



# **PUBLIC HEARING**

**Tuesday, July 8, 2025**

**6:00 P.M.**

**Council Chambers**

## **AGENDA**

1. Call Meeting to Order
2. Business
  - a. Application to rezone the property at 836 Main Street (PID 55122279), Kingston from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) (File 25-05, Peri Bowman) 2
  - b. Application to rezone a property on Highway 221 (PID 55045678) (File 24-18) from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone (File 24-18, Alice Jacob) 4
3. Adjournment

Accommodations are available for this meeting, please submit your request at:  
[www.countyofkings.ca/accommodationsrequest](http://www.countyofkings.ca/accommodationsrequest)

# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:**        **Public Hearing – Land Use By-Law Map Amendment in Kingston**  
Application to rezone 836 Main Street (PID 55122279), Kingston from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone to permit the development of two, four unit dwellings.  
**File #25-05 (Alexander and Sarah Naesmyth)**

**From:**           Planning Services

**Date:**            July 8<sup>th</sup>, 2025

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### **Background**

Alexander and Sarah Naesmyth have applied to amend a map of the Land Use By-Law to rezone 836 Main Street (PID 55122279), Kingston from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone to permit the development of two, four unit dwellings.

The application and Staff Report were reviewed by Planning Advisory Committee (PAC) on May 22<sup>nd</sup>, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On June 3<sup>rd</sup>, 2025, Municipal Council gave First Reading to the proposed Land Use By-Law Map Amendment and forwarded it on to this Public Hearing. The proposed amendment is attached as Appendix A.

### **Public Hearing**

At this Public Hearing, members of the public have the opportunity to present opinions on the proposal directly to Municipal Council. Council is scheduled to consider approving the amendment by giving it Second Reading at the Municipal Council meeting on immediately following this public hearing. If approved, a Notice of Passing will be published on the Municipal website and Social Media, at which time a 14 day appeal period becomes effective.

## Appendix A - Proposed Land Use By-law Map Amendment

### MUNICIPALITY OF THE COUNTY OF KINGS

#### AMENDMENT TO BY-LAW #106 – Land Use By-law

**Map amendment to rezone 836 Main Street (PID 55122279), Kingston from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone**

1. Amend the Land Use By-law Map 8 - the Zoning Map for the Growth Centre of Kingston by rezoning 836 Main Street (PID 55122279), Kingston from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone, as shown on the inset copy of a portion of Map 8 below.



# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:**       **Public Hearing – Land Use By-law Map Amendment in Centreville**  
Application to rezone a vacant parcel located on Highway 221 (PID 55045678), Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone.  
**File: 24-18 (Brad Carty)**

**From:**           Planning Services

**Date:**            July 8, 2025

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### **Background**

Brad Carty on behalf of Twin Mountain Construction Limited has applied to amend the Land Use By-law ('LUB') map to rezone a vacant parcel located on Highway 221 (PID 55045678), Centreville from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone to enable the development of a multi-unit dwelling containing 4 residential units on the subject property.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on May 22, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On June 3, 2025, Municipal Council gave First Reading to the proposed Land Use By-Law map amendment and forwarded it on to this Public Hearing. The proposed Land Use By-Law map amendment is attached as Appendix A.

### **Public Hearing**

At this Public Hearing, members of the public have the opportunity to present opinions on the proposal directly to Municipal Council. Council is scheduled to consider approving the amendment by giving it Second Reading at the Municipal Council meeting immediately following this Public Hearing. If approved, a Notice of Passing will be posted to the Municipal Website, at which time a 14 day appeal period becomes effective.

**Appendix A**  
**Proposed Land Use By-law Map Amendment (By-law 106)**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

**AMENDMENT TO BY-LAW 106**  
**COUNTY OF KINGS LAND USE BY-LAW**

**Land Use By-Law Map Amendment to rezone a vacant parcel located on Highway 221 (PID 55045678),  
Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3)  
Zone.**

**BY-LAW 106 Land Use By-law**

1. Amend Map 4, Centreville, to rezone PID 55045678, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone, as shown on the inset copy of a portion of Map 4 below.

