

By-Law Number 2026-XXX**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number 102, 1429 Highway 15)****Passed:** [Meeting Date]

Whereas on April 4, 2025, Fotenn Planning + Design, on behalf of The Corporation of the City of Kingston, submitted an application for Official Plan Amendment for the property municipally known as 1429 Highway 15; and

Whereas a Public Meeting was held regarding this amendment on December 4, 2025;

Now Therefore the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following map change which shall constitute Amendment Number 102 to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule '2', 'City Structure', of the City of Kingston Official Plan, so as to designate the property located at 1429 Highway 15, as shown on Schedule 'A' to this By-law, as 'Business District', within the urban boundary.
 - (b) **Amend** Schedule '3A', 'Land Use', of the City of Kingston Official Plan, so as to designate the property located at 1429 Highway 15, as shown on Schedule 'B' to this By-law, as 'Rideau Community Secondary Plan Area'.
 - (c) **Amend** Schedule '4', 'Transportation Map', of the City of Kingston Official Plan, so as to include the property located at 1429 Highway 15, as shown on Schedule 'C' to this By-law, in the urban boundary.
 - (d) **Amend** Schedule '6', 'Major Infrastructure Map', of the City of Kingston Official Plan, so as to include the property located at 1429 Highway 15, as shown on Schedule 'D' to this By-law, in the urban boundary.
 - (e) **Amend** Schedule '7A', 'Natural Heritage Area 'A' Map', of the City of Kingston Official Plan, so as to include the property located at 1429 Highway 15, as shown on Schedule 'E' to this By-law, in the urban boundary.
 - (f) **Amend** Schedule '8A', 'Natural Heritage Area 'B' Map', of the City of Kingston Official Plan, so as to include the property located at 1429

Highway 15, as shown on Schedule 'F' to this By-law, in the urban boundary.

- (g) **Amend** Schedule '10', 'Community Improvement Area Map', of the City of Kingston Official Plan, so as to include the property located at 1429 Highway 15, as shown on Schedule 'G' to this By-law, in the urban boundary.
 - (h) **Amend** Schedule '11A', 'Constraint Mapping', of the City of Kingston Official Plan, so as to include the property located at 1429 Highway 15, as shown on Schedule 'H' to this By-law, in the urban boundary.
 - (i) **Amend** Schedule '12', 'Mineral and Aggregate Reserve Areas Map', of the City of Kingston Official Plan, so as to include the property located at 1429 Highway 15, as shown on Schedule 'I' to this By-law, in the urban boundary.
 - (j) **Amend** Schedule '13', 'Detailed Planning Areas Map', of the City of Kingston Official Plan, so as to include the property located at 1429 Highway 15, as shown on Schedule 'J' to this By-law, in the urban boundary.
 - (k) **Amend** Schedule 'RC-1', 'Rideau Community Secondary Plan', of the City of Kingston Official Plan, so as to designate the property located at 1429 Highway 15, as shown on Schedule 'K' to this By-law, as 'Business Park Industrial', 'Highway Commercial' and 'Open Space', and as 'Special Policy Area RC-1-10'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site Specific Policy as Section 10B.13.10:
- "1429 Highway 15, St. Lawrence Business Park, SSP Number RC-1-10**
- 10B.13.10** For the lands designated on Schedule RC-1 of this Plan as SSP RC-1-10, the following policy applies:
- a. Notwithstanding Section 10B.3.13, the lands designated Highway Commercial are permitted and may include outdoor storage.
 - b. The lands designated Highway Commercial and Business Park Industrial do not meet the definition of Employment Area, as defined in the Provincial Planning Statement, 2024."
3. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of

Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor





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

Address: 1429 Highway 15
File Number: D35-003-2025

Certificate of Authentication

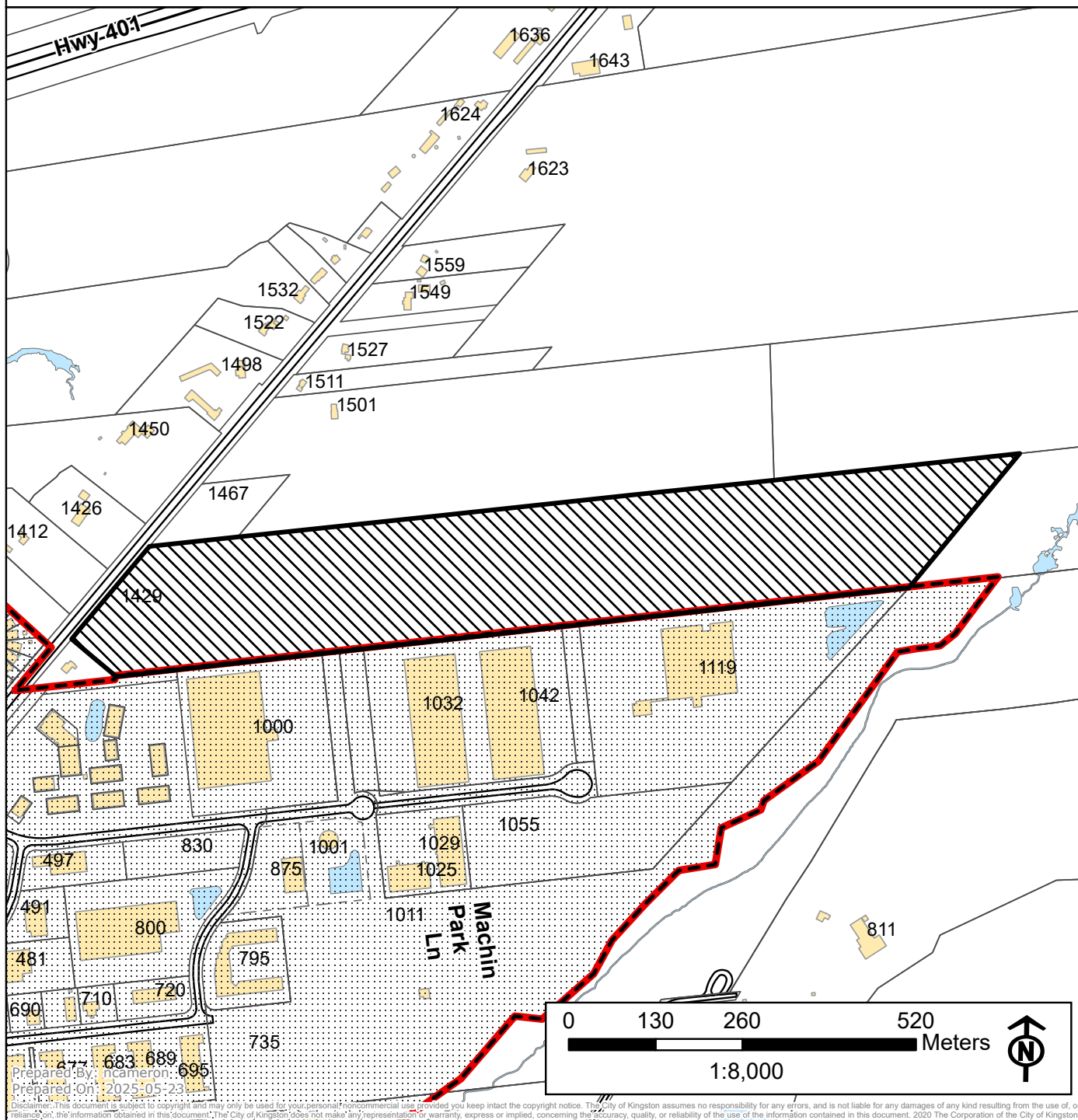
This is Schedule 'A' to By-Law Number ____, passed this ____ day of _____ 202__.

