

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, Zone Change from ‘UR2’ to ‘CN’ Zone, and Introduction of Exception Number E221, (3119 & 3123 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;

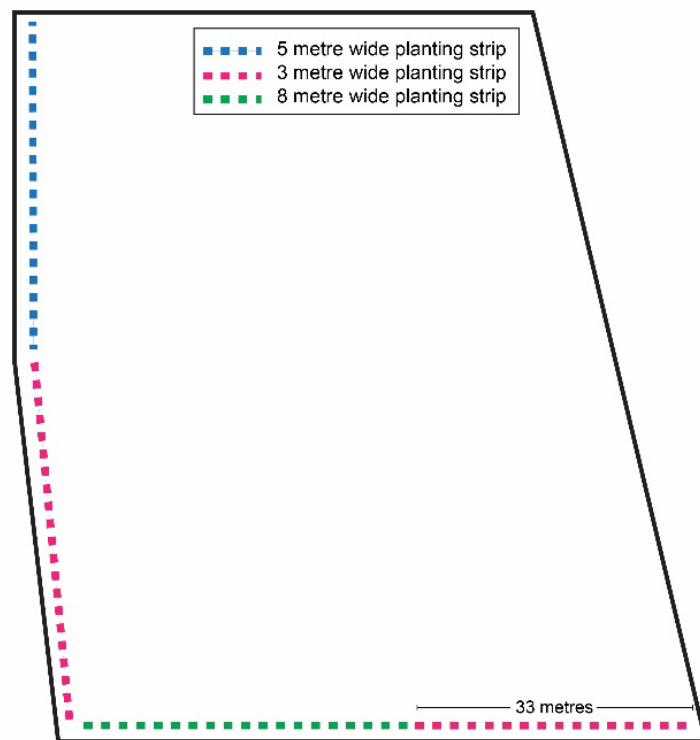
Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-law to incorporate the subject lands into the Kingston Zoning By-law and to introduce a new exception number;

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 ‘CN’ as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.2. Schedule 1 – Zoning Map is amended by changing the zone symbol from ‘UR2’ to ‘CN’ as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.3. Schedule E – Exception Overlay is amended by adding Exception Number E221, as shown on Schedule “B” attached to and forming part of this By-Law.
 - 1.4. By adding the following Exception Number E221 in Section 21 – Exceptions, as follows:

“E221. Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The north **lot line** is deemed to be the **front lot line**;
- (b) The minimum **setback** from the north **lot line** is 3.0 metres and the maximum **setback** from the north **lot line** is 5.0 metres;
- (c) The minimum **setback** from the east **lot line** is 3.0 metres and the maximum **setback** from the east **lot line** is 5.0 metres;
- (d) **Planting strips** must be provided in accordance with Figure E221, including the minimum width specified therein;
- (e) The maximum permitted **gross floor area** of a **building** containing more than one commercial **use** is 1,975 square metres;
- (f) A privacy **fence** with a minimum height of 1.8 metres must be provided along the south **lot line** and west **lot line**;
- (g) One set of exterior stairs, and their associated guards and landings, are permitted within 0.15 metres of the east **lot line**; and
- (h) Figure E221:



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 “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township of Kingston”, 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: 3119-3123 Princess Street
File Number: D14-007-2025

Certificate of Authentication

This is Schedule 'A' to By-Law Number ____, passed this ____ day of _____ 2026.

