

**By-Law Number 2026-XX**

**A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Zone Change from ‘RU’ to ‘CA’, ‘M1’, ‘OS1’ and ‘OS2’ Zones, and Introduction of Exceptions E208 and E209 (1429 Highway 15))**

**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 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 ‘RU’ to ‘CA’, ‘M1’, ‘OS1’ and ‘OS2’, as shown on Schedule “A” attached to and forming part of this By-Law;
  - 1.2. Schedule 2 – Parking Areas is amended, so as to include the property located at 1429 Highway 15, as shown on Schedule “B” attached to and forming part of this By-law, in the urban boundary;
  - 1.3. Schedule 4 – (Urban) is amended, so as to include the property located at 1429 Highway 15, as shown on Schedule “C”, attached to and forming part of this By-law in the urban boundary;
  - 1.4. Schedule 4 – (Rural) is amended, so as to include the property located at 1429 Highway 15, as shown on Schedule “D” attached to and forming part of this By-law, in the urban boundary;
  - 1.5. Schedule D1 – Additional Residential Unit, Constraint Areas and Residential Unit Holding Overlay is amended so as to include the property located at 1429 Highway 15, as shown on Schedule “E” attached to and forming part of this By-law, in the urban boundary;
  - 1.6. Schedule D2 - Additional Residential Unit, Third Residential Unit Holding Overlay is amended so as to include the property located at 1429 Highway

15, as shown on Schedule “F” attached to and forming part of this By-law, in the urban boundary;

- 1.7. Schedule E – Exception Overlay is amended by adding Exceptions ‘E208’ and ‘E209’, as shown on Schedule “G” attached to and forming part of this By-Law;
- 1.8. Schedule J – Municipal Servicing Allocation Policy Overlay is amended by adding the subject lands, as shown on Schedule “H” attached to and forming part of this By-Law;
- 1.9. By adding the following Exception Number E208 in Section 21 – Exceptions, as follows:

“**E208.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The following uses are not permitted:
  - (i) **agricultural sales establishment;**
  - (ii) **automobile sales establishment;**
  - (iii) **day care centre;**
  - (iv) **hotel;**
  - (v) **place of worship**
  - (vi) **recreational vehicle sales establishment;**
  - (vii) **repair shop; and**
  - (viii) **service station.**
- (b) No **dwelling units** are permitted on the lands.
- (c) The minimum **setback** for **buildings** and **parking lots** from the Highway 15 **street line** is 5 metres.
- (d) The minimum **interior setback** from a **lot line** abutting the property municipally known as 1403 Highway 15 and the south **lot line** is 12 metres.
- (e) A minimum 6.0 metre wide **planting strip** must be provided along the 6.0 metre servicing easement abutting the property municipally known as 1403 Highway 15. The

minimum **setback** from the **planting strip** to the front **lot line** is 5 metres.

- (b) **Outdoor storage** is permitted as an **accessory use** to a **building supply store**, subject to the following:
  - (i) the **outdoor storage** must comply with the **setback** requirements for the **principal building**;
  - (ii) **outdoor storage** must not be located in a **front yard**;
  - (iii) **outdoor storage** must be provided with a **visual screen** with a minimum height of 1.8 metres and in such a manner that the **outdoor storage** is not visible from a **street** or a **lot** that is located in any Zone other than an Employment or Commercial Zone;
  - (iv) **outdoor storage** must not have an area greater than 30% of the **lot area**; and
  - (v) when **outdoor storage** is established under the provisions of this By-law, the subsequent construction of a new **residential use** on an adjacent **lot** does not render such **outdoor storage** non-complying.”

1.10. By adding the following Exception Number E209 in Section 21 – Exceptions, as follows:

“**E209.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The minimum **landscaped open space** is 20%. Any hard landscaping must be of a permeable material to be included in the calculation for minimum **landscaped open space**.
- (b) Notwithstanding uses on adjacent lots, **outdoor storage** is permitted, in accordance with the provisions of Subsection 16.2.2.”