**Official Plan - Schedule 2
City Structure**

-  Current Urban Boundary
-  Lands to be added to the Urban Boundary and Designated as Business District

Mayor

Clerk



Prepared By: ncameron: 695
Prepared On: 2025-05-23

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

Address: 1429 Highway 15
File Number: D35-003-2025

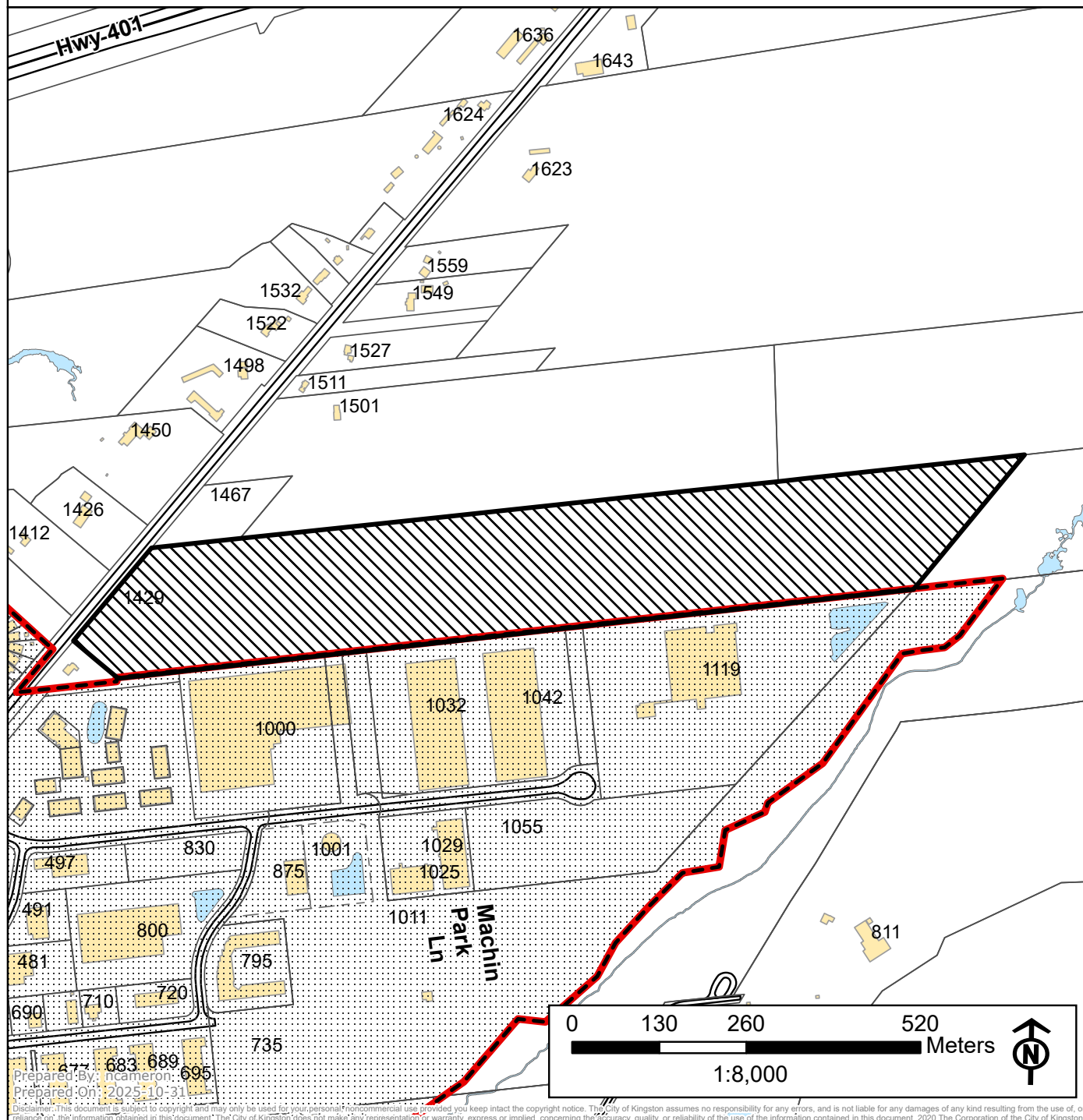
Certificate of Authentication

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

**Official Plan - Schedule 3A
Land Use**

-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

Mayor Clerk





Prepared By: ncameron: 695
Prepared On: 2025-10-31

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**Schedule 'C'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 4
Transportation Map**

