

By-Law Number 2025-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Zone Change from ‘DR’ to ‘URM8’ Zone, and Introduction of Exception E201, and Removal of Holding Overlay H32 (1048 Midland Avenue))

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 1 – Zoning Map is amended by changing the zone symbol from ‘DR’ to ‘URM8’, 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 ‘E201’, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. Schedule F – Holding Overlay is amended by removing Hold Number ‘H32’, as shown on Schedule “C” attached to and forming part of this By-Law;
 - 1.4. By adding the following Exception Number E201 in Section 21 – Exceptions, as follows:

“**E201.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) A maximum of 4 **visitor spaces** may be located within the **front yard** provided that no **visitor space** be located less than 6.5 metres from the **front lot line**;
 - (b) Where the **lot** is **used** for a seniors living establishment in an **apartment building** or **mixed use** building, a minimum of 0.19

long-term bike spaces are required per **dwelling unit**. In all other cases, the minimum number of **long-term bike spaces** required per **dwelling unit** shall be governed by section 7.3.1;

- (c) The minimum **landscaped open space** is 35%; and
 - (d) The minimum **height** for an **apartment building** or **mixed use building** is four storeys; and,
 - (e) The lands subject to this Exception are deemed to be one **lot** for the purposes of interpreting zoning provisions.”
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: 1048 Midland Ave
File Number: D14-003-2025

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

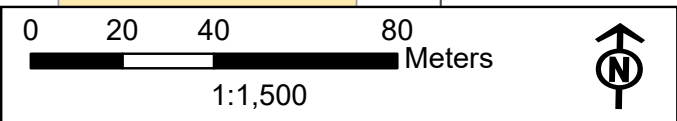
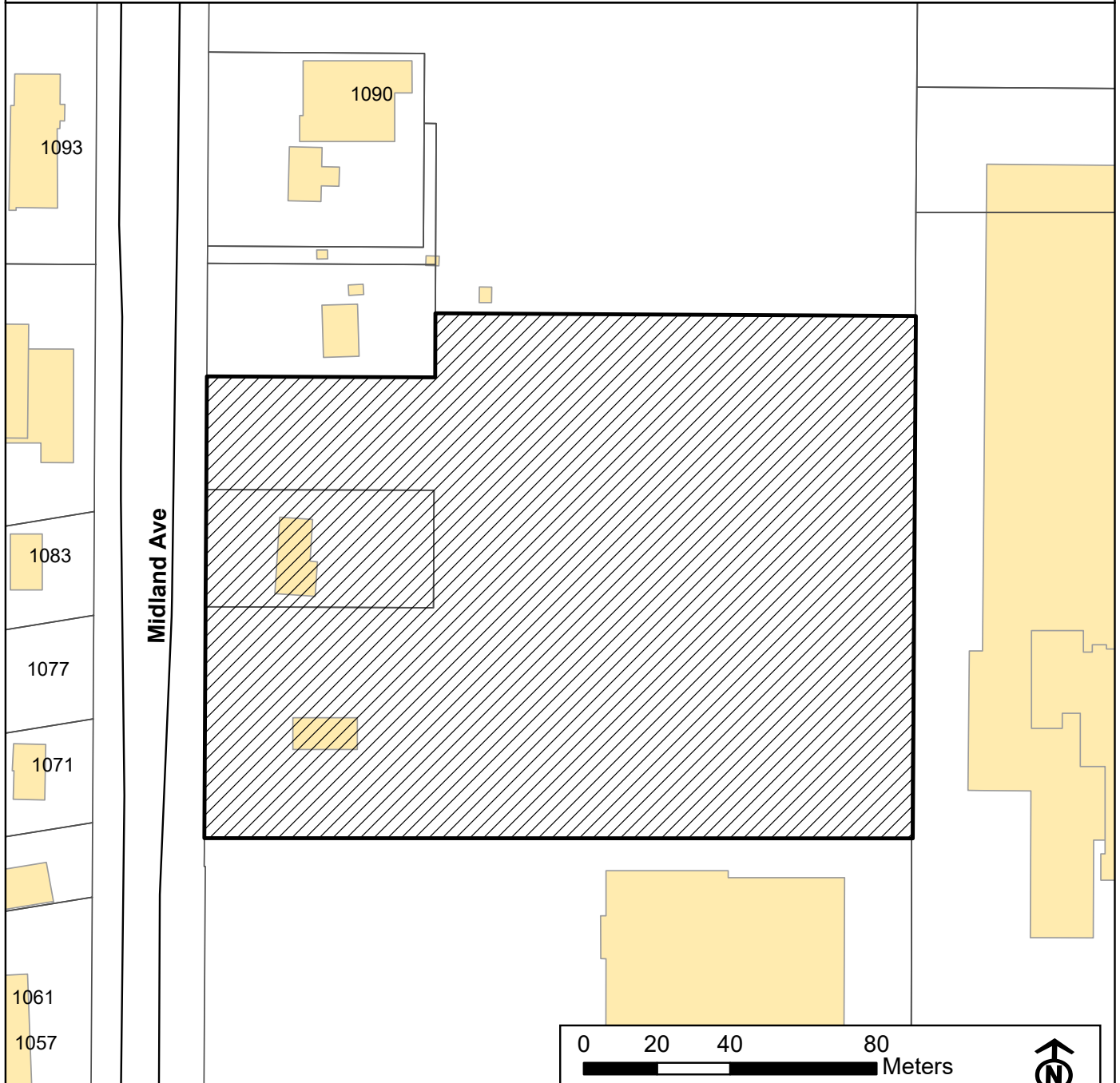
 Lands to be rezoned from DR to URM8

