

November 4, 2020

Dear Resident:

NOTICE OF VIRTUAL PUBLIC OPEN HOUSE REGARDING PROPOSED AUTOMOTIVE RECYCLING OPERATION AT 1533 MCADOO'S LANE OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS CITY OF KINGSTON FILE NO. D35-005-2020

On behalf of our client, American Iron and Metal (AIM), IBI Group submitted formal planning applications under the *Planning Act, R.S.O. 1990* to the City of Kingston in August 2020. Applications for Official Plan and Zoning By-law Amendment for the lands located at 1533 McAdoo's Lane are currently being reviewed by municipal staff and a Statutory Public Meeting on the applications is anticipated to be held in the near future.

In order to present the redevelopment proposal to the public, IBI Group and AIM will be hosting a Public Open House. Due to current restrictions related to COVID-19 this Open House will be held virtually. The meeting details are as follows:

DATE: Tuesday, November 24, 2020

TIME: 6:30pm

LOCATION: Virtual Public Meeting

To participate in the Virtual Open House, please pre-register by sending an email to tracy.tucker@ibigroup.com by noon on Monday, November 23, 2020. All registrants will be provided with instructions on how to use their computer, tablet, or phone to participate in the Virtual Open House.

The Open House will include a formal presentation by IBI Group and AIM to introduce the proposal for the subject lands, followed by a time for questions and answers with attendees.

SUMMARY OF PROPOSAL

The owners of the subject property are proposing to redevelop the lands with an auto parts and automobile recycling operation and a metal recycling yard, under the banners of AIM Recycling and Kenny U-Pull.

The AIM Recycling operation consist of the sorting and storage of metals from automobiles on site. Materials will be dismantled and separated into separate bins based on material type. The sorted materials will then be taken off site by truck to another site for processing.

The Kenny U-Pull operation allows customers to browse through cars available on the lot and select parts for removal and purchase. It is important to note that cars are "depolluted" upon arrival and before being placed on the lot, which includes the removal of all fluids and pollutants. Once the vehicles have been depolluted they, are placed on display within the self-serve outdoor yard for customers to access.

For further information on Kenny U-Pull, please see their website: www.kennyupull.com/

For details on the subject application, please navigate to the City of Kingston's online DASH application portal:

IBI GROUP

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 $\frac{https://apps.cityofkingston.ca/DASH/urlrouting.ashx?type=1000\&module=Planning\&TabName=Planning\&capid1=REC20\&capid2=00000\&capid3=001JT\&agencycode=kingston\&lsToShowInspection$

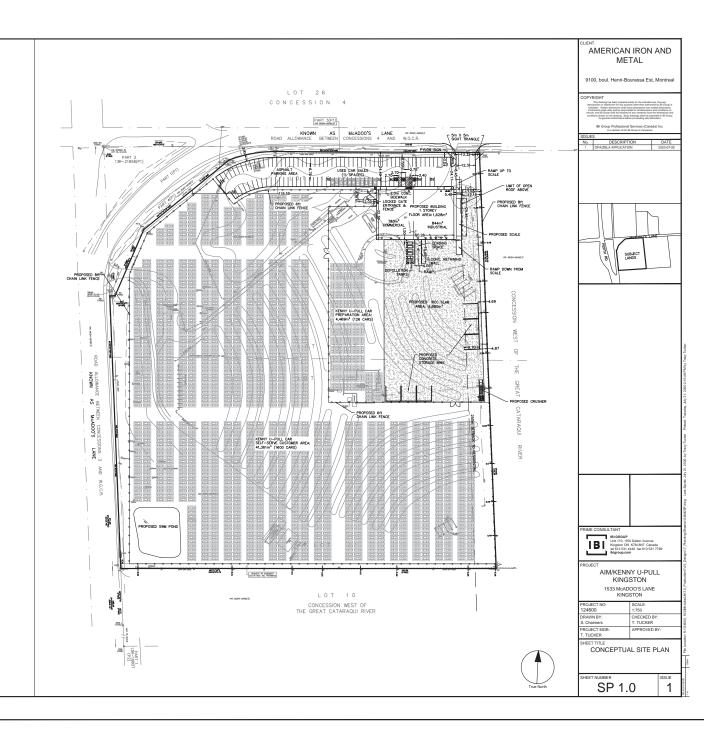
This notice is being sent to all property owners within 120m of the subject lands, as well as the Chair of the Glenburnie Residents Association for distribution to its membership.

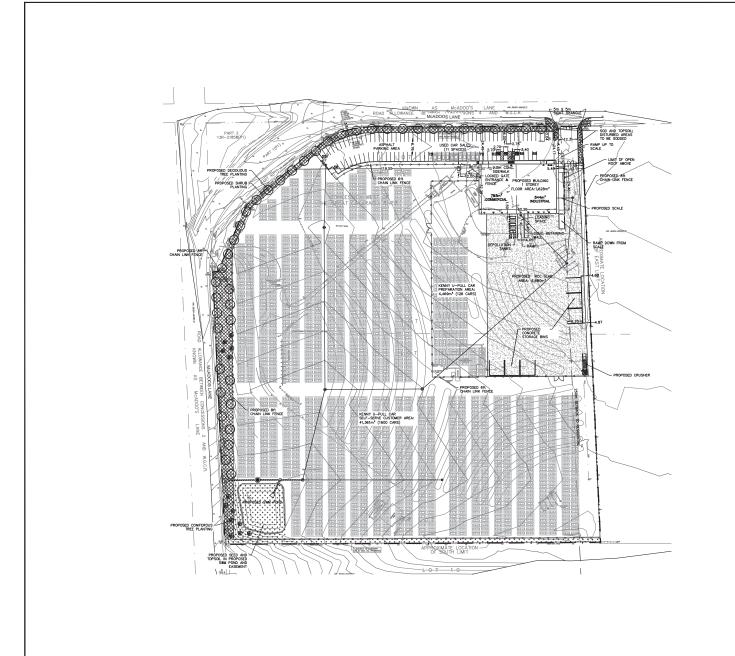
We look forward to your attendance at the Virtual Open House. For further information, please contact:

Tracy Tucker, BAA, CPT
Project Coordinator with IBI Group
613-531-4440 ext. 63120
Tracy.Tucker@ibigroup.com

Cc: Genise Grant, Intermediate Planner, City of Kingston Councillor Gary Oosterhof, District 1 Councillor

		ZONING REVIEW KINGSTON TOWNSHIP ZONING BY-LA	W No. 76-26)	
CURRENT ZONE		OPEN SPACE (O	S-12-H) ZONE SPECIAL EXEMPTION	N
PROPOSED ZONE		DISPOSAL INDUSTRIAL (M4) ZONE MODIFIED		
SECTION 27 BY-LAW No.78-26		REQUIRED	PROPOSED	MODIFICATION
PERMITTED USES (SECTION 27(1)(b))		AUTOMOBILE WRECKING YARD; SALVAGE YARD	AUTOMOBILE WRECKING YARD; SALVAGE YARD; USED AUTOMOBILE SALES; COMMERCIAL USES	×
PROHIBITED USES (SECTION 17(1)(a))		RESIDENTIAL USES	OUTDOOR PROCESSING OF MATERIALS FOR SALVAGE PURPOSES	х
MIN. LOT AREA		4.05 ha (10 ACRES)	6.2 ha	
MIN. LOT FRONTAGE		30.48 m (100 FT)	132.24 m	
MIN. FRONT YARD DEPTH		21.35 m (70 FT ABUTTING INDUSTRIAL ZONE)	24.16 m	
MIN. EXTERIOR SIDE YARD		30.48 m (100 FT ABUTTING ANY OTHER ZONE)	119.35 m	
MIN. INTERIOR SIDE YARD		21.35 m (70 FT ABUTTING INDUSTRIAL ZONE)	16.84 m	×
MIN REAR YARD DEPTH		42.67 m (140 FT ABUTTING ANY OTHER ZONE)	< 42.67	
MIN LANDSCAPE OPEN SPACE		10%	7%	X
MAX. HEIGHT OF BUILDING		12.19 m (40 FT)	1 STOREY	
SECTION 5 BY-LAW	No.76-26	PARKING	AND LOADING PROVISIONS	
MIN. # OF LOADING SPACES		2 SPACES (3,000 TO 25,000 SF BUILDING)	INFORMAL LOADING SPACE AT REAR OF BUILDING	×
LOADING SPACE DIMENSIONS		9.14 m X 3.7 m (4.27 m VERTICAL CLEARANCE)	15.0 m X 4.0 m	
LOADING SPACE IN PERMITTED YARD		INTERIOR SIDE YARD OR REAR YARD; NO CLOSER THAN 60 FT TO ANY STREET LINE	PROVIDED	
LOADING SPACE ACCESS		DRIVEWAY WIDTH OF 13.7 m (20 FT) FOR TWO-WAY TRAFFIC	12.3 m	
PARKING REQUIREMENT	INDUSTRIAL ESTABLISHMENT	2.69 SPACES PER 100 SM OF MANUFACTURING FLOOR AREA; PLUS 1.68 SPACES PER 100 SM OF WAREHOUSING OR STORAGE FLOOR AREA (844.5/100 * 2.69 = 22.7) (23 SPACES)	40 SPACES	
	RETAIL STORE	5.25 SPACES PER 100 SM OF GROSS LEASABLE AREA (783.6/100 * 5.25 = 41.14) (41 SPACES)	60 SPACES	
ACCESSIBLE PARKING		4% OF FIRST 200 REQUIRED PARKING SPACES; MIN. OF 1 TYPE A SPACES	1 TYPE A 2 TYPE B	
PARKING AREA IN PERMITTED YARD	INDUSTRIAL	INTERIOR SIDE YARD AND REAR YARDS ONLY, EXCEPT FOR VISITOR PARKING, PROVIDED PARKING AREA IS 7.6 m (25 FT) FROM ANY STREET LINE	3.0 m	×
	COMMERCIAL	ALL YARDS, PROVIDED PARKING AREA IS 0.9 m (3 FT) FROM ANY STREET LINE	3.0 m	
MIN. PLANTING STRIP		3.05 m (10 FT)	3.0 m	





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- NOT FOR CONSTRUCTION UNLESS STAMPED, SIGNED AND DATED BY LANGGOVER ARCHITECT. DEWINNINGS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LANGGOVER ARCHITECT. APPROVAL OF, LANGGOVER PLAN TO BE OBTAINED FROM MUNICIPALITY. FOR GRADING AND SERVICING INFORMATION REFER TO THE BUSINEERS DRAWNINGS.

LEGEND





AMERICAN IRON AND **METAL**

9100, boul. Henri-Bourassa Est, Montreal





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ibigroup.com

AIM/KENNY U-PULL KINGSTON 1533 McADOO'S LANE KINGSTON

RAWN BY: CHECKED BY T. O'BRIEN PROJECT MGR: T. TUCKER APPROVED BY: T. O'BRIEN

SHEET TITLE CONCEPTUAL

LANDSCAPE PLAN

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