



Committee of Adjustment Agenda

**Meeting Number 2018-03
Monday February 26, 2018 at 5:30 p.m.
Second Floor Board Room, 1211 John Counter Boulevard**

Please provide regrets to Tim Fisher, Secretary/Treasurer at tfisher@cityofkingston.ca and the Planning Division at planningdevelopment@cityofkingston.ca or 613-546-4291 extension 3180.

Committee Composition

Christine Cannon
Kailin Che
Stephen Foster
Blaine Fudge
Mark Gladysz
Craig Leroux
Julie Scanlon

- 1. Meeting to Order**
- 2. Election of Officers**
- 3. Approval of Agenda**
- 4. Confirmation of Minutes**

That the Minutes of Committee of Adjustment Meeting Number 2018-02, held January 22, 2018 be approved.

- 5. Disclosure of Pecuniary Interest**
- 6. Delegations**
- 7. Request for Deferral**
- 8. Returning Deferred Items**

9. New Business

- a. Subject: Application for Minor Variance**
Address: 167 King Street East
File Number: D13-062-2017

Report COA-18-012 of the Commissioner of Community Services is attached.

Schedule Pages 1-23

The purpose and effect of the minor variance application **D13-062-2017** is to permit three dwelling units which have been established within the existing structure, with variances required for maximum permitted residential density, minimum landscaped open space and minimum parking space length dimensions.

- b. Subject: Application for Minor Variance**
Address: 73 John Street
File Number: D13-004-2018

Report COA-18-013 of the Commissioner of Community Services is attached.

Schedule Pages 24-47

The purpose and effect of minor variance application **D13-004-2018** is to rebuild the existing shed located in the northwest corner of the subject property. The overall building height of the existing shed is approximately 4.1 metres, the applicant is proposing to reconstruct the new shed to a maximum building height of 4.6 metres with a dormer window. Variances are requested to reduce the maximum interior side yard and rear yard requirements. The redevelopment does not propose to expand the footprint of the existing shed nor worsen the existing side yard and rear yard setbacks.

- c. Subject: Application for Minor Variance**
Address: 955 McKnight Road
File Number: D13-063-2017

Report COA-18-014 of the Commissioner of Community Services is attached.

Schedule Pages 48-65

The purpose and effect of minor variance application **D13-063-2017** is to build a 51 square metre deck between the back of their house and the St. Lawrence River. The proposal will increase the area of a deck attached to the existing house. The proposal requires a variance to reduce the minimum Water Setback distance from 15 metres to 5.5 metres, being a reduction of 9.5 metres.

- d. Subject: Applications for Consent and Minor Variances**
Address: 87-89 Mowat Street
File Number: D10-063-2017; D13-064-2017; D13-065-2017

Report COA-18-016 of the Commissioner of Community Services is attached.

Schedule Pages 66-97

The purpose and effect of consent application **D10-063-2017** is to sever the southern portion of the lot to create a 233 square metre parcel of land with 11.61 metres of road frontage on Mowat Avenue. A single family dwelling is proposed which will abut along the southern wall of 89 Mowat Avenue which will contain 87 Mowat Avenue. Therefore the severed and retained lots will be developed with a single family dwelling unit with separate and distinct title. The purpose and effect of minor variance application **D13-064-2017** is to reduce the minimum lot area, minimum lot width, minimum front yard and side yard setbacks for the severed lot and its proposed development. The retained 199 square metre parcel of land will have 9.9 metres of road frontage on Mowat Avenue and 20.13 metres of road frontage on Grange Street containing the existing dwelling municipally addressed as 89 Mowat Avenue. The purpose and effect of minor variance application **D13-065-2017** is requested to reduce the minimum lot area, reduce the minimum lot width, and reduce the minimum front yard and side yard setbacks to recognize the location of the existing dwelling.

e. Subject: Application for Minor Variance
Address: 139 William Street
File Number: D13-003-2018

Report COA-18-017 of the Commissioner of Community Services is attached.

Schedule Pages 98-118

The purpose and effect of minor variance application **D13-003-2018** is to remove the existing front deck and stairs, and replace them with a new covered porch and front stairs, slightly smaller in area than the existing deck. The owner has indicated that the existing deck has deteriorated and wishes to replace it with a small covered porch area, in order to add some protection from the elements, including snow and ice which fall from the roof above. The construction of the new porch will involve the installation of a roof and stairs which will project into the front yard of the subject property. The subject property is situated within the Old Sydenham Heritage Conservation District.

f. Subject: Application for Minor Variance
Address: 68 Hillcrest Avenue
File Number: D13-067-2017

Report COA-18-018 of the Commissioner of Community Services is attached.

Schedule Pages 119-138

The purpose and effect of minor variance application **D13-067-2017** is to construct a detached garage in the rear yard of a single detached home. The garage requires a reduction of the maximum height of accessory buildings from 4.6 metres to 5.8 metres. A second variance is required to increase the maximum

lot coverage of an accessory building from 10% to 11%. The garage will replace a previous detached garage that was demolished in 2017.

10. Motions

11. Notices of Motion

12. Other Business

- a. Delegated Authority applications in progress

13. Correspondence

14. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Monday March 26th, 2018.

15. Adjournment