Certificate of Authentication

This is Schedule 'A' to By-Law Number ____, passed this ____ day of _____ 202__.

Mayor

Clerk



Prepared By: rejonas
Prepared On: 2025-05-02


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

Address: 1048 Midland Ave
File Number: D14-003-2025

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

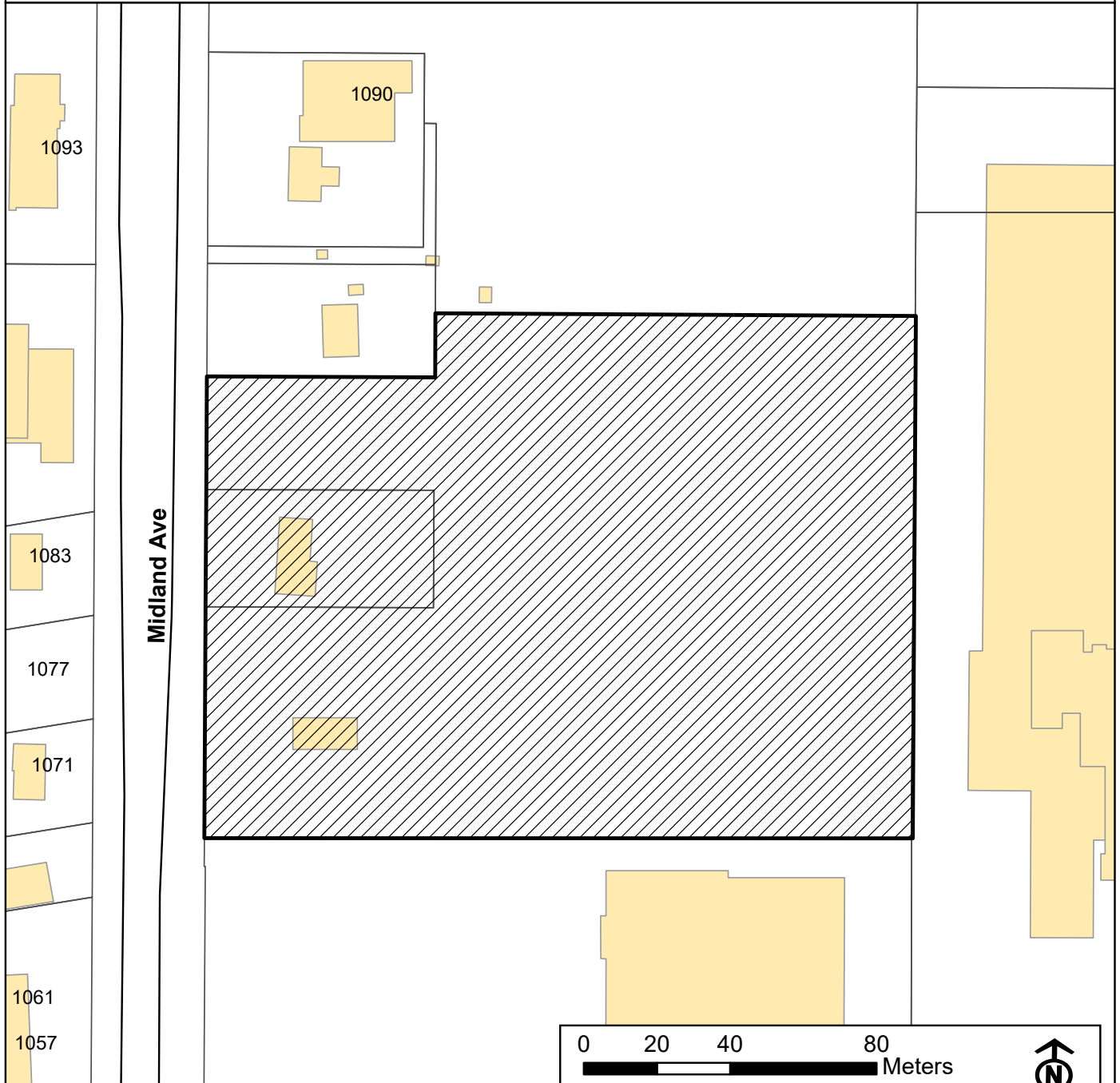
 Lands to be added as E201

Certificate of Authentication

This is Schedule 'B' to By-Law Number ____, passed this ____ day of _____ 202__.

