



**City of Kingston
Report to Committee of Adjustment
Report Number COA-20-035**

To: Chair and Members of the Committee of Adjustment
From: Steven Chew, Senior Planner
Date of Meeting: June 22, 2020
Application for: Consent for Easements
File Number: D10-011-2020
Address: 847 Development Drive
Owner: Ivey Lea Kitchens Supplies
Applicant: Nathan Richard

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: 2.2 Build a significant number of new residential units with a range of affordability.

Executive Summary:

This application for consent is to create an easement and a right-of-way, and has been submitted by Nathan Richards on behalf of the owner, Ivey Lea Kitchens and Supplies. The purpose of the application is to create a right-of-way to the abutting property to allow access to parking areas and an easement to allow the flow of stormwater. The abutting properties are coordinating their development and this application is to ensure the long-term operation of their designs by granting the rights and have them registered on title against the subject property.

The proposed easements and right-of-way are to be granted from 847 Development Drive to the benefit of 809 Development Drive.

The site is situated at 847 Development Drive. The property has an area of approximately 1.4 hectares. The property is currently designated 'Residential', 'Environmental Protection Area', and 'General Industrial' in the City of Kingston Official Plan and zoned 'R4-38', 'OS-19', 'EPA-2' and 'OS' in Zoning By-Law Number 76-26.

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The consent application initially proceeded through the Delegated Authority process. However, an objection was received during the public notification period. The objection could not be resolved; therefore, the application has been referred to the Committee of Adjustment for a decision. A new public notice was provided by advertisement in The Kingston Whig-Standard.

This report provides a recommendation to the Committee of Adjustment regarding the application for consent. The proposal has regard to the matters under subsection 51(24) of the *Planning Act*, is consistent with the Provincial Policy Statement, conforms with all applicable policies of the Official Plan, is in keeping with the general intent and purpose of the zoning by-law and a plan of subdivision is not necessary for the proper and orderly development of the property, as such, the application is recommended for provisional approval.

Recommendation:

That consent application, File Number D11-011-2020, to create a right-of-way for access to a parking area and an easement for storm water drainage, be provisionally approved subject to the following conditions:

1. Deadline

That all conditions are satisfied and the Certificate of Official be presented to the Secretary-Treasurer, Committee of Adjustment for certification under Section 53(42) of the *Planning Act*, R.S.O. 1990 as amended, within one year of mailing of this notice. However, in accordance with Ontario Regulation 149/20 (Special Rules Relating to Declared Emergency) made under the *Planning Act*, the period of the COVID-19 emergency is not included for the purposes of calculating the above-noted timeframe. We suggest that the Land Registry Office be consulted for preapproval of the Certificate of Official to avoid delays.

The Certificate must be registered within two year from the issuance of the certificate as required under Section 53(43) of the *Planning Act*, R.S.O. 1990, as amended. A copy of the registered transfer certificate shall be provided to the Secretary-Treasurer, Committee of Adjustment to complete the file.

2. Reference Plan

That a digital version of a Reference Plan(s) be provided in a PDF and/or AutoCAD Windows readable format on a compact disc (CD), USB memory stick or by email, illustrating the consent as parts on a plan be prepared and presented to the Secretary-Treasurer, Committee of Adjustment prior to the issuance of the Certificate of Official.

The Land Registry Office may pre-approve an alternative parcel description in writing which can be presented to the Secretary-Treasurer, Committee of Adjustment prior to the issuance of the Certificate of Official.

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3. Payment of Taxes

The owner/applicant shall contact the Tax Department at tax@cityofkingston.ca and secure in writing from the Treasurer or the Manager of Taxation and Revenue, proof of payment of current taxes and any special charges (not simply a copy of the tax bill) required to be paid out and a statement of proof that is received and shall be provided to the Secretary-Treasurer Committee of Adjustment, prior to the issuance of the consent certificate. The owner/applicant must pay any outstanding realty taxes and all local improvement charges levied against the property.

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Authorizing Signatures:



Steven Chew, Senior Planner

In Consultation with the following Management of the Community Services Group:

Paige Agnew, Commissioner, Community Services

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Options/Discussion:

The consent application was submitted on February 27, 2020 by the applicant Nathan Richards, and it proceeded through the Delegated Authority process. The City received one objection during the public notification period. The objection could not be resolved. Therefore, the application has been referred to the Committee of Adjustment for consideration and a decision. A new public notice was provided by advertisement in The Kingston Whig-Standard.

Site Characteristics

The subject property is located at 847 Development Drive.

The property is currently designated 'Residential', 'Environmental Protection Area', and 'General Industrial' in the City of Kingston Official Plan and zoned 'R4-38', 'OS-19', 'EPA-2' and 'OS' in Zoning By-Law Number 76-26.

The property has an area of approximately 1.4 hectares.

The subject property is adjacent to:

- West - Bayridge, Jehovah's Witnesses Hall and 5 detached houses.
- South – extensive wetlands in an Environmental Protection Area EPA-2 Zone.
- East – a creek and a professional office building in an Industrial M2.30 Zone.
- North – the vehicle entrance on Development Drive is located directly across from Trudell Road; across the street is a commercial plaza and a detached house (848 Development Drive).

Application

The Director of Planning Services, through delegated authority, can process applications for consent that are technical in nature without holding a Public Meeting. All residents within a 60 metre radius of the property were notified through this process. The application is being referred to the Committee of Adjustment for consideration due to an objection that could not be resolved. Therefore, a new public notice was provided by advertisement in The Kingston Whig-Standard.

The proposed easements and right-of-way are to be granted from 847 Development Drive to the benefit of 809 Development Drive. The following easements are requested:

1. Easement for a right-of-way over the front of 847 Development Drive to the back of 809 Development Drive. This will be used to facilitate access to a parking area to be located at the back of 809 Development Drive.
2. Easement for storm water to flow from 809 Development Drive through 847 Development Drive. This allows the storm water flows to be channeled and controlled. The volume and rates of flow will remain the same as those prior to development.