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**



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

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

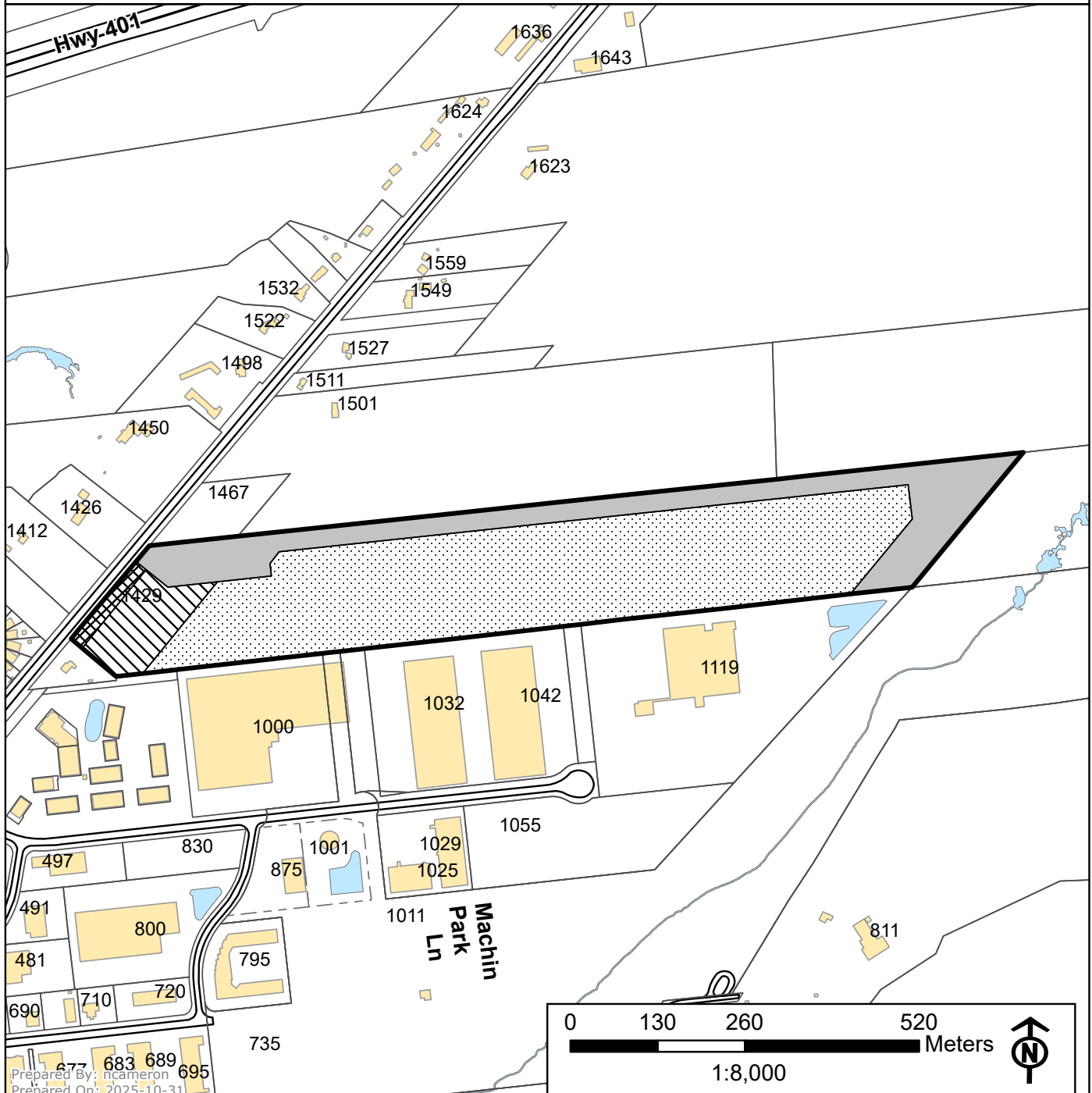
**Certificate of Authentication**

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

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

- Lands to be rezoned from RU to CA
- Lands to be rezoned from RU to M1
- Lands to be rezoned from RU to OS1
- Lands to be rezoned from RU to OS2

