

By-Law Number 2026-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, Introduction of the ‘URM8’ zone and Introduction of Exception Number E212, (2980-2988 Princess Street))

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;

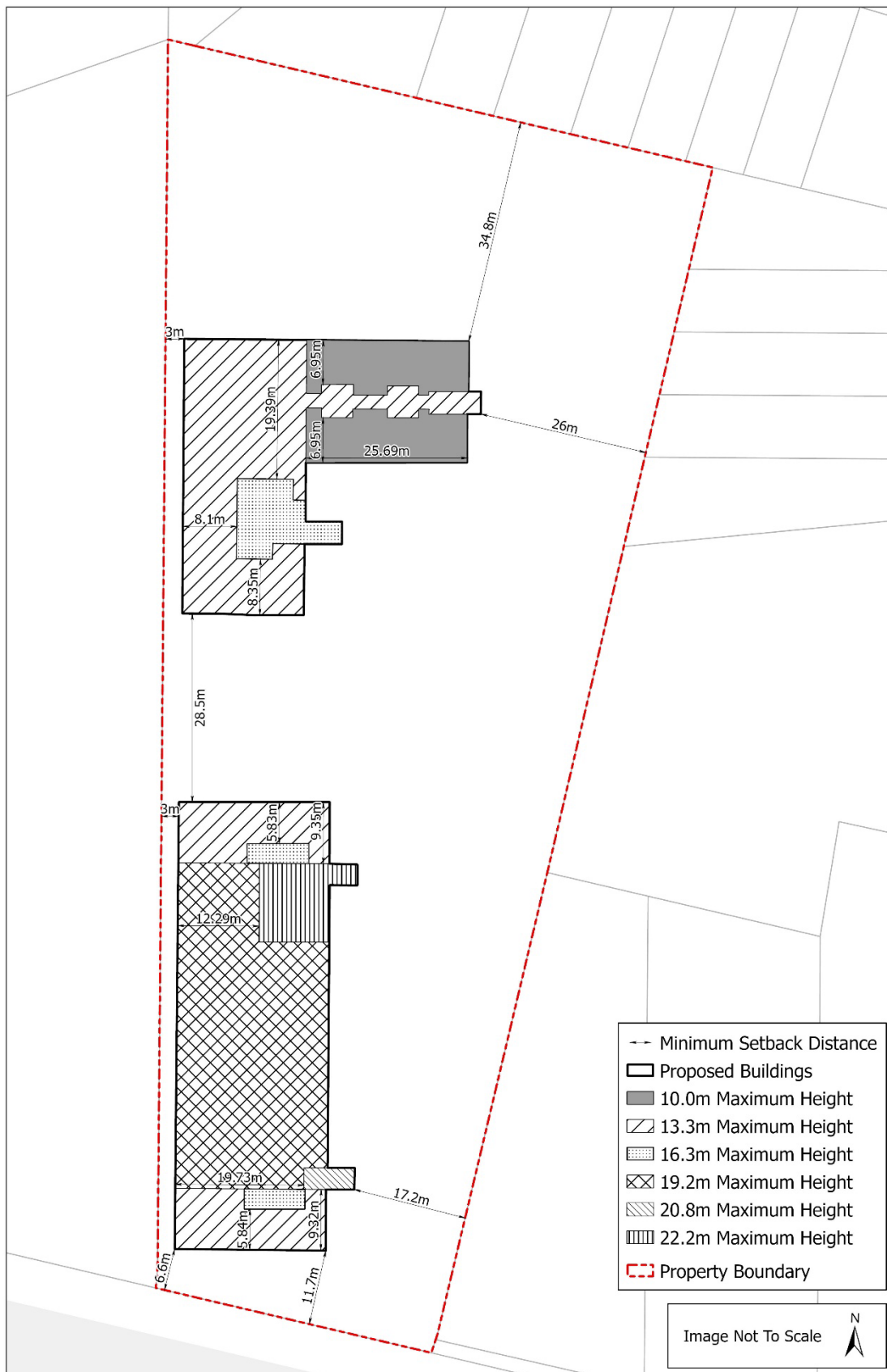
Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-law;

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 ‘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 Number E212, as shown on Schedule “B” attached to and forming part of this By-Law.
 - 1.3. By adding the following Exception Number E212 in Section 21 – Exceptions, as follows:

“**E212.** Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum **building heights** are specified on Figure E212.
The maximum **building heights** may be increased by the greater of:
- a. 0.5 metres; and
 - b. the percentage of the maximum **building height** prescribed by the *Planning Act*;
- (b) The **building setbacks** are specified on Figure E212.
The **building setbacks** may be varied by the greater of:
- a. 5%; and
 - b. the percentage of the **setback** distance prescribed by the *Planning Act*;
- (c) The maximum **heights** and minimum **setbacks** and **step backs** shown on Figure E212 apply to **building** components described in Clause 4.18.2;
- (d) **Balconies** are permitted above the **first storey** and within the **buildings** shown on Figure E212.
- (e) The minimum **separation distance** from the **high water mark** to any **building** is 6.0 metres;
- (f) A minimum 3.0 metre wide **planting strip** must be provided between **parking spaces** and the east **interior lot line**;
- (g) The minimum **landscaped open space** is 20%; and
- (h) A minimum 6.0 metre **drive aisle** is required for the portion of the **drive aisle** used to access a **parking space** perpendicular to the **drive aisle**.
- (i) **Figure E212**



2. The lands shown on Schedule "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]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



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

Address: 2980 to 2988 Princess Street
File Number: D14-009-2025

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

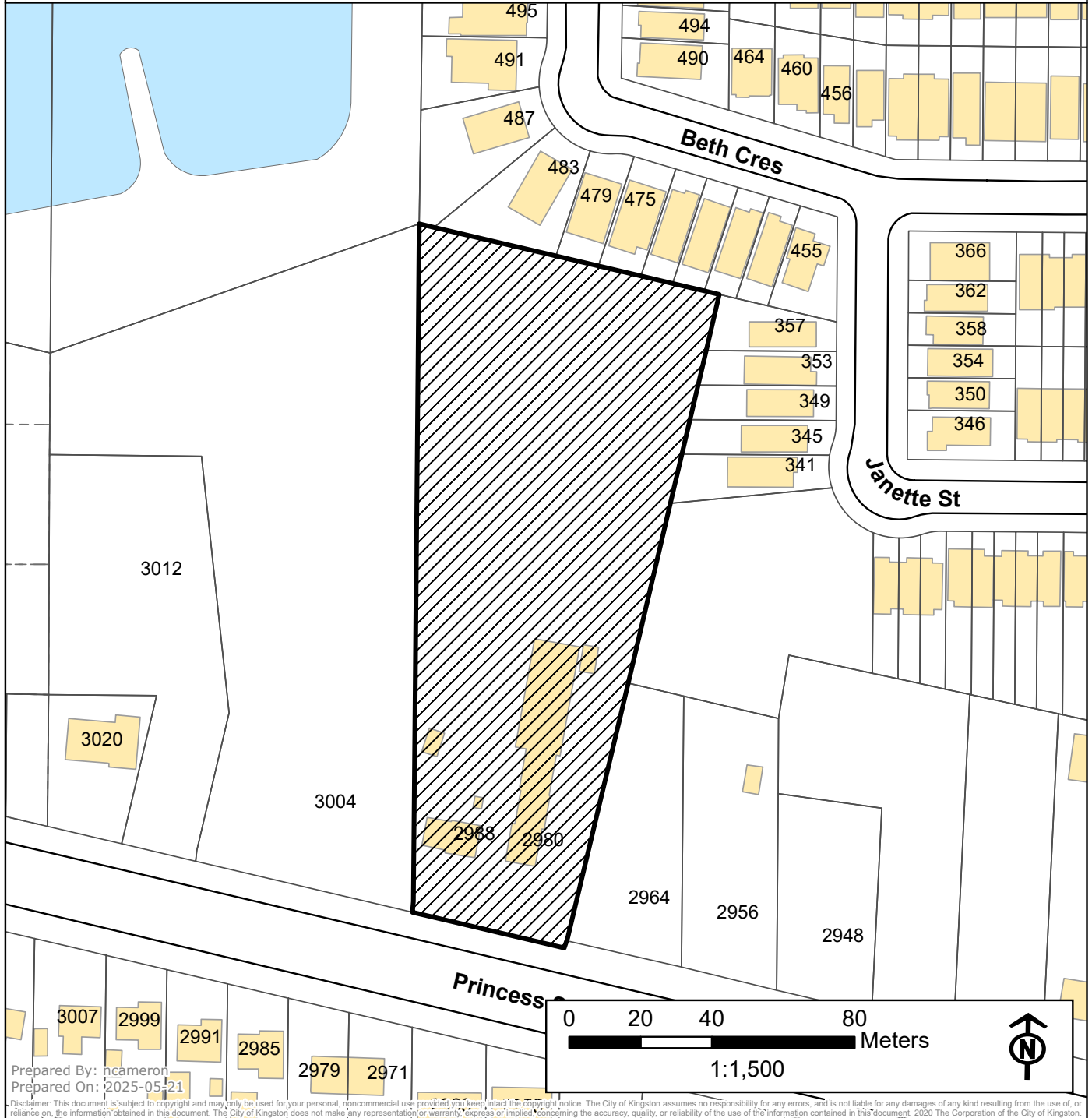
Lands to be rezoned from NA to URM8

Certificate of Authentication

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

Mayor

Clerk



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


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

Address: 2980 to 2988 Princess Street
File Number: D14-009-2025

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

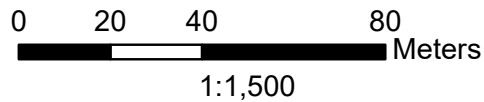
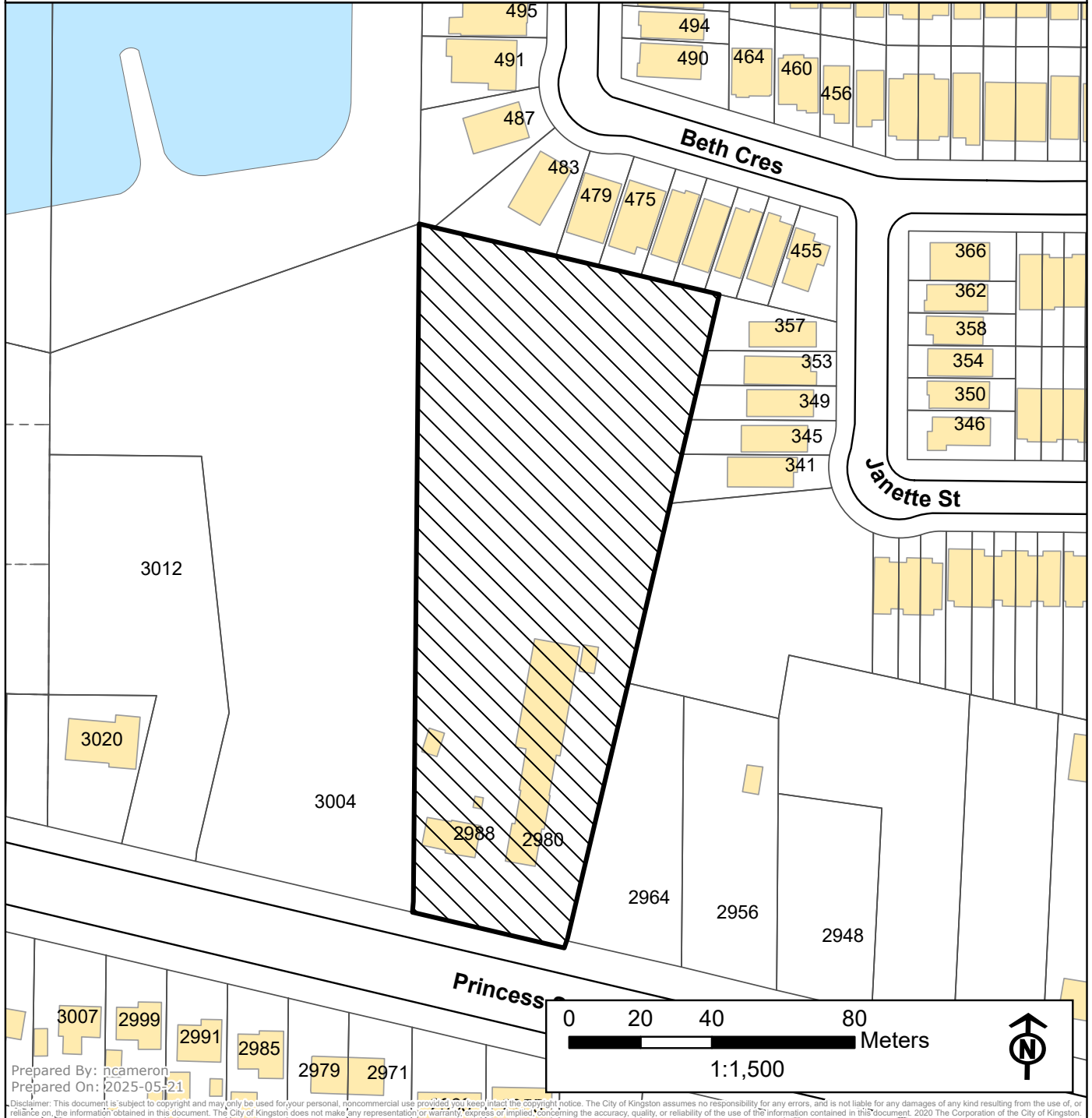
 Lands to be add as E212

Certificate of Authentication

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

Mayor

Clerk



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

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