In support of the application, the applicant has submitted the following:

- Servicing Plan Drawing

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- Plan of Survey (unregistered)
- Site Plan Drawing set for 847 Development Drive (includes layout for 809 Development Drive)

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Planning Act

This proposal is under Section 53(1) of the *Planning Act*. The easement and right-of-way requested do not required a plan of subdivision and has regard for provisions of Section 51(24). No lots or new development are being created with this application. The appropriate conditions are included in the Conditions of Consent, as permitted under Section 53(12).

Provincial Policy Statement

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

Official Plan

The subject property is designated ‘Residential’, ‘Environmental Protection Area’, and ‘General Industrial’ in the City of Kingston Official Plan. Lands in the ‘Residential’ designation are to be developed with urban residential land uses that are intended to be on full municipal services. The Residential uses are to be primarily forms of housing including detached, semi-detached or duplex dwellings, townhouses, and apartments of various types, tenure, and density that respond to a wide range of housing needs. The proposed developments comply with this designation.

The ‘Environmental Protection Areas’ are to be maintained in their natural, undisturbed state and provide floodplain mitigation. The proposal has no impact on these areas as the rate and volume of storm water flows will remain the same.

The ‘General Industrial’ designated lands are to be used as employment areas intended to provide convenient locations for manufacturing, wholesale trade, construction, transportation, storage, communications, utilities, and similar uses. However, the ‘General Industrial’ lands on this property are small in area, fragmented, poorly configured, and isolated from other lands. This renders them unsuitable for any development.

The Official Plan allows for the creation of easements with policies in Section 9.6.10.c:

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9.6.10. The Committee of Adjustment or the approval authority may grant consents to sever land in the City in situations where a plan of subdivision is not considered necessary and subject to the following policies:

- c. consents that do not create a new lot will be considered if required for such technical or legal reasons as minor boundary adjustments, easements, rights-of-way, leases in excess of 21 years, validation of title, partial discharge of a mortgage, power of sale, or severance along common party walls.

The proposed townhouse and apartment buildings are consistent with the Official Plan. Detailed compliance with Zoning By-Law requirements will be verified through the Site Plan Control approval process.

The Site Plan Control process will also ensure that adequate vehicle access is provided to the properties; and, that stormwater management will be function appropriately and not interfere with the surrounding properties. These are important elements to ensuring that the developments consistent with the zoning by-law and will be maintained over the long-term.

The proposal meets the intent of the Official Plan, as the proposed easements facilitate the development of Residential land and will not result in any negative impacts to adjacent properties or to the neighbourhood.

Zoning By-Law

The subject property is zoned 'R4-38', 'OS-19', 'EPA-2' and 'OS' in the City of Kingston Zoning By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended. The 'EPA-2', 'OS-19' and 'OS' zones do not permit any development of buildings. The 'R4-38' zone permits multi-unit residential buildings, including apartment buildings, with a maximum density of 75 units per hectare.

The proposed easements for a vehicle right-of-way and stormwater drainage comply with the zoning by-law.

Discussion

The proposed easements are to facilitate the development of 847 Development Drive and 809 Development Drive. Both proposed developments are in compliance with the zoning by-law for permitted uses and performance standards of the zoning by-law. The requested easements were reviewed as follows:

1. Easement for a right-of-way over the front of 847 Development Drive to the back of 809 Development Drive: By combining the the entrances the total number of entrances is reduced. The locating the entrance across from Truedell Road follows the standard design practice of locating entrances opposite each another. Given the size and lot configuration of 847 Development Drive the only location for an entrance is to be opposite Truedell Drive. The entrance must be designed for a minimum of 158 dwelling units. The additional volume from the 18 dwelling units of 809 Development Drive is minimal and should have no significant impact on the the operation of the entrance.

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The combined entrance also allows the buildings to screen the parking area from the street and bring low-rise ground-oriented homes and buildings closer to the street. This enhances the streetscape fulfilling an urban design goal. An additional benefit is that more ground-oriented development can be accommodated.

2. Easement to allow storm water from 809 Development Drive through 847 Development Drive: the existing storm water flows are sheet drainage across the undeveloped lands. The easement will allow the storm water flows to be channeled and controlled. The existing volume and rates of flow will remain the same to those prior to development. Channeling is a necessary component of development that inherently alters the flows on the property. Combining the design of storm water for both properties enhances the efficiently and long-term maintenance of the system.

Technical Review: Circulated Departments and Agencies

- | | | |
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| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Division) |
| <input type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input checked="" type="checkbox"/> Real Estate & Environmental Initiatives |
| <input checked="" type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input checked="" type="checkbox"/> City’s Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input checked="" type="checkbox"/> Canadian National Railways |
| <input type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input checked="" type="checkbox"/> Licensing and enforcement |
| <input type="checkbox"/> KEDCO | <input type="checkbox"/> Municipal Drainage | <input checked="" type="checkbox"/> Transportation Services |
| <input checked="" type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input checked="" type="checkbox"/> Public Works |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input checked="" type="checkbox"/> Parking |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input checked="" type="checkbox"/> Kingston Transit |
| <input checked="" type="checkbox"/> Kingston Airport | | |

Technical Comments

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this application from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

Public Comments

At the time this report was finalized, one comment from the owner of a nearby property was submitted. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

The comment received was from 848 Development Drive. This property is across the street, at the north-west corner of the intersection of Truedell Road and Development Drive. The objection is that the placement of the driveway directly opposite from Truedell Road “would have a very negative effect on my [his] driveway as well as the Kingdom Hall across the street from me [him]”. The placement of the driveway will hinder his ability to reverse his vehicle out of his driveway. It was his understanding that the entrance was to be located further to the west, across from the entrance of Bayridge Plaza. This was based on his dealing with the previous developer.

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Planning Services has considered this objection and found that even if the right-of-way is denied, an entrance to service the 158-unit apartment building would still be constructed at this location and the effect would be the same. This application does not create an entrance; it merely allows it to be used more efficiently.