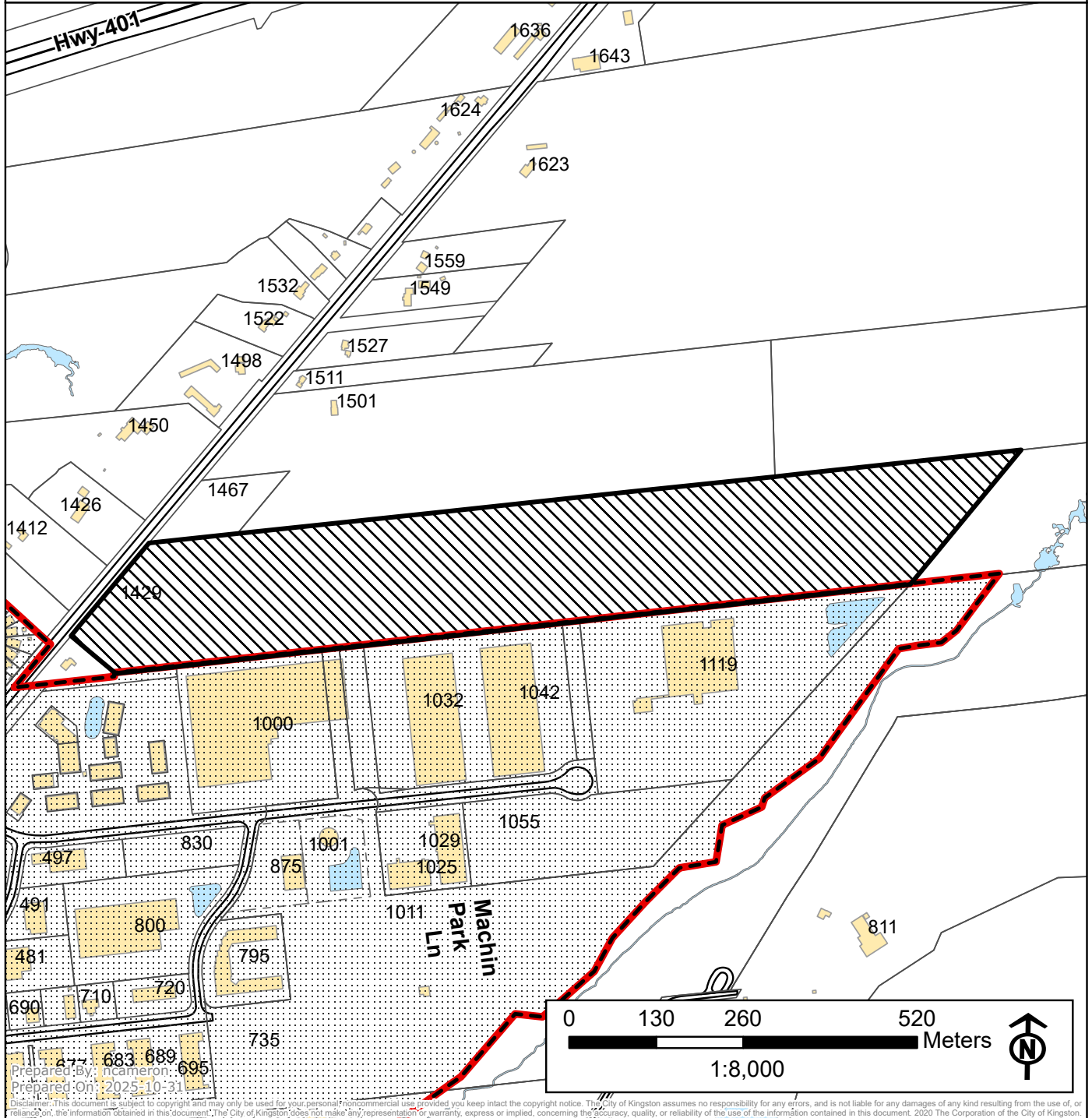
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

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

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Prepared By: ncameron: 695
Prepared On: 2025-10-31

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**Schedule 'D'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 6
Major Infrastructure Map**

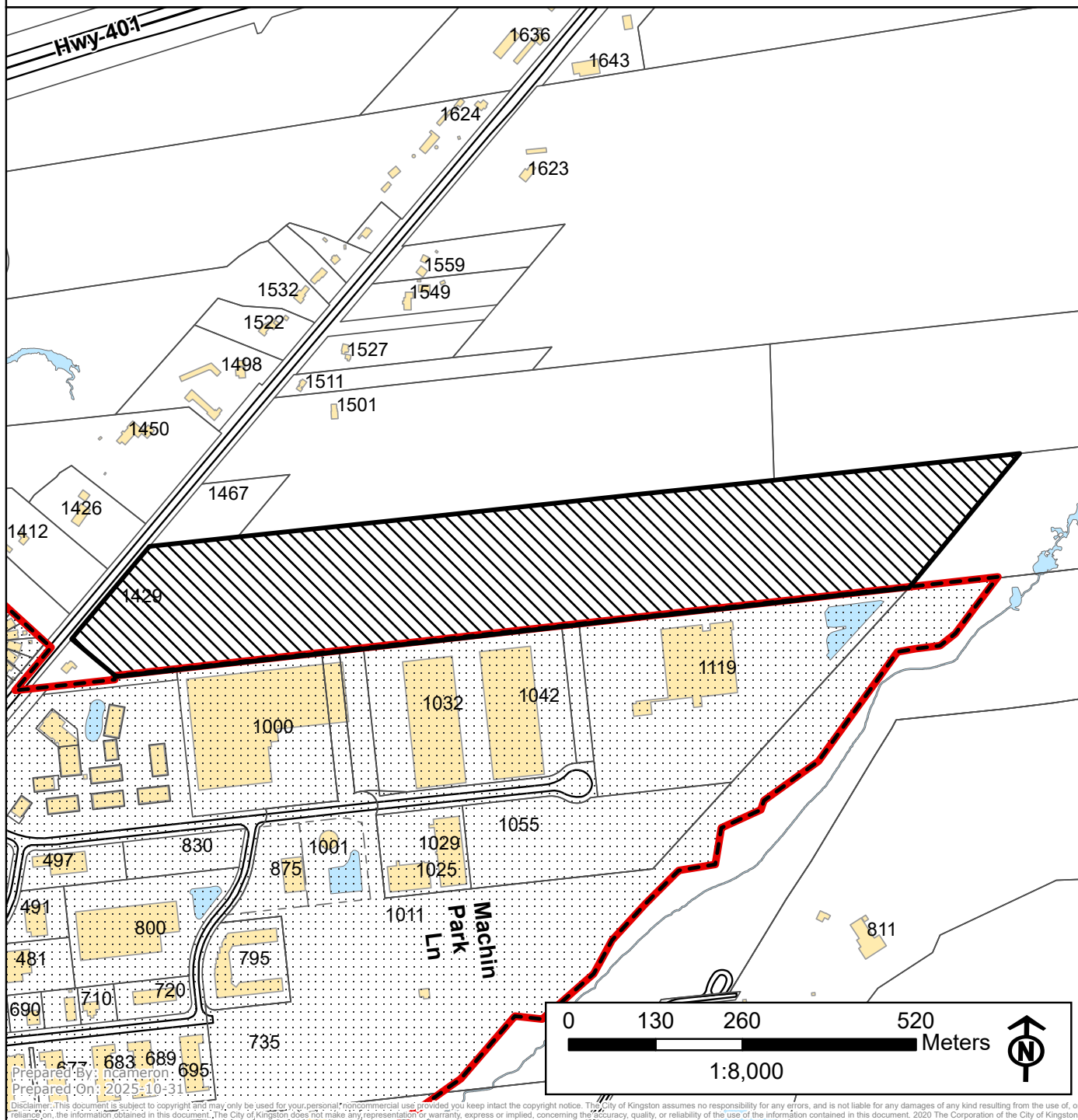
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