Mayor

Clerk



Prepared By: rejonas
Prepared On: 2025-05-02


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

Address: 1048 Midland Ave
File Number: D14-003-2025

**Kingston Zoning By-Law 2022-62
Schedule F - Holding Overlay**

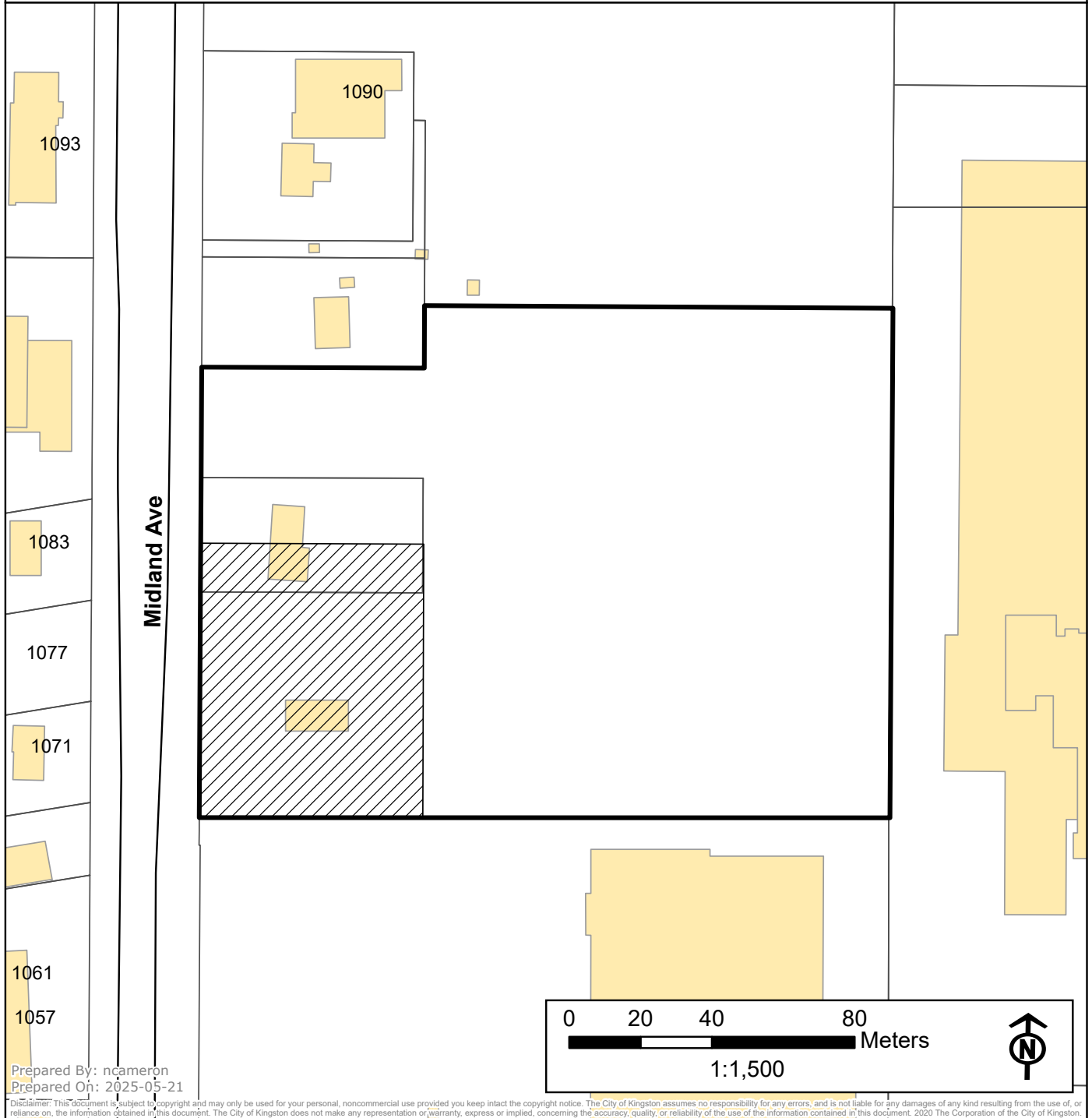
 Lands to be removed from H32

Certificate of Authentication

This is Schedule 'C' to By-Law Number ____, passed this ____ day of _____ 202__.

Mayor

Clerk



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

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