Previous or Concurrent Applications

There were 4 previous applications for the subject property and the abutting property. These were the following applications:

D14-034-2017 Zoning By-Law amendment to create the current zoning now being developed for 809 and 847 Development Drive.

D10-039-2018 Consent application to create the current lot configuration now being developed.

D11-055-2018 Site Plan Control for an apartment building with 158 dwelling units, 847 Development Drive.

D11-037-2019 Site Plan Control for 18 Stacked Townhouses, 809 Development Drive.

Conclusion

The proposed consent application is consistent with Zoning By-Law Number 76-26. The proposal has regard to the matters under subsection 51(24) of the *Planning Act*, is consistent with the Provincial Policy Statement, conforms with all applicable policies of the Official Plan, is in keeping with the general intent and purpose of the zoning by-law and a plan of subdivision is not necessary for the proper and orderly development of the property, as such, is recommended for provisional approval.

Provisional approval of this application will facilitate the implementation of desirable development proposals for both 847 and 809 Development Drive by allowing an optimal streetscape design for 809 Development Drive and creating an optimised storm water drainage system.

Existing Policy/By-Law:

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan
Zoning By-Law Number 76-26

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Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on June 22, 2020. Pursuant to the requirements of the *Planning Act*, a notice of the Statutory Public Meeting was provided by advertisement in The Kingston Whig-Standard 14 days in advance of the Public Meeting. A courtesy notice was also placed in The Kingston Whig-Standard.

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Tim Park, Manager, Development Approvals 613-546-4291 extension 3223

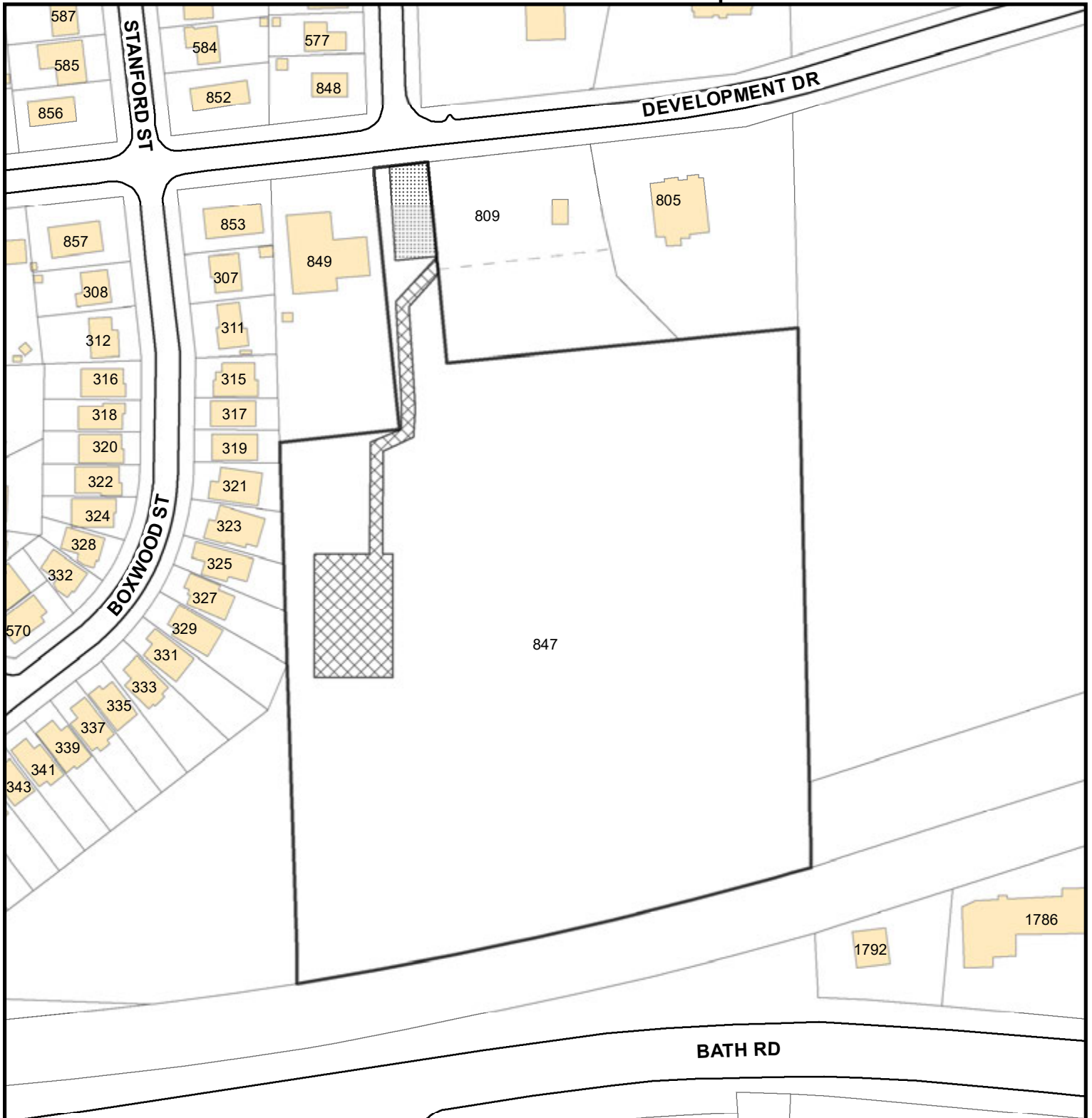
Steven Chew, Senior Planner 613-546-4291 extension 3273

Other City of Kingston Staff Consulted:

The application was circulated to the relevant internal departments and external agencies for review and comment. The responses to the technical circulation have been addressed in the technical review.