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Mayor Clerk



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

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

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

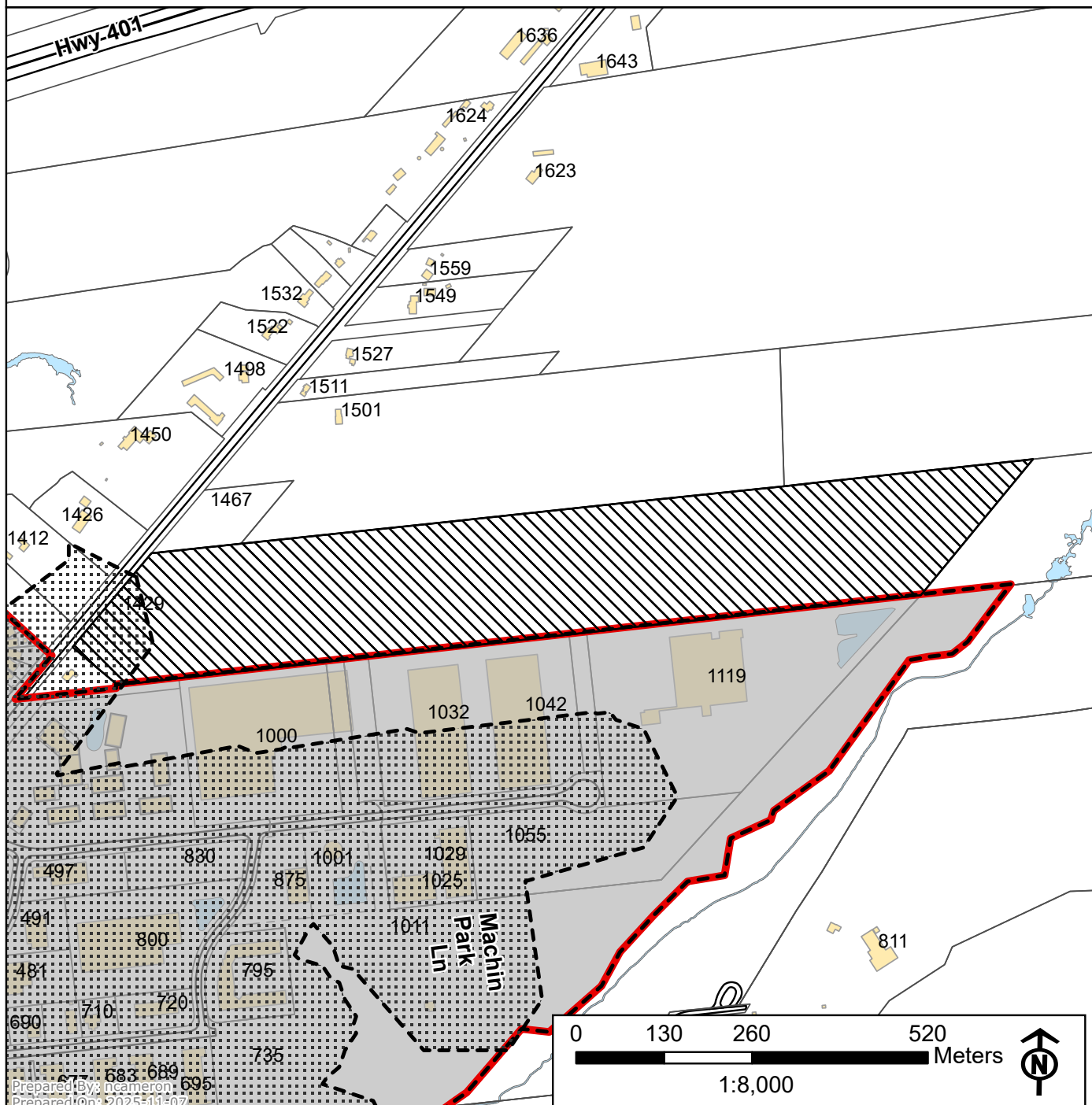
**Certificate of Authentication**

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

**Kingston Zoning By-Law 2022-62  
Schedule 2 - Parking Areas**

-  Lands to be added to the Urban Boundary
-  Current PA4 Area
-  Current Urban Boundary