Certificate of Authentication

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

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Prepared By: ncameron
Prepared On: 2025-10-31

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**Schedule 'E'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 7A
Natural Heritage Area 'A' Map**

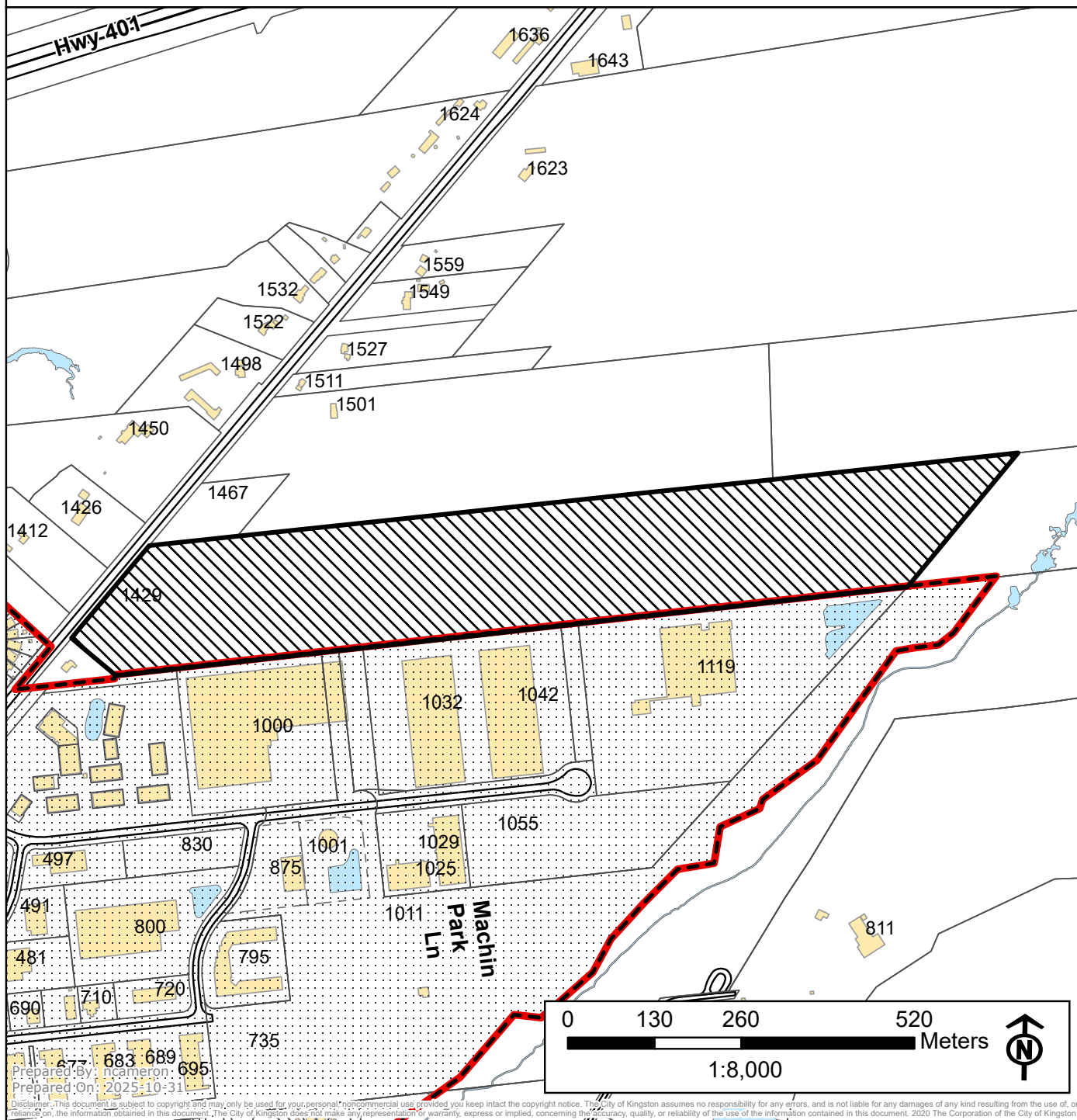
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

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

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Prepared By: ncameron
Prepared On: 2025-10-31

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**Schedule 'F'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 8A
Natural Heritage Area 'B' Map**