Exhibits Attached:

- Exhibit A Key Map
- Exhibit B Neighbourhood Context
- Exhibit C Official Plan Map
- Exhibit D Zoning By-Law Map
- Exhibit E Service Plan Drawings
- Exhibit F Plan of Survey
- Exhibit G Site Plan Drawings
- Exhibit H Public Comment

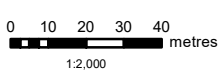


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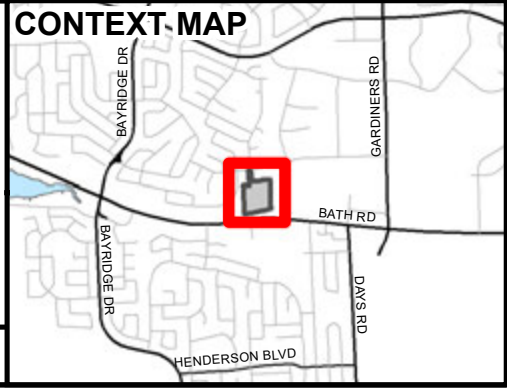


DELEGATED AUTHORITY
Key Map

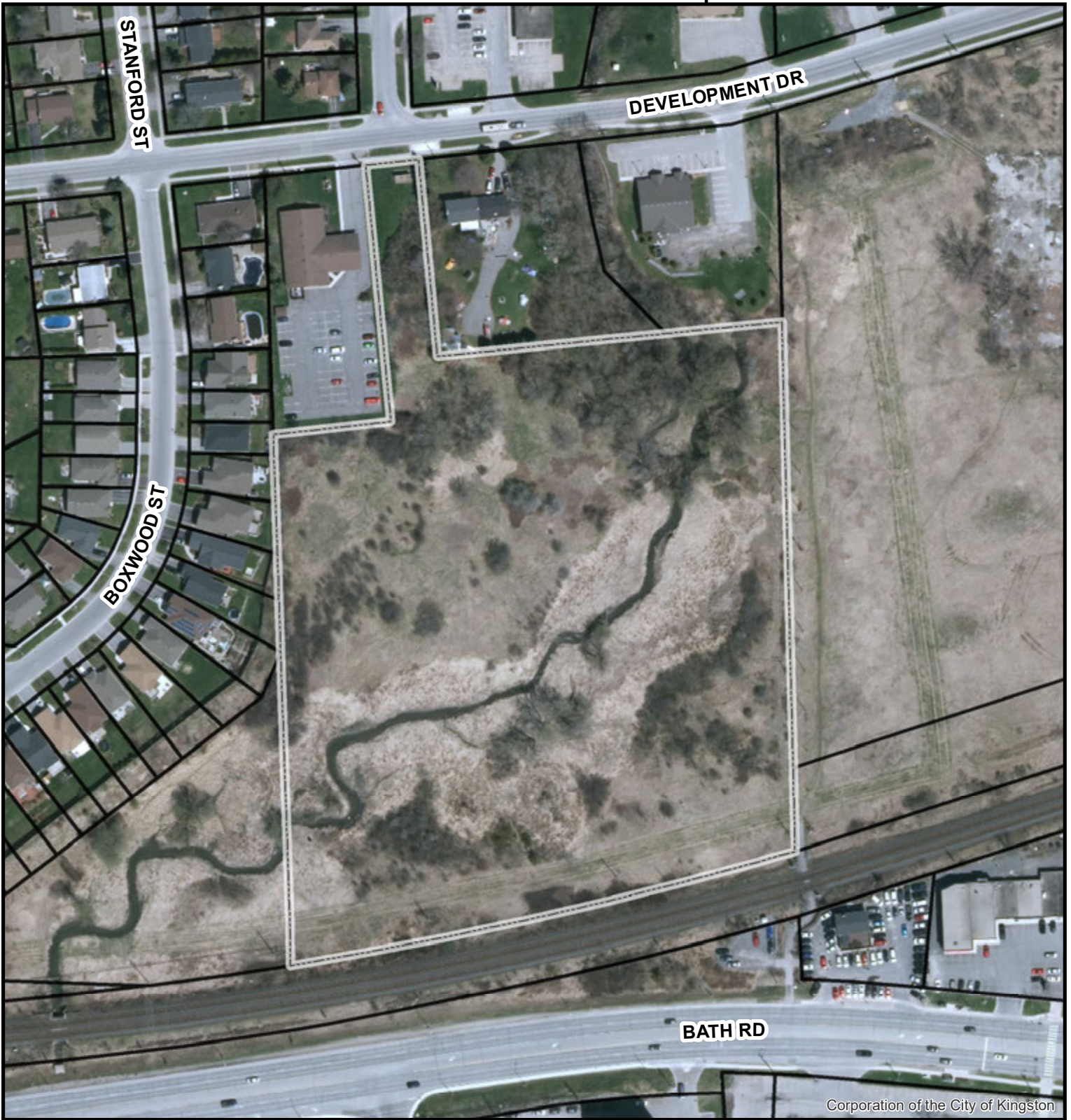
File Number: D10-011-2020
Address: 847 DEVELOPMENT DR



DATE: 2020-06-01
PREPARED BY: akeeping



Subject Lands Easement Right of Way⁹⁷



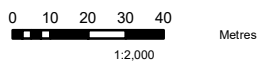
Corporation of the City of Kingston






Planning Services
a department of
Community
Services

DELEGATED AUTHORITY
Neighbourhood Context (2018)

