



IBI GROUP
650 Dalton Avenue
Kingston ON K7M 8N7 Canada
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ibigroup.com

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:

– November 4, 2020

<https://apps.cityofkingston.ca/DASH/urlrouting.ashx?type=1000&module=Planning&TabName=Planning&capid1=REC20&capid2=00000&capid3=001JT&agencycode=kingston&IsToShowInspection>

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-LAW No. 76-26)				
CURRENT ZONE	OPEN SPACE (O5-12-H) ZONE SPECIAL EXEMPTION			
PROPOSED ZONE	DISPOSAL INDUSTRIAL (IM...) ZONE MODIFIED	PROPOSED	MODIFICATION	
SECTION 27 BY-LAW No. 76-26	REQUIRED	PROHIBED		
PERMITTED USES (SECTION 71)(31)	AUTOMOBILE WRECKING YARD, SALVAGE YARD	AUTOMOBILE WRECKING YARD, USED AUTOMOBILE SALES, COMMERCIAL USES	X	
PROHIBITED USES (SECTION 71)(30)	RESIDENTIAL USES	OUTDOOR PROCESSING OF MATERIALS FOR SALVAGE PURPOSES	X	
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)	24.18 m		
MIN. EXTERIOR SIDE YARD	30.48 m (100 FT ABUTTING ANY OTHER ZONE)	116.85 m		
MIN. INTERIOR SIDE YARD	21.35 m (70 FT ABUTTING INDUSTRIAL ZONE)	116.85 m	X	
MIN REAR YARD DEPTH	42.67 m (140 FT ABUTTING ANY OTHER ZONE)	+ 62.67		
MIN LANDSCAPE OPEN SPACE		1%	X	
MAX. HEIGHT OF BUILDING	12.19 m (40 FT)	1 STOREY		
SECTION 57 BY-LAW No. 76-26		PARKING AND LOADING PROVISIONS		
MIN # OF LOADING SPACES	2 SPACES (3,000 TO 4,000 SQ M BUILDINGS)	INFORMAL LOADING SPACE AT REAR OF BUILDING		
LOADING SPACE DIMENSIONS	6.14 m X 3.7 m (20 FT MIN CLEARANCE)	15.0 m X 40 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 2.59 SPACES PER 100 SQ M OF MANUFACTURING FLOOR AREA PLUS 16.8 SPACES PER 100 SQ M OF WAREHOUSING OR STORAGE FLOOR AREA (844-570 * 2.59 + 32.7) / (20 SPACES)	12.3 m		
PARKING REQUIREMENT	5.25 SPACES PER 100 SQ M OF GROSS FLOOR AREA (793-610 / 5.25 + 41.14) / (41 SPACES)	40 SPACES		
RETAIL STORE	4% OF FIRST 200 REQUIRED PARKING SPACES, MIN. OF 1 TYPE A SPACE	60 SPACES		
ACCESSIBLE PARKING	INTERIOR SIDE YARD AND REAR YARD ONLY, EXCEPT FOR VISITOR PARKING, PROVIDED PARKING AREA IS 27 m (90 FT) FROM ANY STREET LINE	3.0 m	X	
PARKING AREA IN PERMITTED YARD	ALL VEHICLES 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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AMERICAN IRON AND
METAL

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reproduction or distribution for any purpose other than authorized by BSI Group is prohibited. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and BSI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to BSI Group for general conformance before proceeding with fabrication.

ISI Group Professional Services (Canada) Inc.
is a member of the ISI Group of companies

ISSUES		
No.	DESCRIPTION	DATE
1	OPA/ZBLA APPLICATION	2020-07-01



PRIME CONSULTANT

IBI GROUP
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ibigroup.com

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

PROJECT NO: 124600	SCALE: 1:750
DRAWN BY: S. Chalmers	CHECKED BY: T. TUCKER
PROJECT MGR:	APPROVED BY:

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER	ISSUE
SP 1.0	1