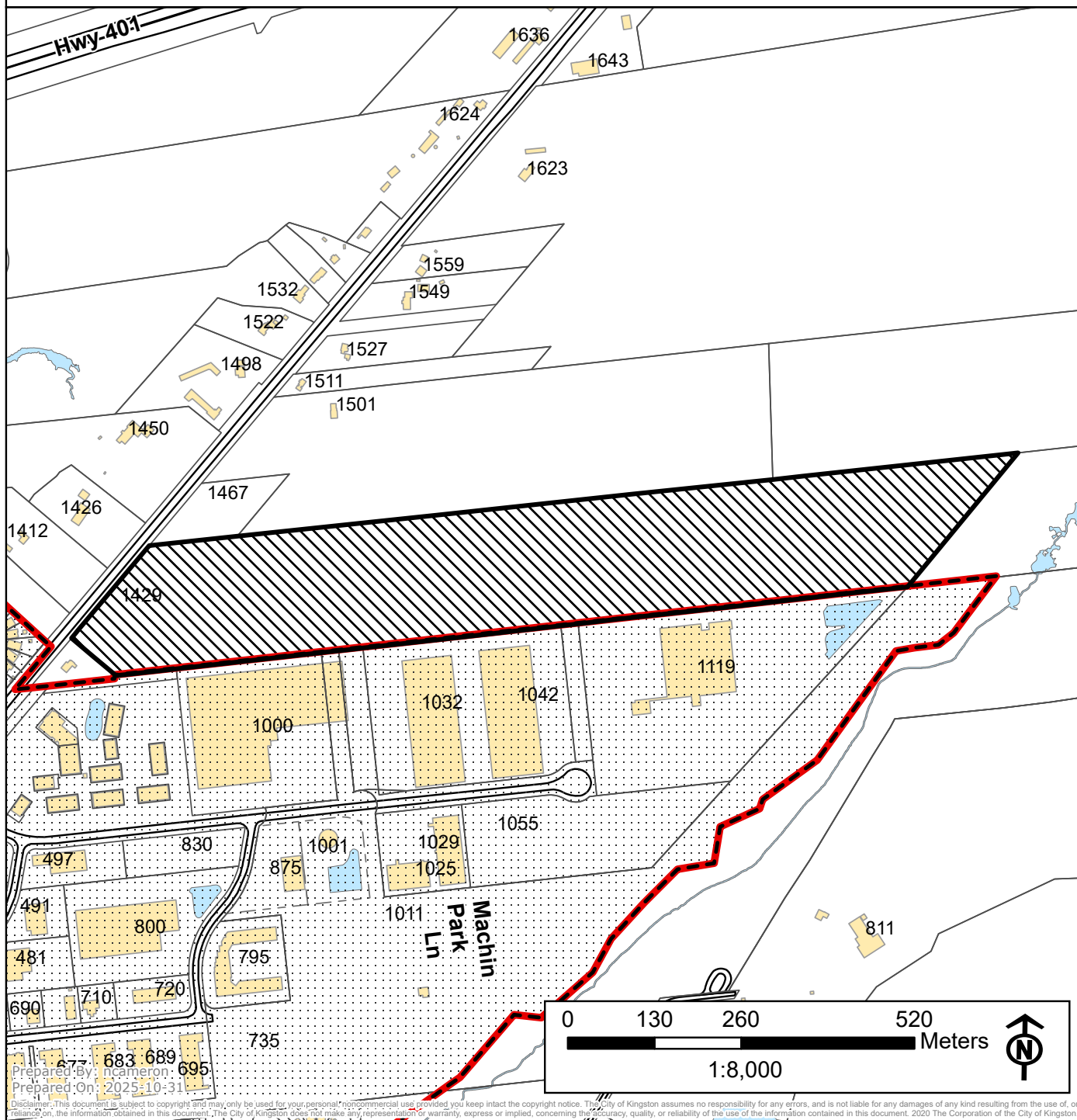
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

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Prepared By: ncameron
Prepared On: 2025-10-31

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**Schedule 'G'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 10
Community Improvement Area Map**

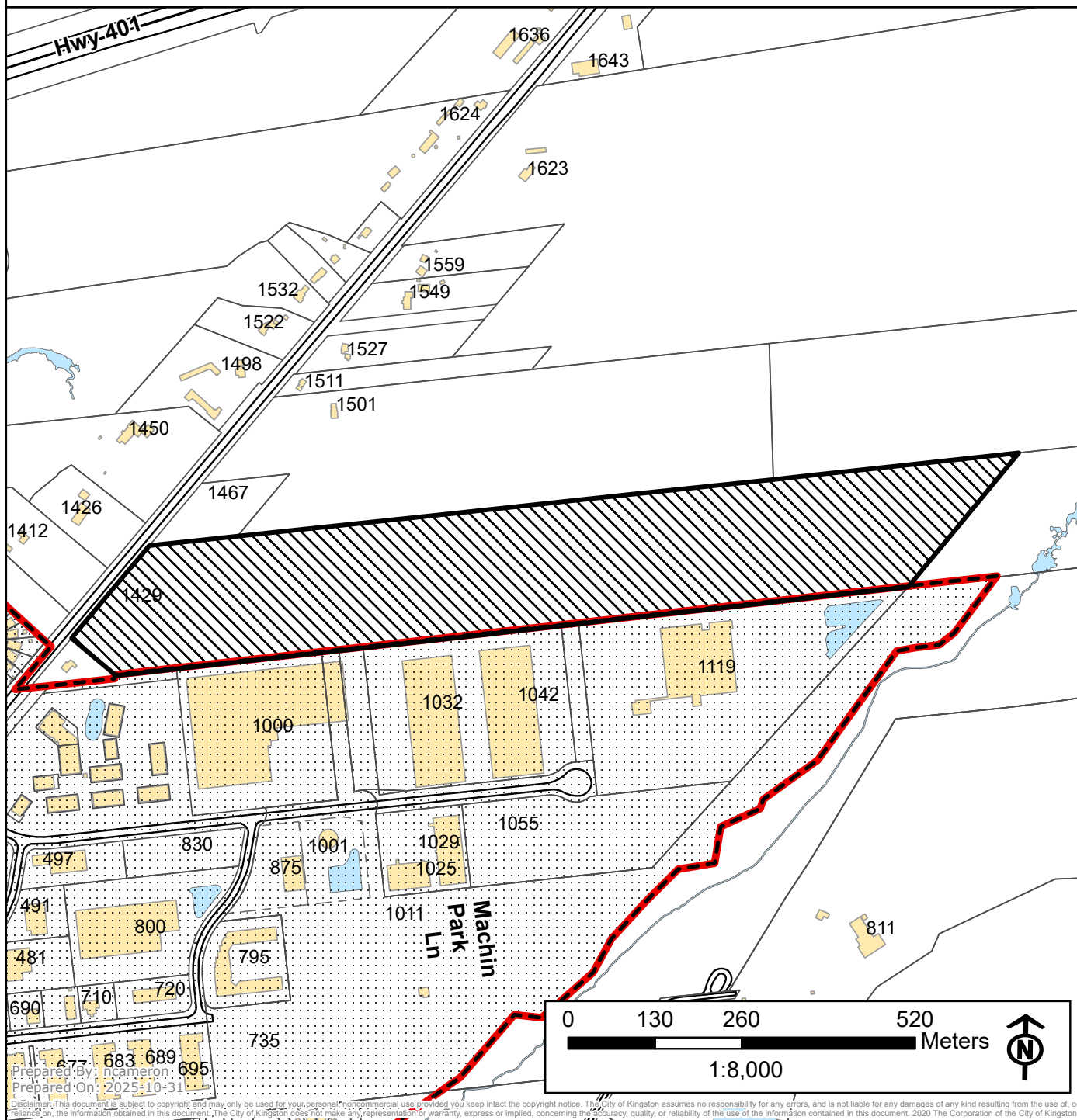
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