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Mayor Clerk



Prepared By: ncameron  
Prepared On: 2025-11-07

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

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

**Kingston Zoning By-Law 2022-62  
Schedule 4 - Urban and Rural Areas**

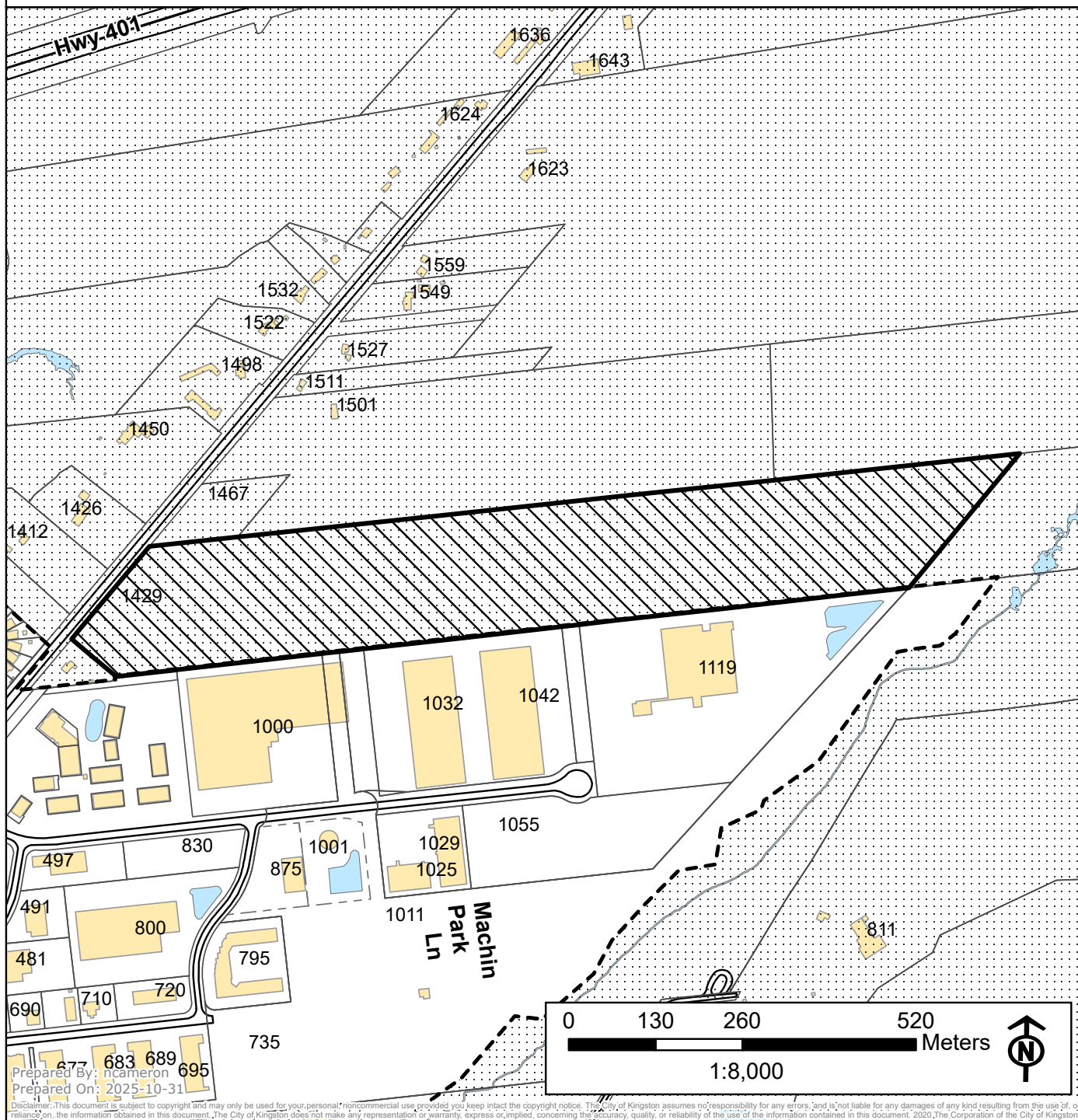
-  Lands to be removed from Rural Area
-  Current Rural Area