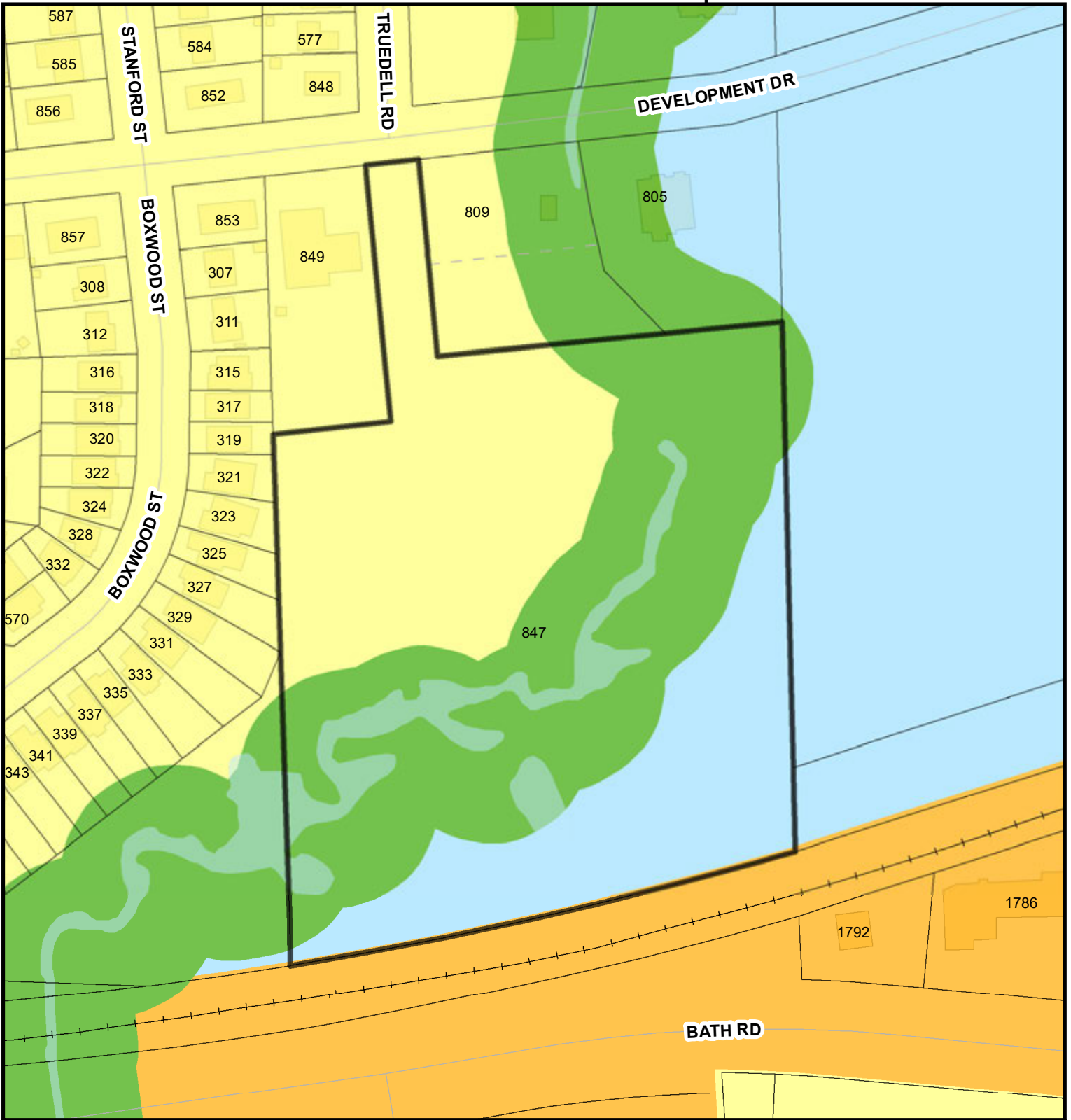
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Address: 847 DEVELOPMENT DR



Legend

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels

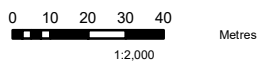




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DELEGATED AUTHORITY
Official Plan, Existing Land Use

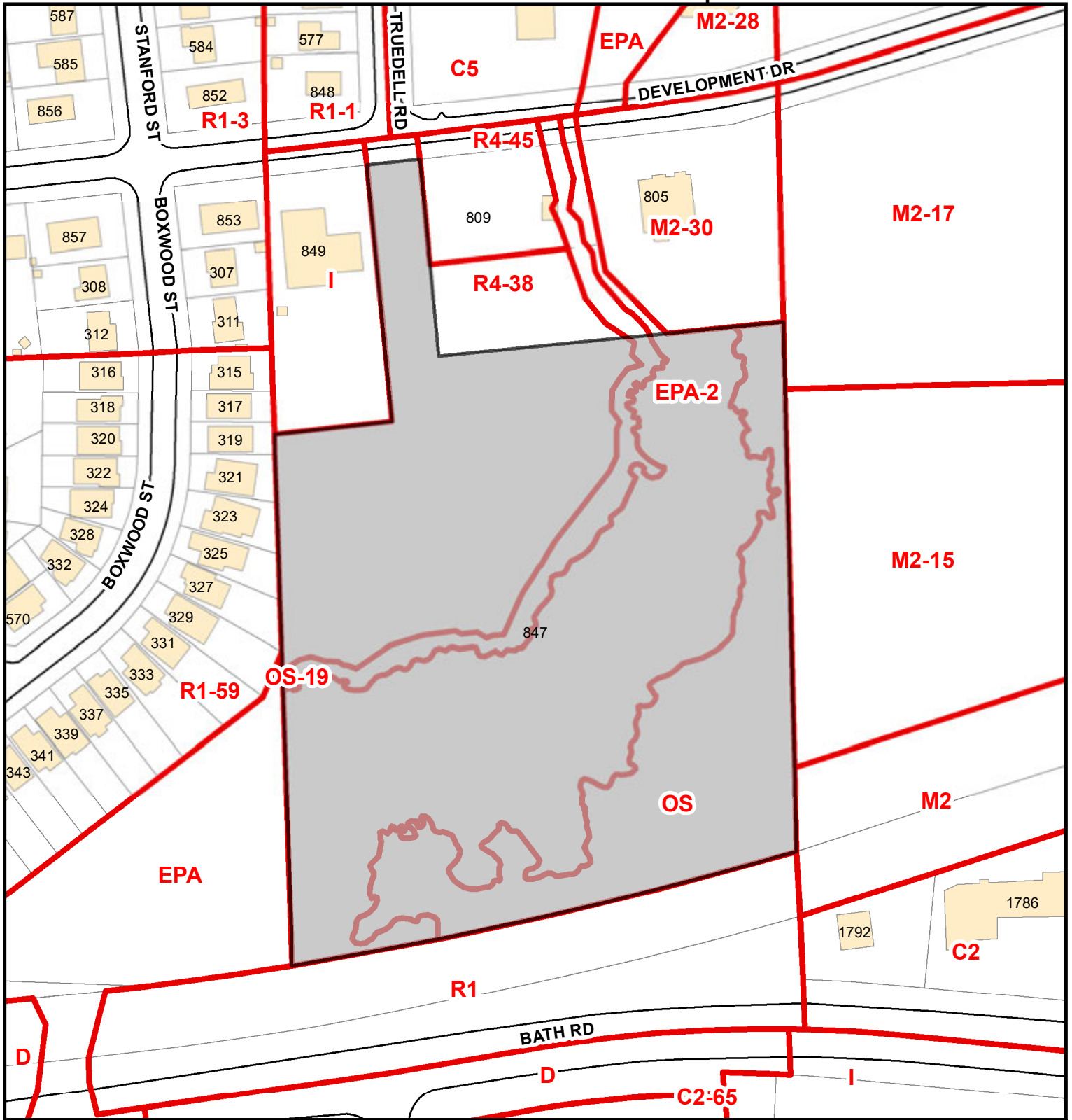
File Number: D10-011-2020
Address: 847 DEVELOPMENT DR