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

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Prepared On: 2025-10-31

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**Schedule 'H'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 11A
Constraint Mapping**

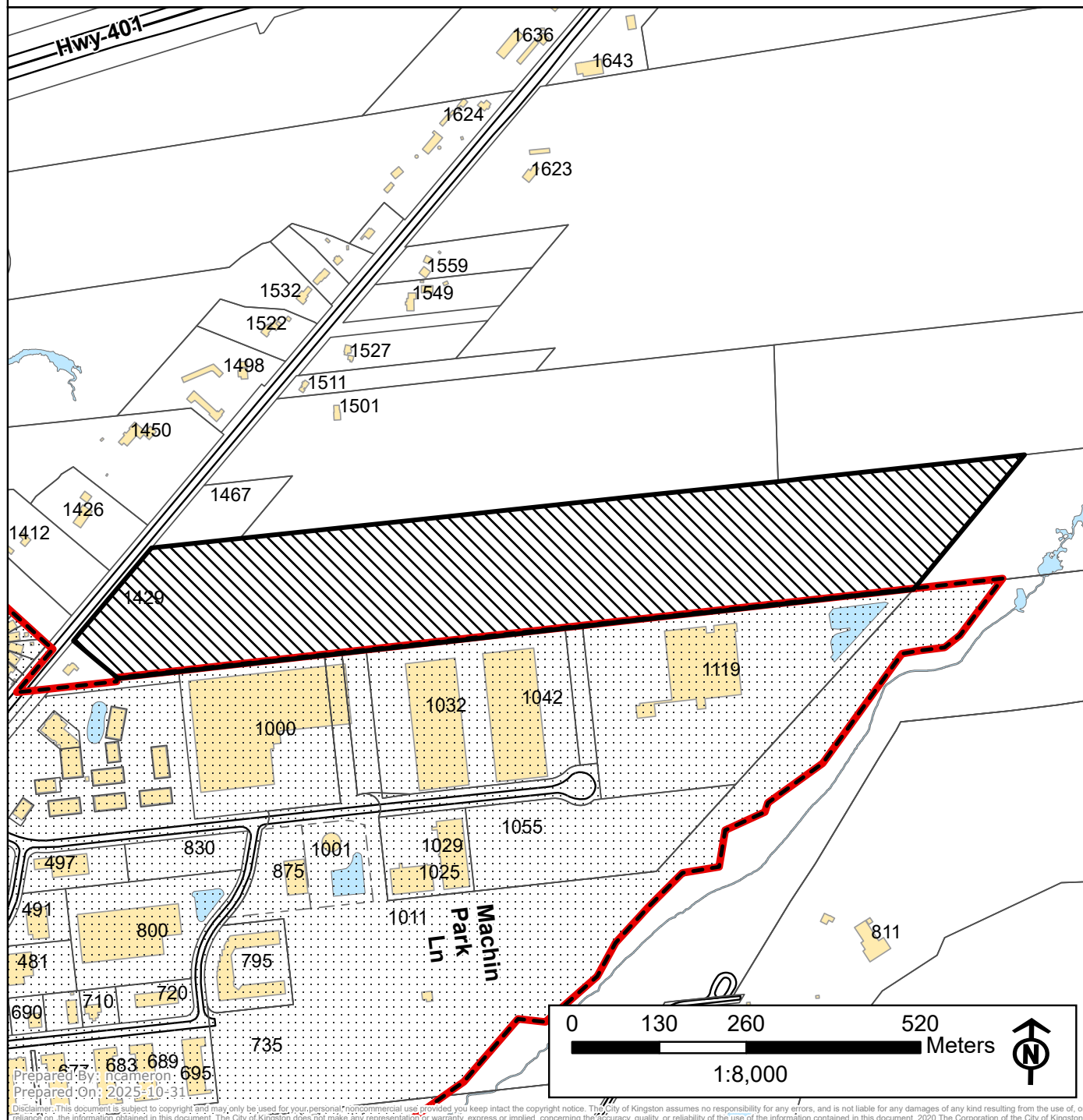
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

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

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Prepared On: 2025-10-31

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**Schedule 'I'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 12
Mineral and Aggregate Reserve Areas Map**