**Certificate of Authentication**

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

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Mayor

\_\_\_\_\_  
Clerk



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

**Certificate of Authentication**

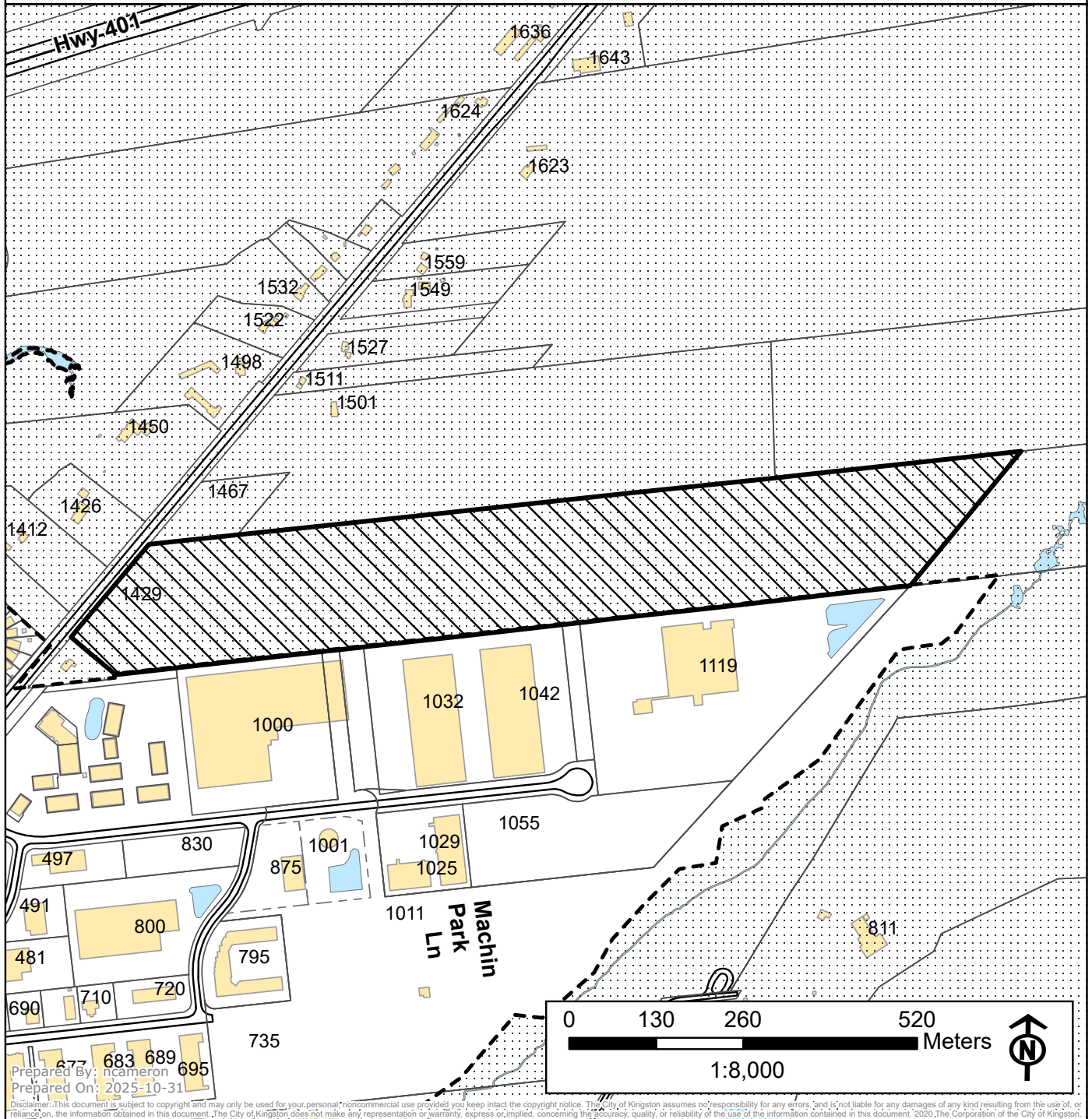
This is Schedule 'E' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 202\_.