Legend

- Subject Lands
- ARTERIAL COMMERCIAL
- ENVIRONMENTAL PROTECTION AREA
- GENERAL INDUSTRIAL
- RESIDENTIAL



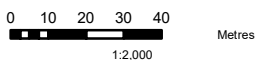


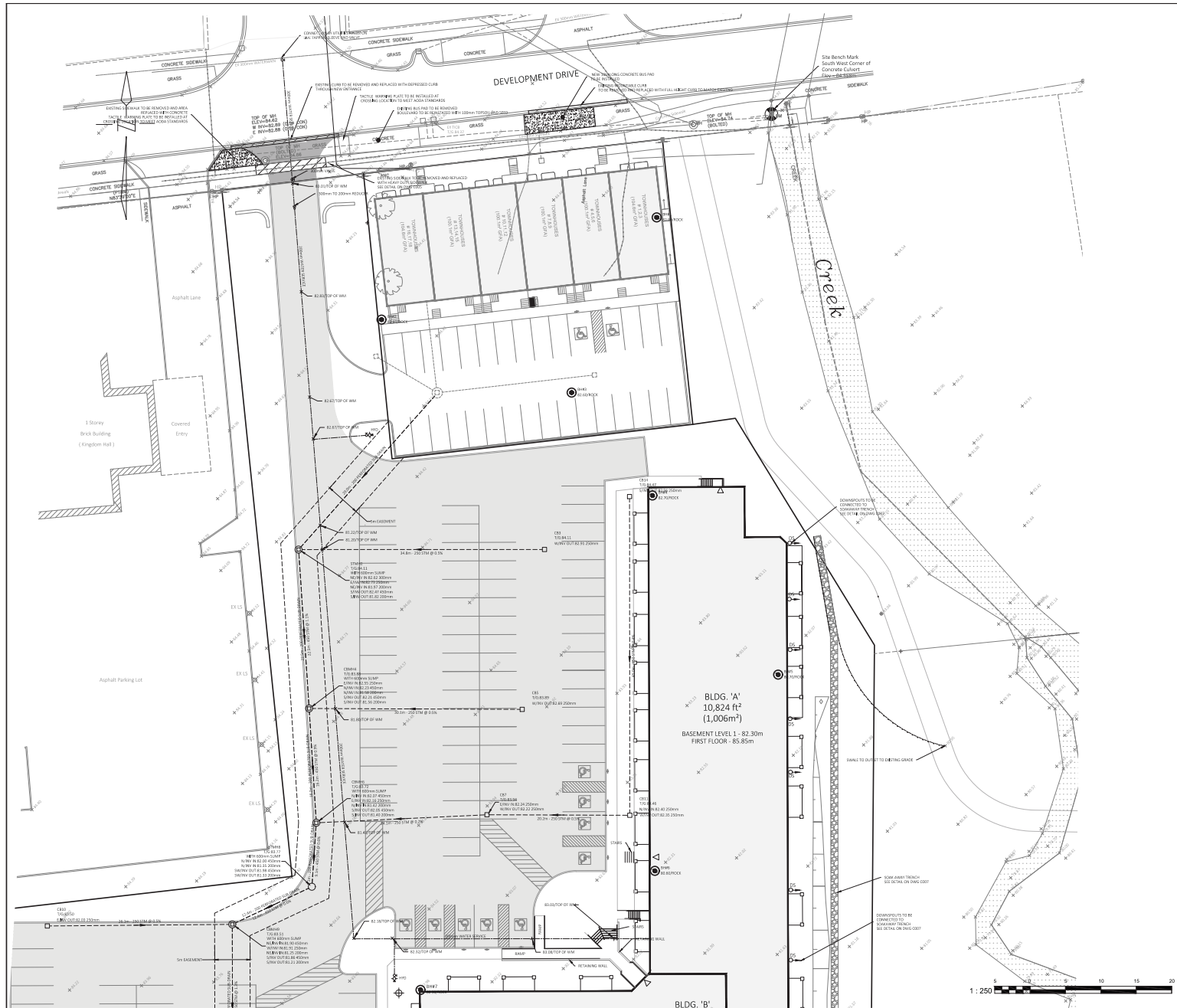
DELEGATED AUTHORITY
Existing Zoning - By-law 76-26, Map 5