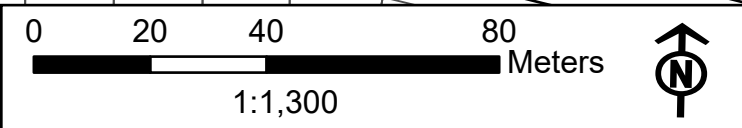
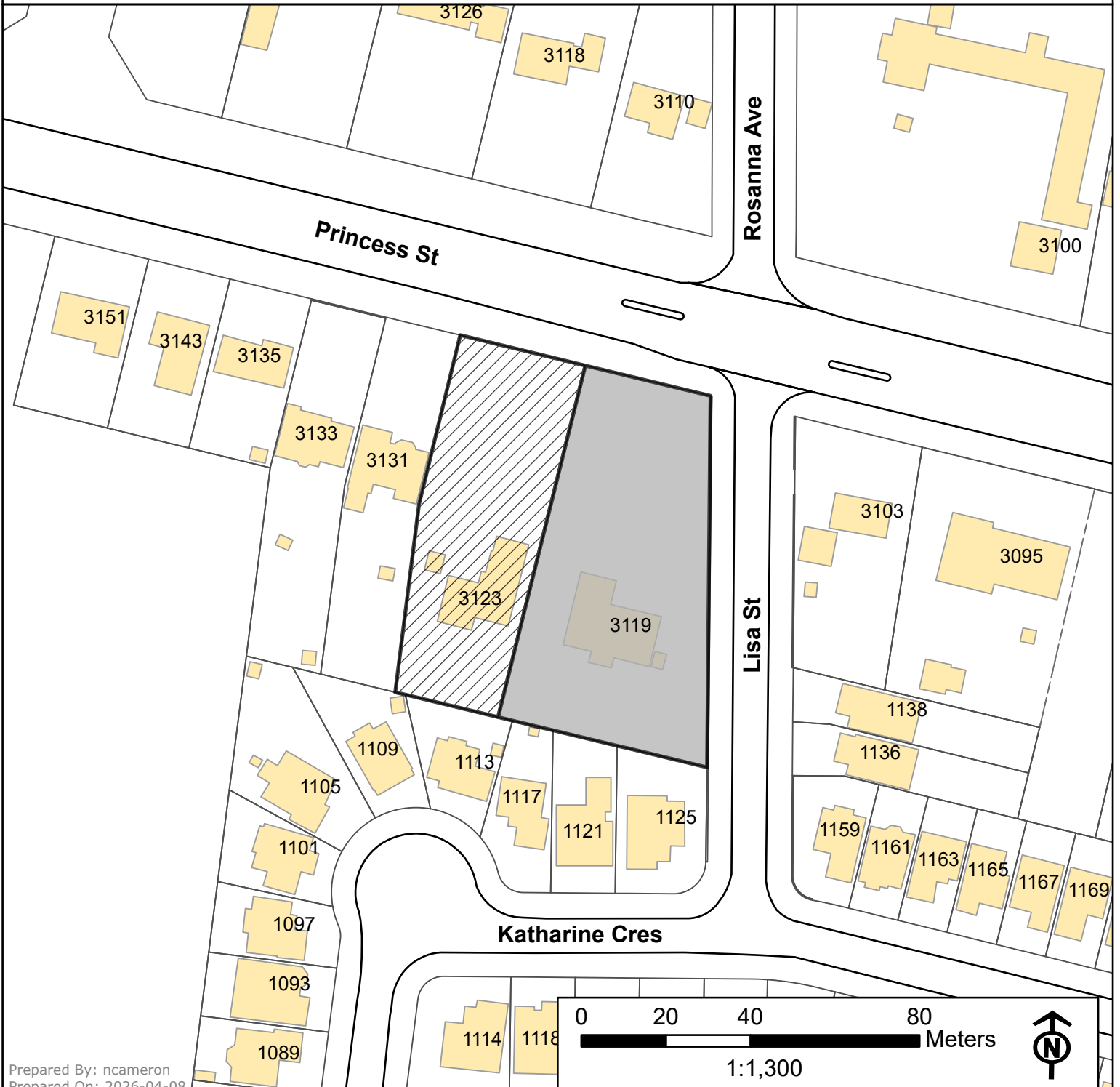
**Kingston Zoning By-Law 2022-62
Schedule 1 - Zoning Map**

Legend

-  Subject Lands Rezoned from N/A to CN
-  Subject Land Rezoned from UR2 to CN

Mayor

Clerk



Prepared By: ncameron
Prepared On: 2026-04-08

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Schedule 'B' to By-Law Number