**Kingston Zoning By-Law 2022-62  
Schedule D1 - Constraint Areas and  
Residential Unit Holding Overlay**

-  Lands to be removed from Second Rural Unit - Water Supply/Water Quality
-  Current Second Rural Unit - Water Supply/Water Quality

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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

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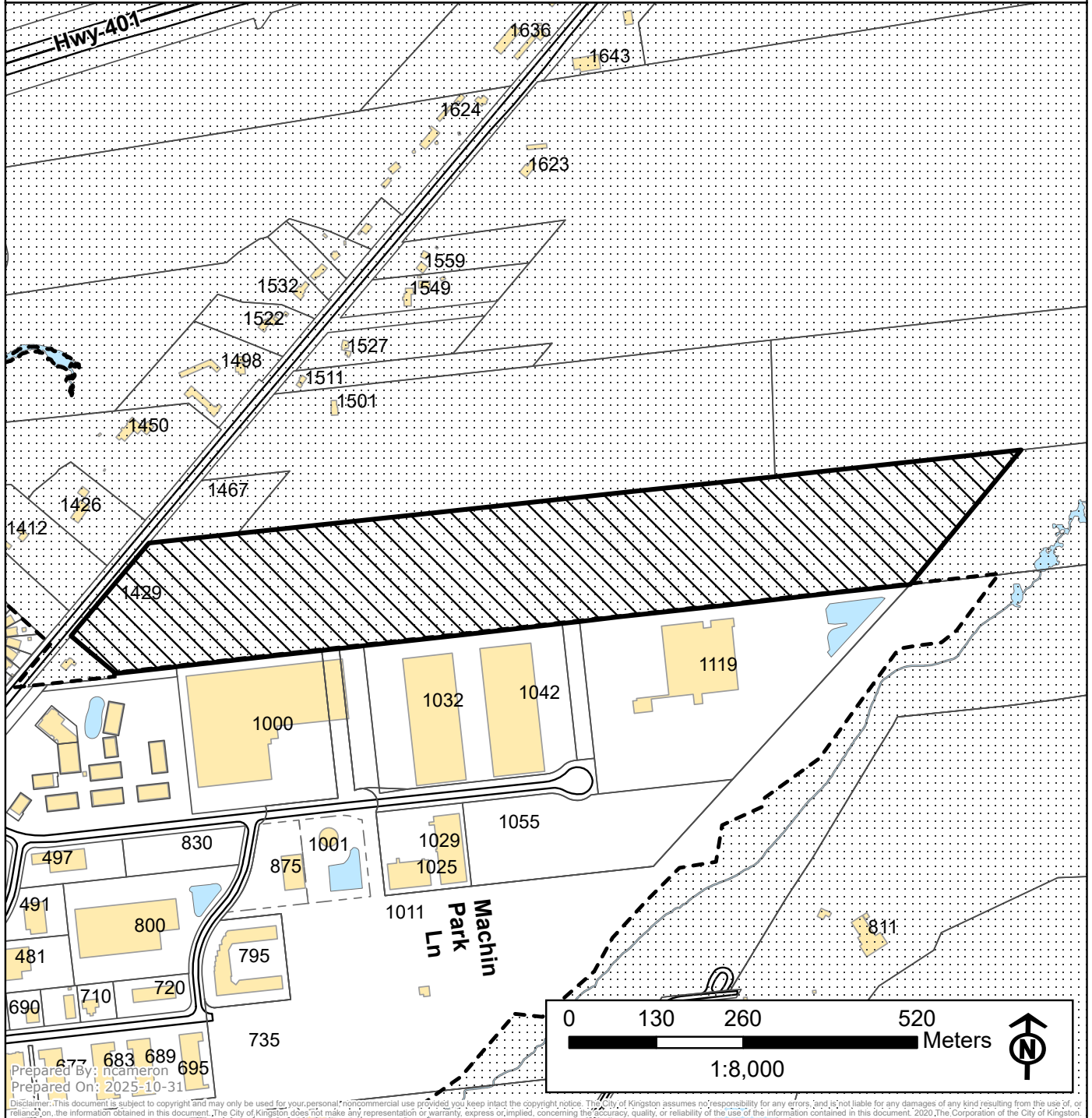
This is Schedule 'F' to By-Law Number \_\_\_\_, passed this \_\_\_\_ day of \_\_\_\_ 202\_\_.