File Number: D10-011-2020
Address: 847 DEVELOPMENT DR

Legend

- Subject Lands
- Consolidated Zoning





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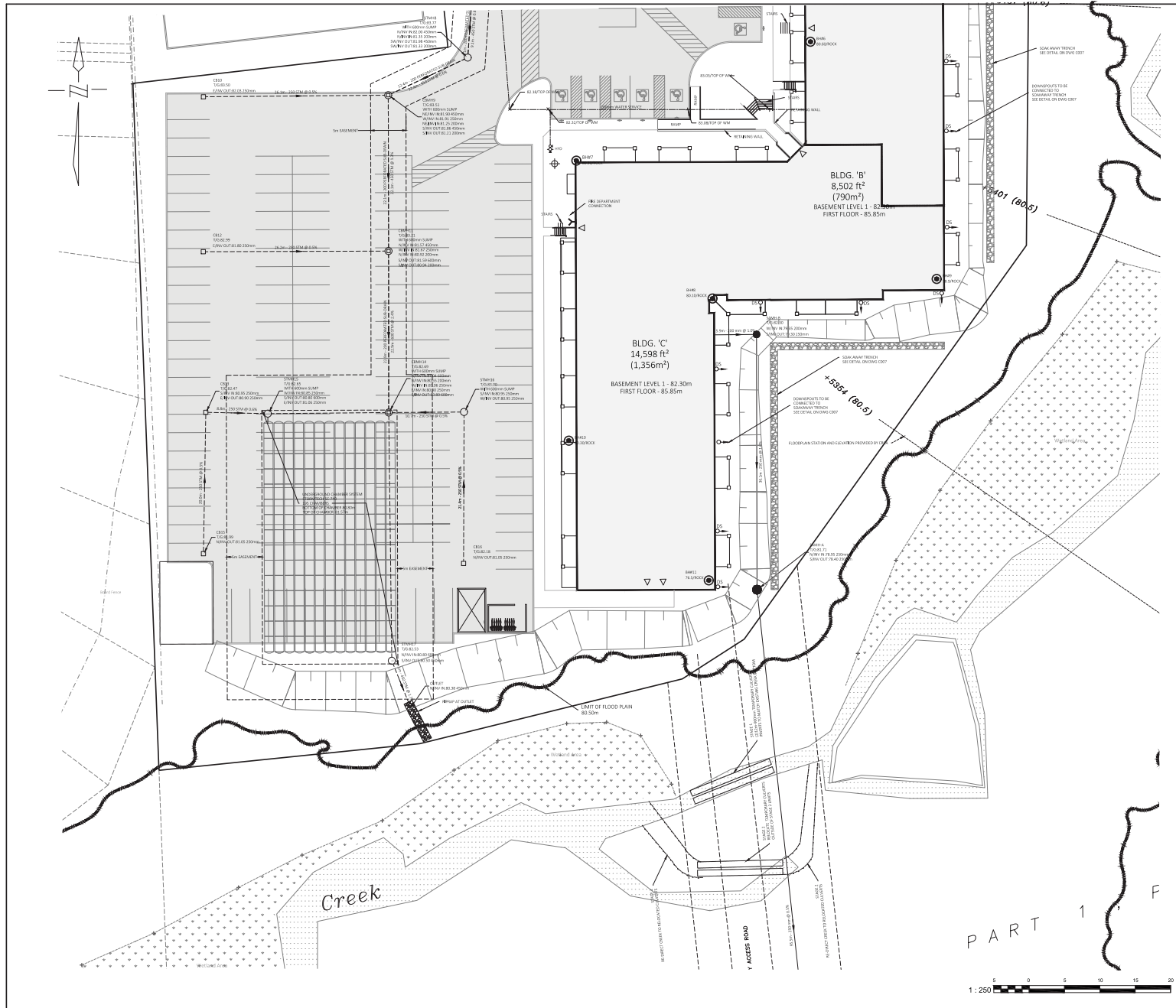
**1225 GARDINERS ROAD
SUITE 105
KINGSTON, ONTARIO K7P 2R9
TEL : 613-534-9278
FAX : 613-634-0138
E-MAIL: mjosselyn@josselyn.co**

OWNER: PATRY INC. DEVELOPMENTS

PROJECT: 847 DEVELOPMENT DRIVE

DRAWING TITLE: SERVICING PLAN 1

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| Designed By: M.J. | Date: DECEMBER 3, 2019 | Project No: 1227 | Drawing No: C003 |
| Drawn By: M.S. | Scale: 1:250 | | |
| Checked By: M.J. | | | |



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J.E. Josselyn Engineering Inc.



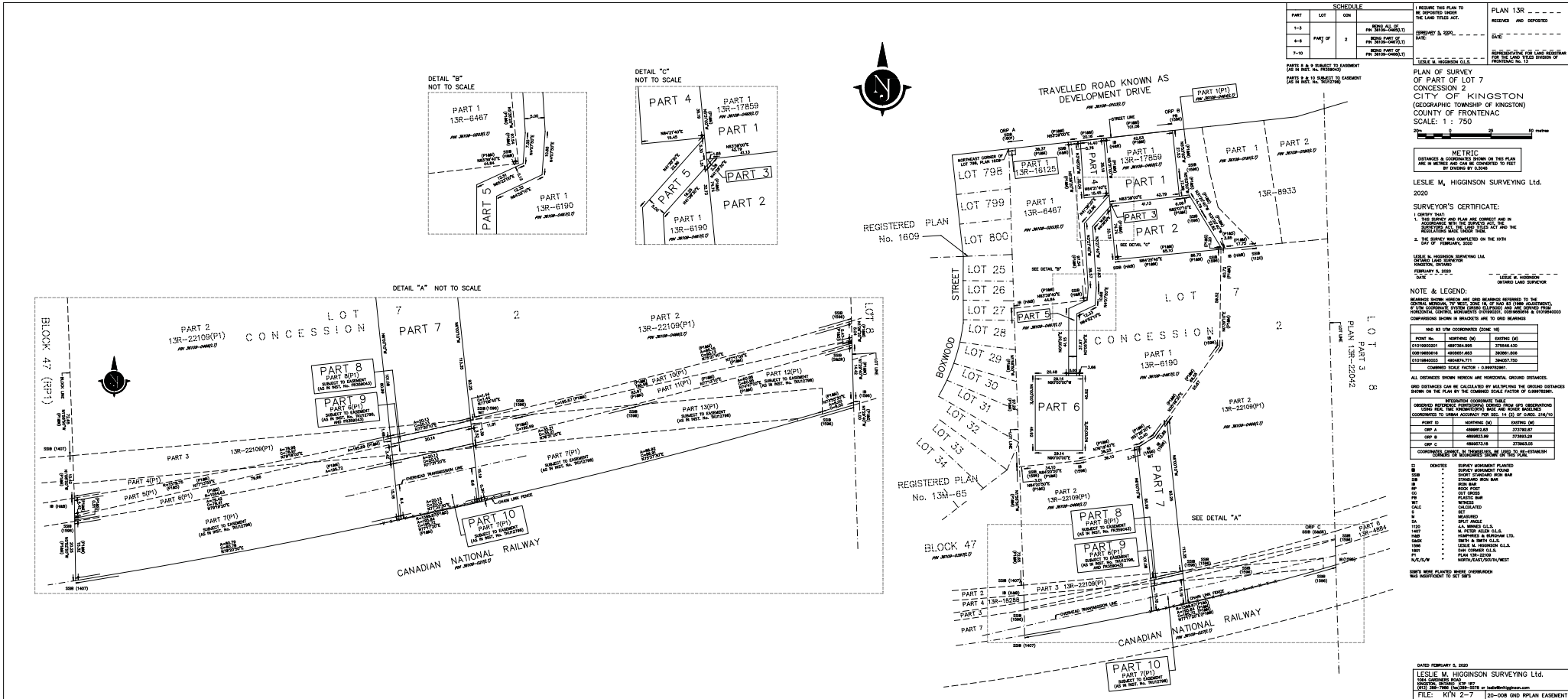
**1225 GARDINERS ROAD
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FAX : 613-634-9138
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OWNER: PATRY INC. DEVELOPMENTS