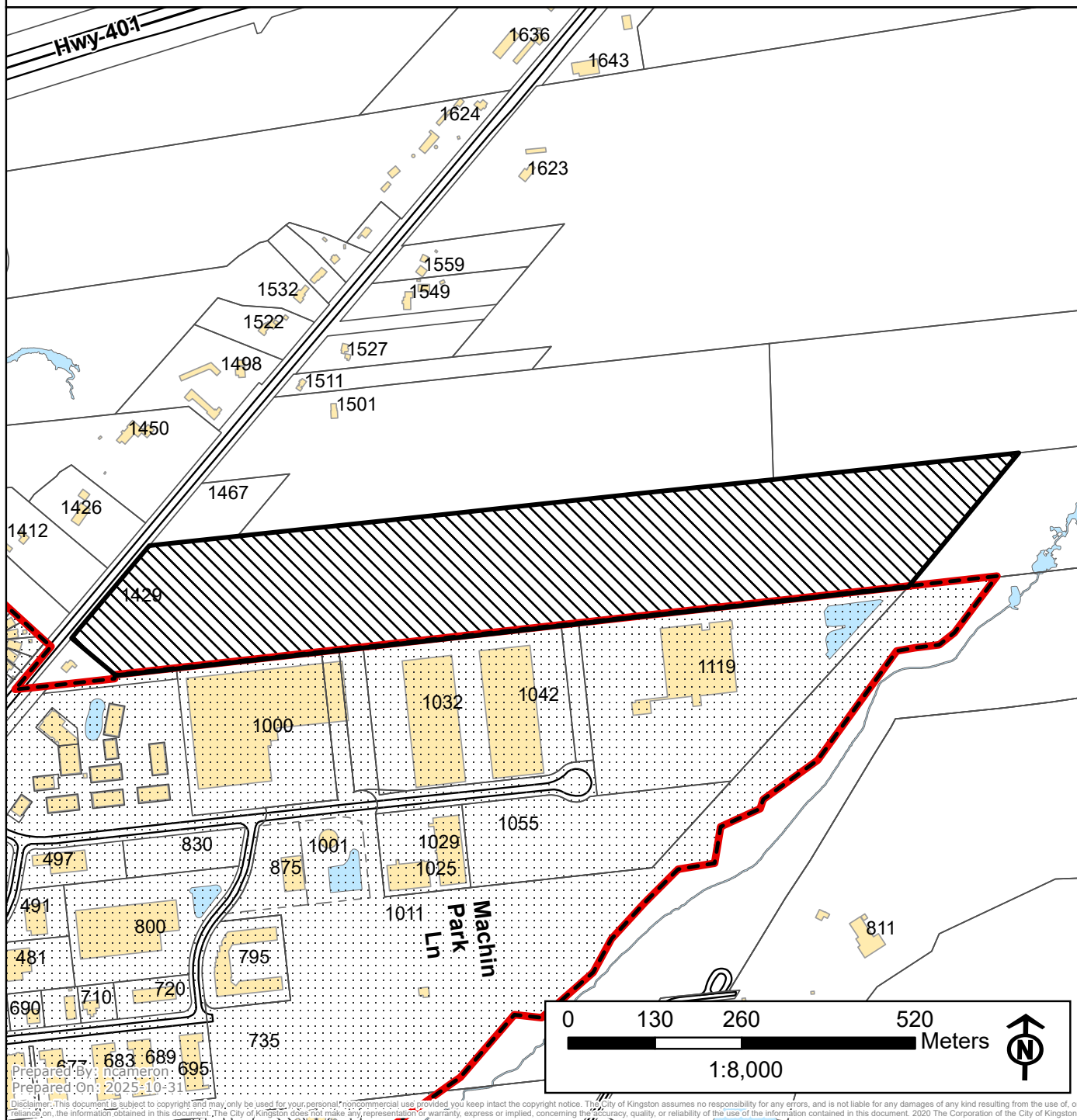
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

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

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Prepared On: 2025-10-31

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**Schedule 'J'
to By-Law Number**
Address: 1429 Highway 15
File Number: D35-003-2025

**Official Plan - Schedule 13
Detailed Planning Areas Map**

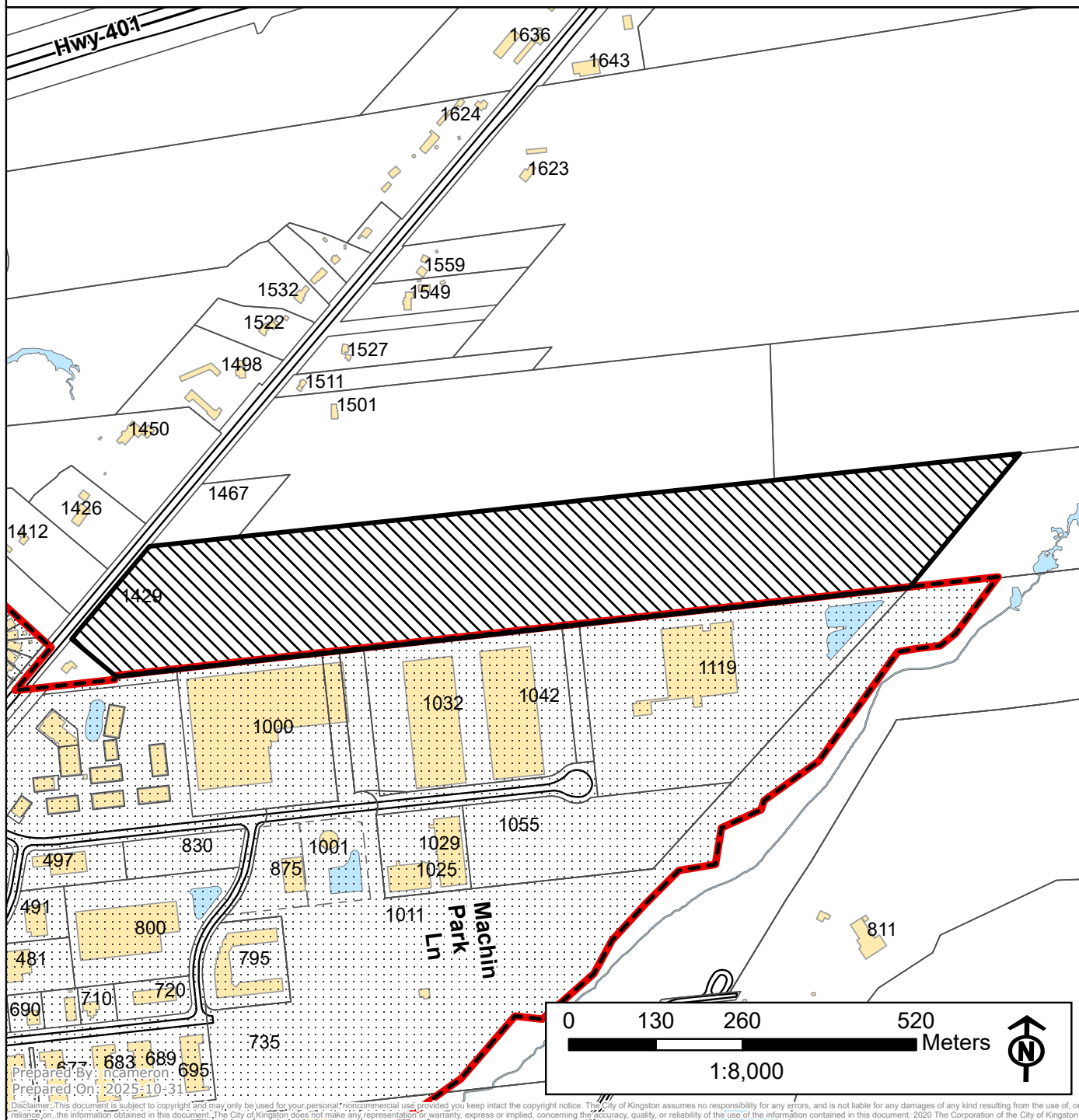
-  Current Urban Boundary
-  Lands to be added to the Urban Boundary