**Kingston Zoning By-Law 2022-62  
Schedule D2 - Third Residential Unit  
Holding Overlay**

-  Lands to be removed from Third Rural Unit - Water Supply/Water Quality
-  Current Third Rural Unit - Water Supply/Water Quality

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Mayor

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Clerk



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

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

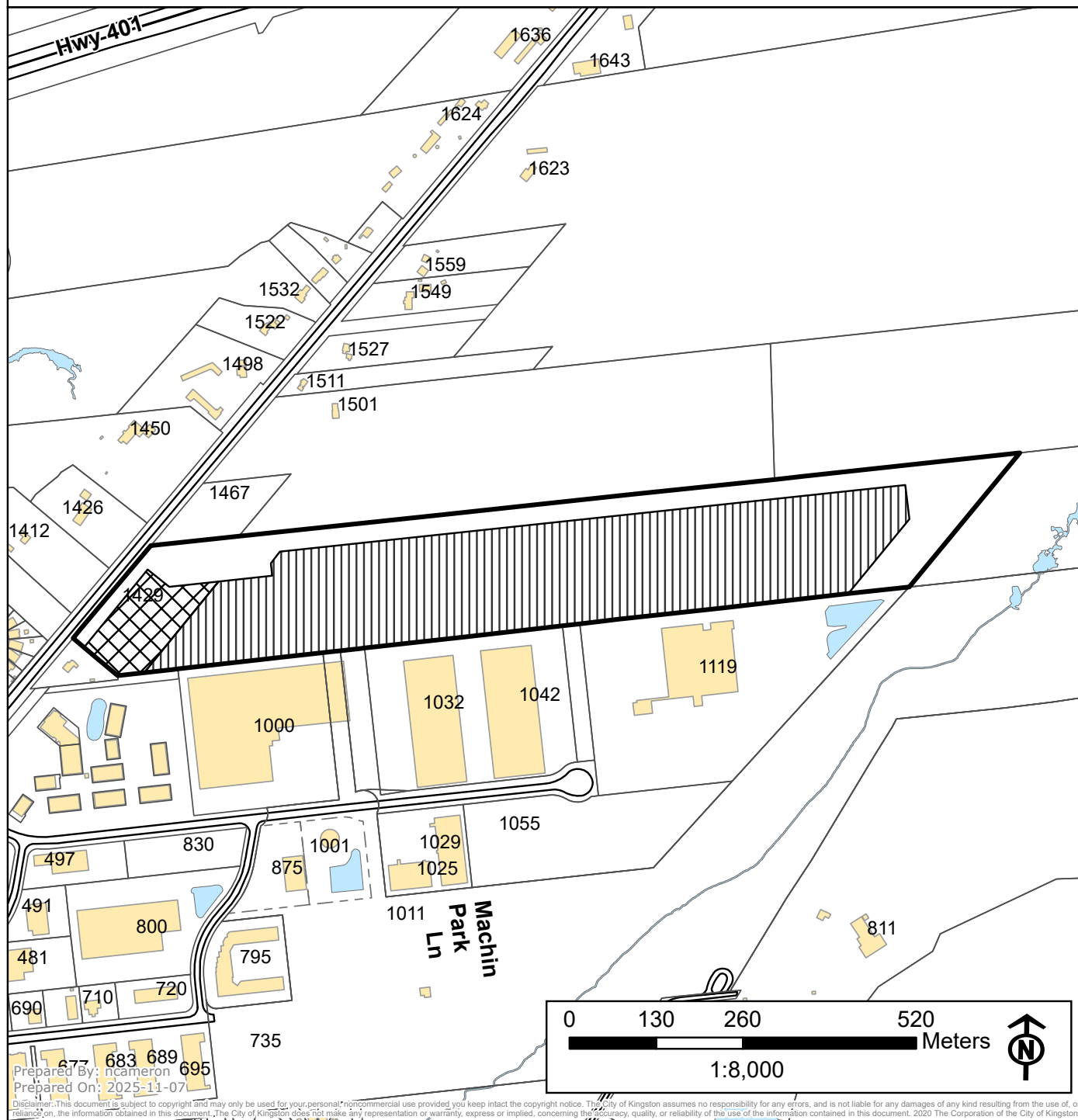
-  Lands to be added as E208
-  Lands to be added as E209

**Certificate of Authentication**

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Prepared By: ncameron  
Prepared On: 2025-11-07

