** in the HCD3 Zone.

(f) Fire escapes may be **setback** 0 metres from the **interior lot line**.

(g) A maximum 55 square metre **outdoor patio** associated with the permitted **hotel use** may have a **separation distance** of 0 metres from a **lot** in the HCD3 Zone.”

- 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

Addresses: 73 Sydenham St and 145  
William St  
File Number: D14-011-2024

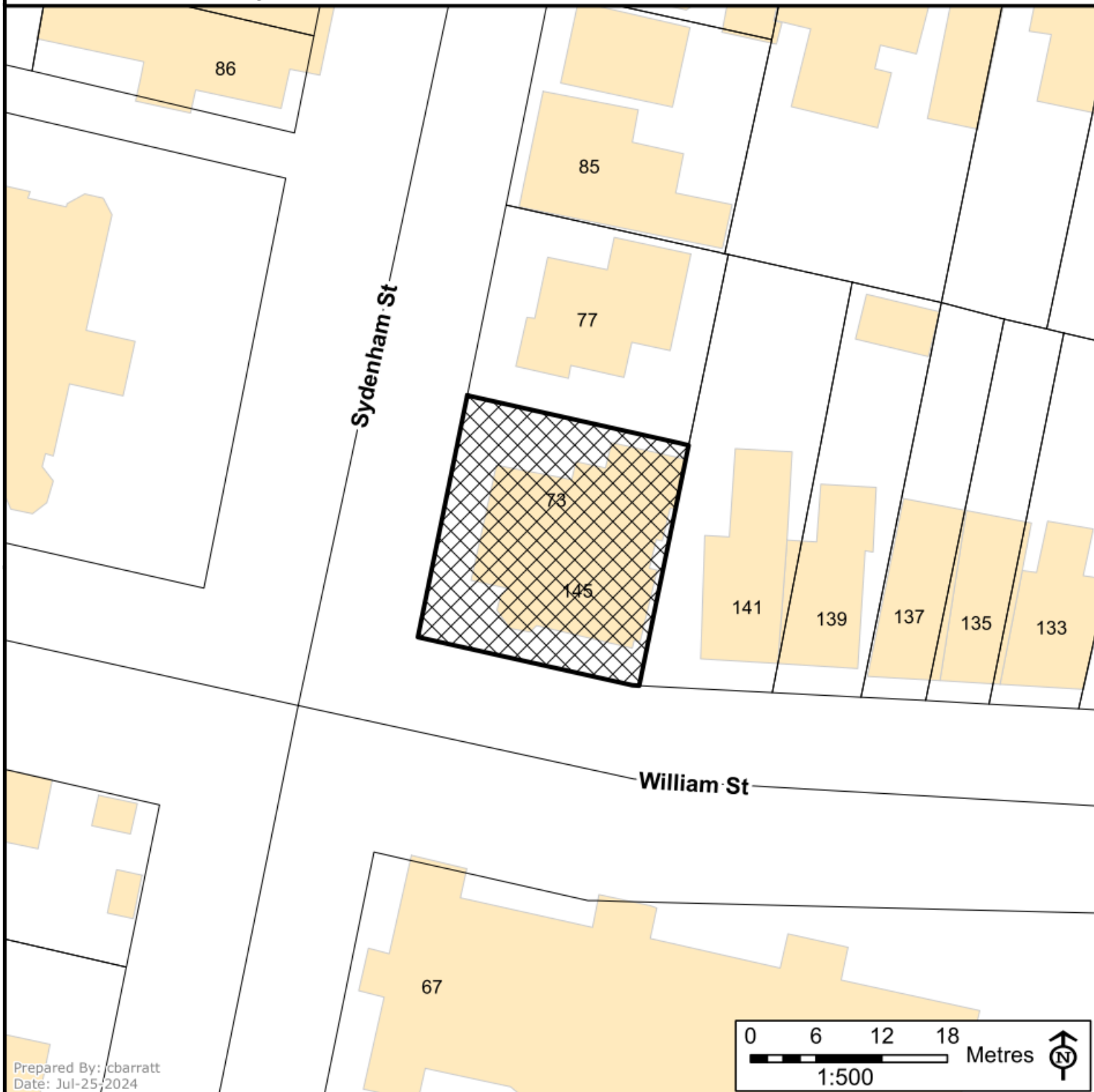
### Kingston Zoning By-Law 2022-62 Schedule E - Exception Overlay

 Lands to be added as E185

### Certificate of Authentication

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

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



Prepared By: cbarratt  
Date: Jul-25-2024