Certificate of Authentication

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

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

Address: 1429 Highway 15
File Number: D35-003-2025

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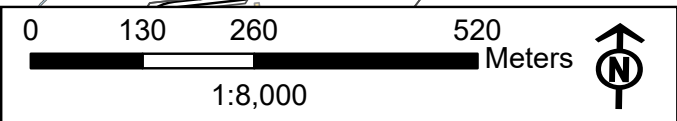
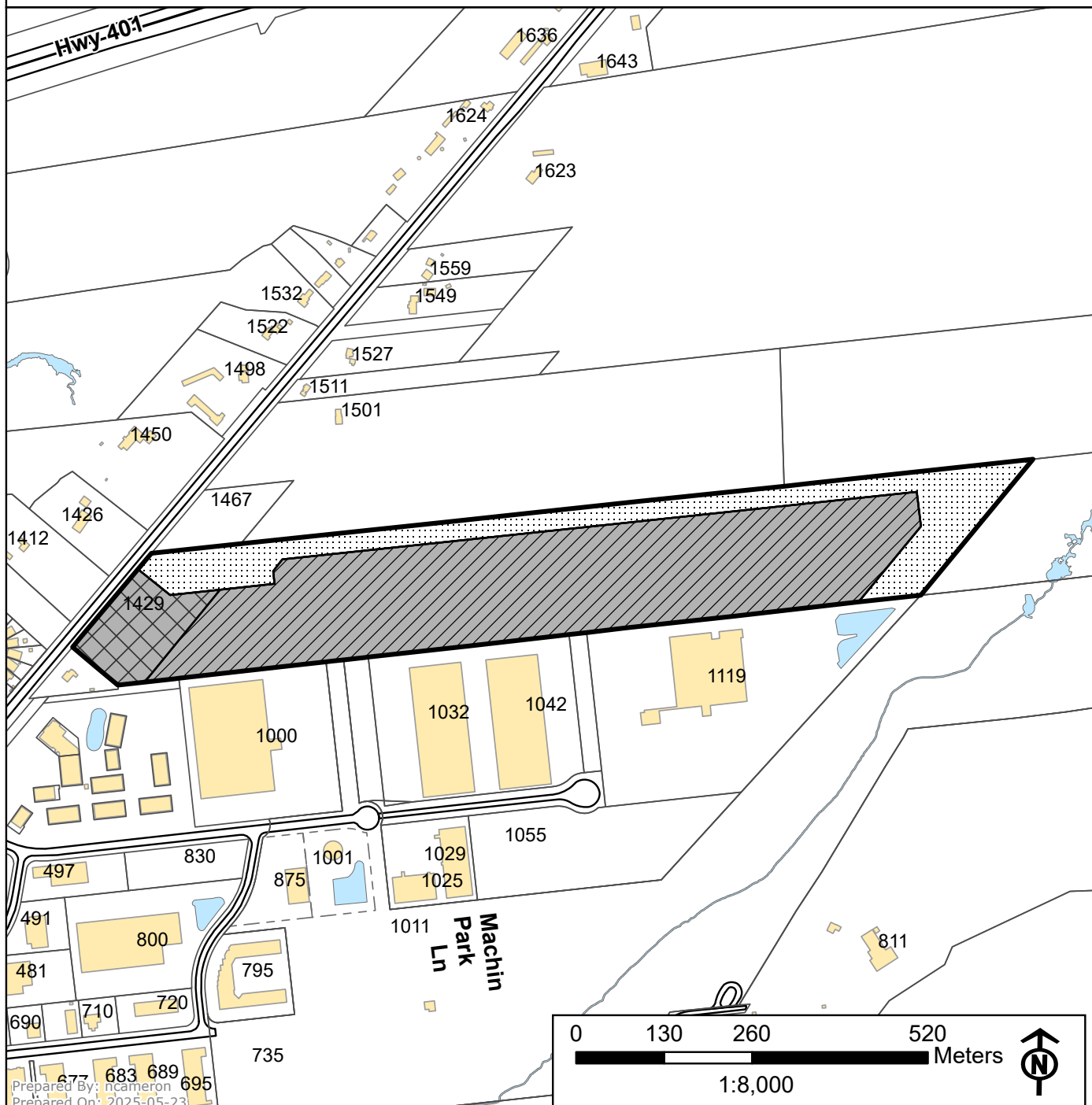
This is Schedule 'K' to By-Law Number ____, passed this ____ day of _____ 202__.

**Official Plan - Schedule RC-1
Rideau Community Secondary Plan**

- Lands to be added as SSP area RC-1-10
- Lands to be redesignated from RU to BPI
- Lands to be redesignated from RU to HC
- Lands to be redesignated from RU to OS

Mayor

Clerk



Prepared By: ncameron
Prepared On: 2025-05-23

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