



Committee of Adjustment Agenda

**Meeting Number 2018-07
Monday, June 25, 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. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest**
- 4. Delegations**
- 5. Request for Deferral**

463 Earl Street – D13-028-2018

The purpose and effect of the proposed minor variance is to reduce the minimum side yard setback along the eastern property line, the minimum aggregate side yard and the minimum rear yard depth requirements and increase the maximum percentage of lot coverage requirement in the 'A' zone in Zoning By-Law Number 8499.

- 6. Returning Deferred Items**

7. New Business

- a. **Subject: Application for Minor Variance**
Address: 1712 Bath Road
File Number: D13-020-2018

Report COA-18-033 of the Commissioner of Community Services is attached.

Schedule Pages 1-89

The purpose and effect of the minor variance application **D13-020-2018** is to reduce the minimum setback from a residential use or zone that permits a residential use from the regulated 50 metres to the proposed 0 metres; and to reduce the rear yard setback from the regulated 7.6 metres to the proposed 3 metres, in order to construct a multi-unit commercial plaza consisting of a one-storey commercial building and two stand-alone restaurants each restaurant is proposed to include a drive-through facility.

- b. **Subject: Application for Minor Variance**
Address: 45 Traymoor Street
File Number: D13-021-2018

Report COA-18-034 of the Commissioner of Community Services is attached.

Schedule Pages 90-108

The purpose and effect of minor variance application **D13-021-2018** is to reduce the interior side yard and rear yard setback for a detached garage from the regulated 1.2 metres to the proposed 0.6 metres to facilitate the construction of a new detached garage; the existing garage is proposed to be demolished and replaced with the new garage.

- c. **Subject: Application for Minor Variance**
Address: 616 Gardiners Road, Unit 19
File Number: D13-024-2018

Report COA-18-37 of the Commissioner of Community Services is attached.

Schedule Pages 109-132

The purpose and effect of minor variance application **D13-024-2018** is to increase the maximum floor area that can be devoted to the sale, display, and storage of food or food products from 278.8 square metres to 929.1 square metres. The proposed variance is being requested for a new tenant (Giant Tiger) who is looking to lease Unit 19, a 2,162 square metre unit in an existing commercial building, and have 929.1 square metres of floor area devoted to food sales.

- d. **Subject: Application for Minor Variance**
Address: 1501 Clover Street
File Number: D13-025-2018

Report COA-18-038 of the Commissioner of Community Services is attached.

Schedule Pages 133-148

The purpose and effect of minor variance application **D13-025-2018** is to reduce the required exterior side yard setback from 20 feet to 4 feet to accommodate a new 77 square foot shed that will be used to hold pool equipment.

e. Subject: Application for Minor Variance
Address: 3 Karlee Court
File Number: D13-026-2018

Report COA-18-039 of the Commissioner of Community Services is attached.

Schedule Pages 149-174

The purpose and effect of minor variance application **D13-026-2018** is to reduce the exterior side yard setback on a corner lot for an existing vacant lot of record from the regulated 7.5 metres to the proposed 6 metres to facilitate the construction of a semi-detached dwelling. The lot is the last to be developed on Karlee Court.

f. Subject: Application for Minor Variance
Address: 81 King Street
File Number: D13-027-2018

Report COA-18-040 of the Commissioner of Community Services is attached.

Schedule Pages 175-202

The purpose and effect of minor variance application **D13-027-2018** is to allow minor additions and exterior alterations to the existing heritage building and to construct a pool at the rear yard of the property. The applicant is also proposing to convert the existing legal non-conforming multi-dwelling unit building into a single-detached dwelling.

g. Subject: Application for Minor Variance
Address: 145 Pauline Tom Avenue
File Number: D13-029-2018

Report COA-18-042 of the Commissioner of Community Services is attached.

Schedule Pages 203-229

The purpose and effect of minor variance application **D13-029-2018** is to amend Section 5(11)(c) of the zoning by-law to not have the setbacks apply to the zoning lines but to the lot lines for a lot with multiple zones to allow for the construction of a single-detached dwelling on the property. The property is dual-zoned, with the boundary between the R11-1 and R12 zones passing through the lot.

8. Motions

9. Notices of Motion

10. Other Business

- a. Delegated Authority applications in progress

11. Correspondence

12. Confirmation of Minutes

That the Minutes of Committee of Adjustment Meeting Number 2018-06, held May 28, 2018 be approved.

13. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Monday, July 23, 2018.

14. Adjournment