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

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

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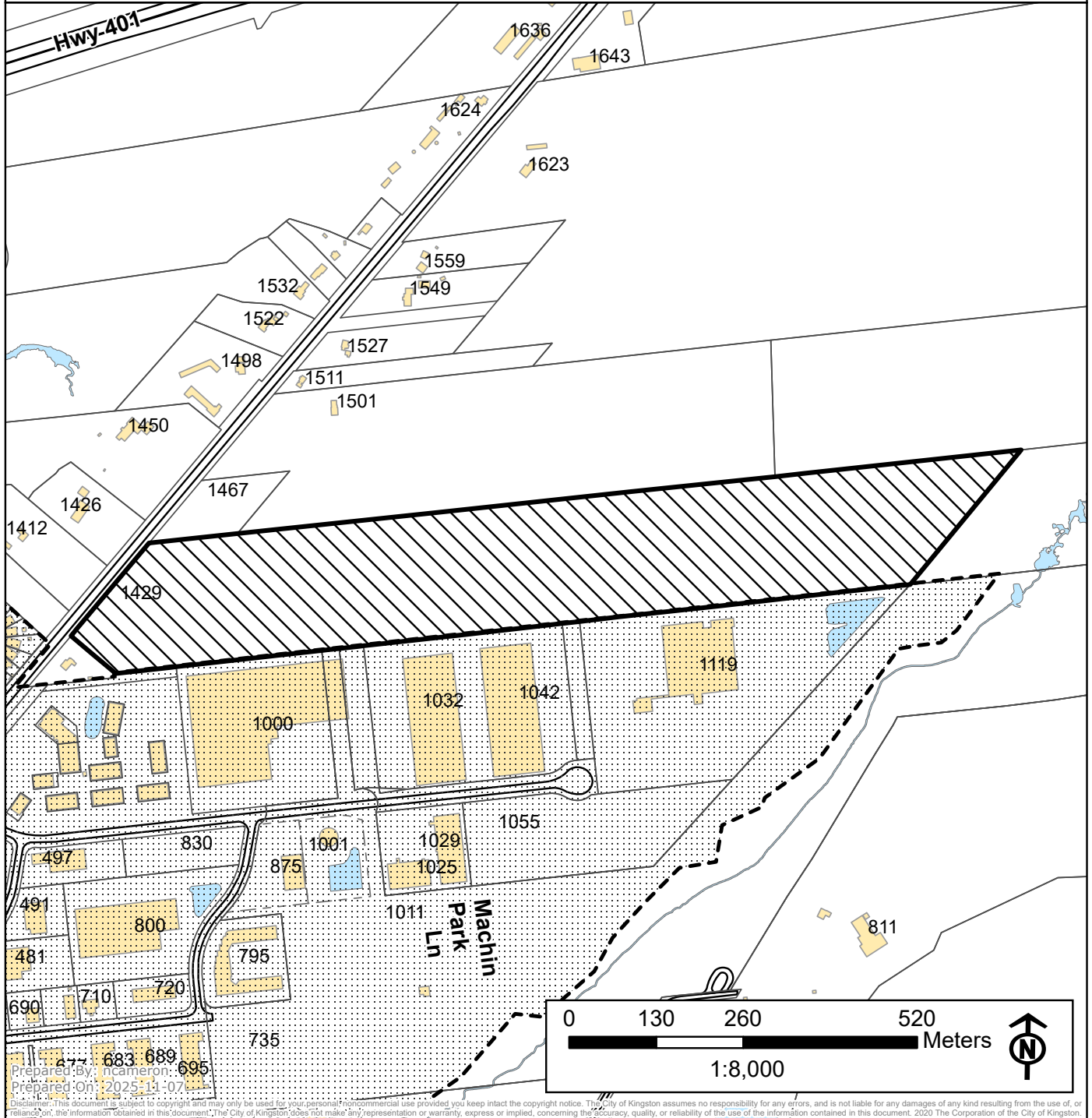
**Kingston Zoning By-Law 2022-62  
Schedule J - Servicing Allocation  
Policy Overlay**

 Lands to be added to Servicing Allocation Policy Overlay

 Current Servicing Allocation Policy Overlay

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Mayor

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Clerk



Prepared By: ncameron: 695  
Prepared On: 2025-11-07

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