Address: 3119-3123 Princess Street
File Number: D14-007-2025

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

Legend

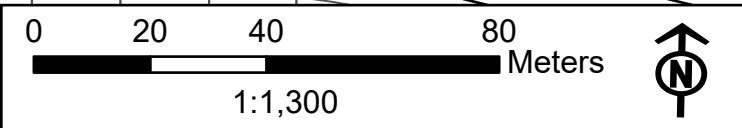
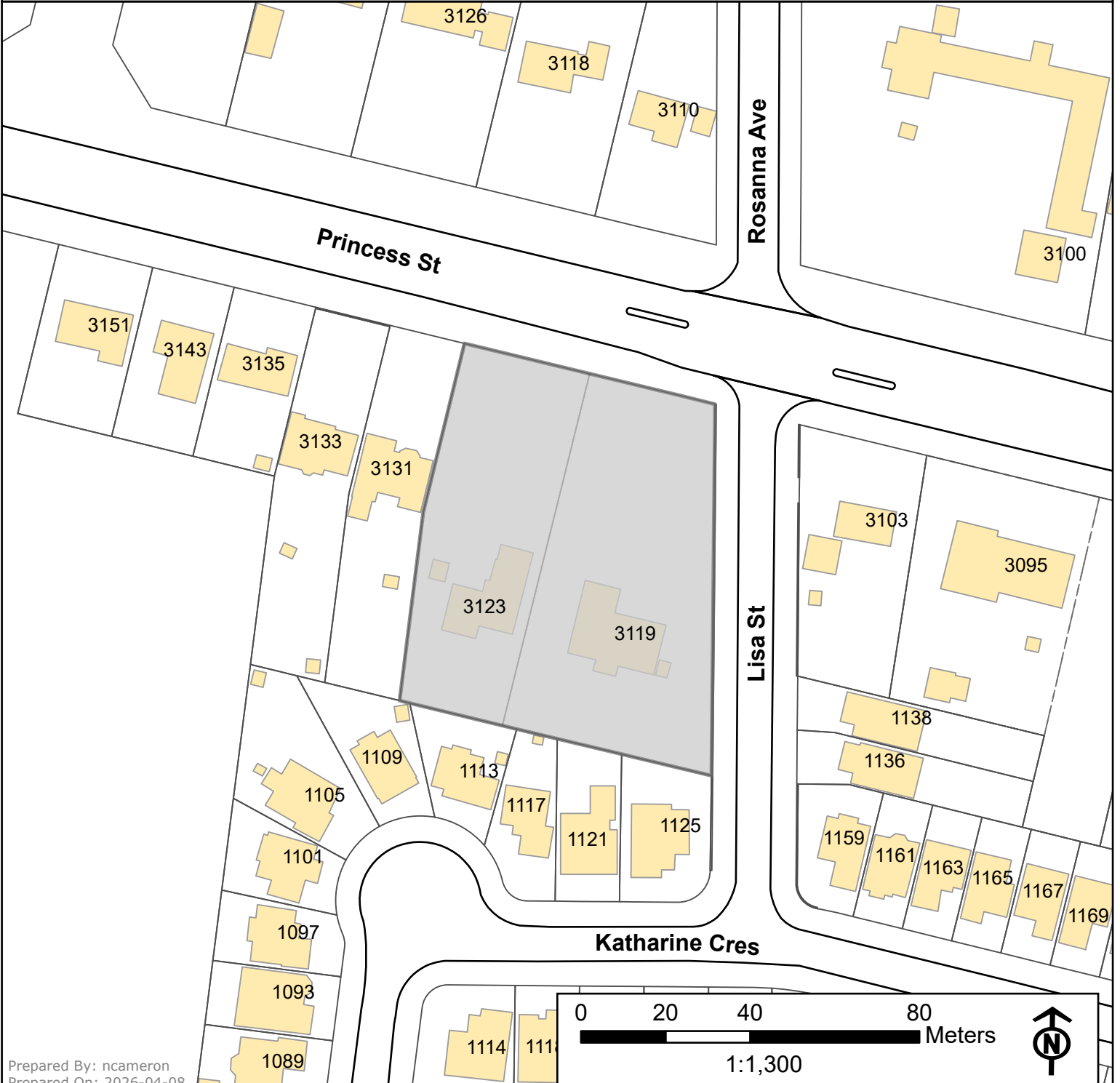
■ Subject Lands to be added as Exception Number 'E221'

Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 2026.

Mayor

Clerk



Prepared By: ncameron
Prepared On: 2026-04-08

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By-Law Number 2026-XX

A By-Law to Amend By-Law Number 76-26, “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township of Kingston” (Delete Row R1-11 from By-law 76-26) (3123 Princess Street)

Passed: [Meeting Date]

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the *Planning Act* continue as the by-laws covering the area of the former municipality now forming part of the new City; and

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law Number 76-26, as amended, of the former Township of Kingston;

Therefore be it resolved that the Council of the Corporation of the City of Kingston hereby enacts as follows:

- 1. By-Law Number 76-26 of The Corporation of the City of Kingston, entitled “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township of Kingston”, as amended, is hereby further amended as follows:
 - 1.1. By deleting only the following rows within “Table 1- Zones and Red Exceptions Subject to this By-law” in their entirety:

R1-11	Notwithstanding the provisions of Section 12(2)(b)(i)(b) hereof to the contrary, the lands designated R1-11 on Schedule "A" hereto shall be developed in accordance with the following provision: (i) Lot Frontage (minimum): 30 metres	UR2
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2. That 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