PROJECT: 847 DEVELOPMENT DRIVE

DRAWING TITLE: SERVICING PLAN 2

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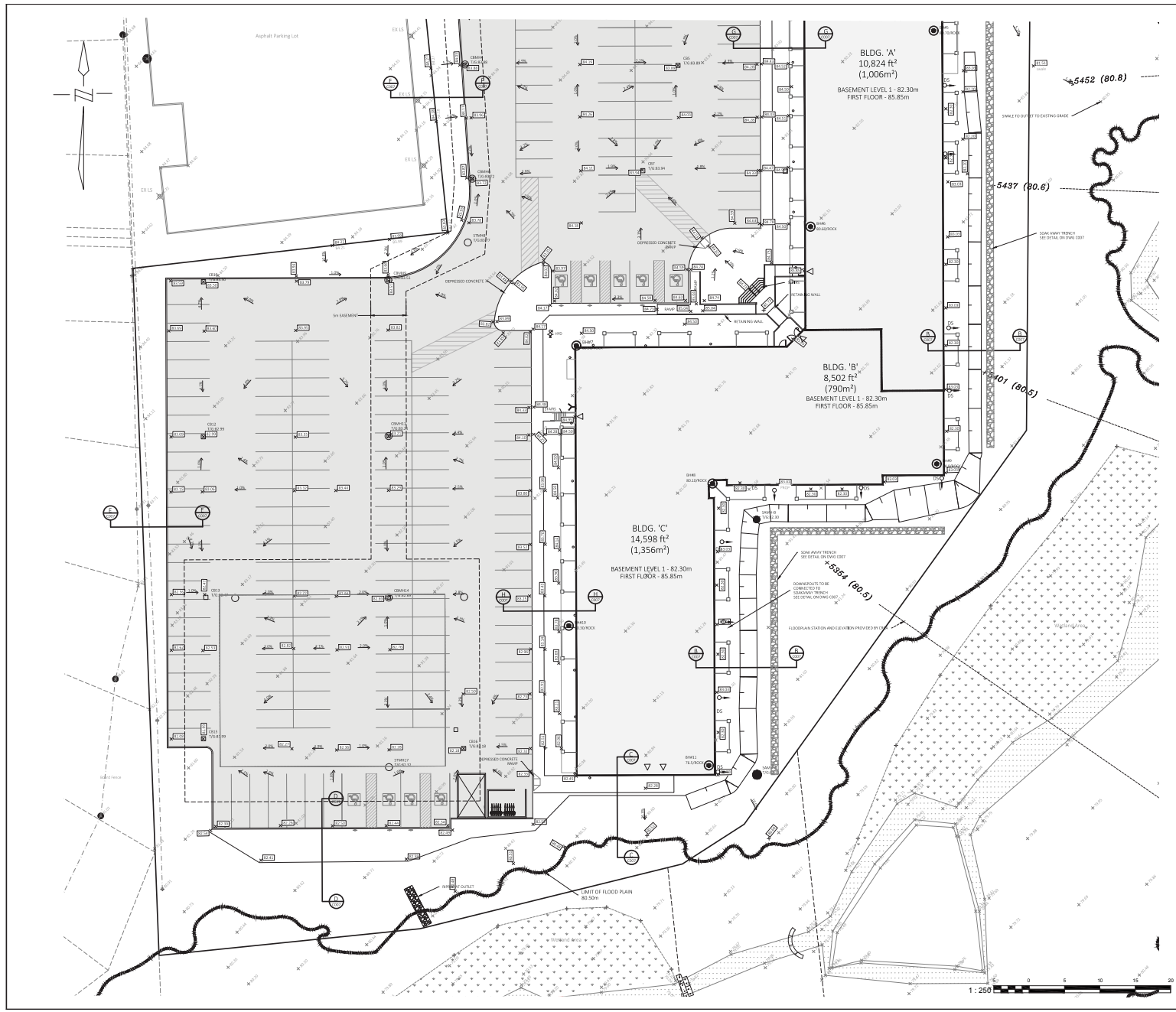


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| OWNER: PATRY INC. DEVELOPMENTS | | | |
| PROJECT: 847 DEVELOPMENT DRIVE | | | |
| DRAWING TITLE: GRADING PLAN 1 | | | |
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E-MAIL: mjosselyn@josselyn.ca

OWNER: PATRY INC. DEVELOPMENTS

PROJECT: 847 DEVELOPMENT DRIVE

DRAWING TITLE: GRADING PLAN 2

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JE Josselyn Engineering Inc.



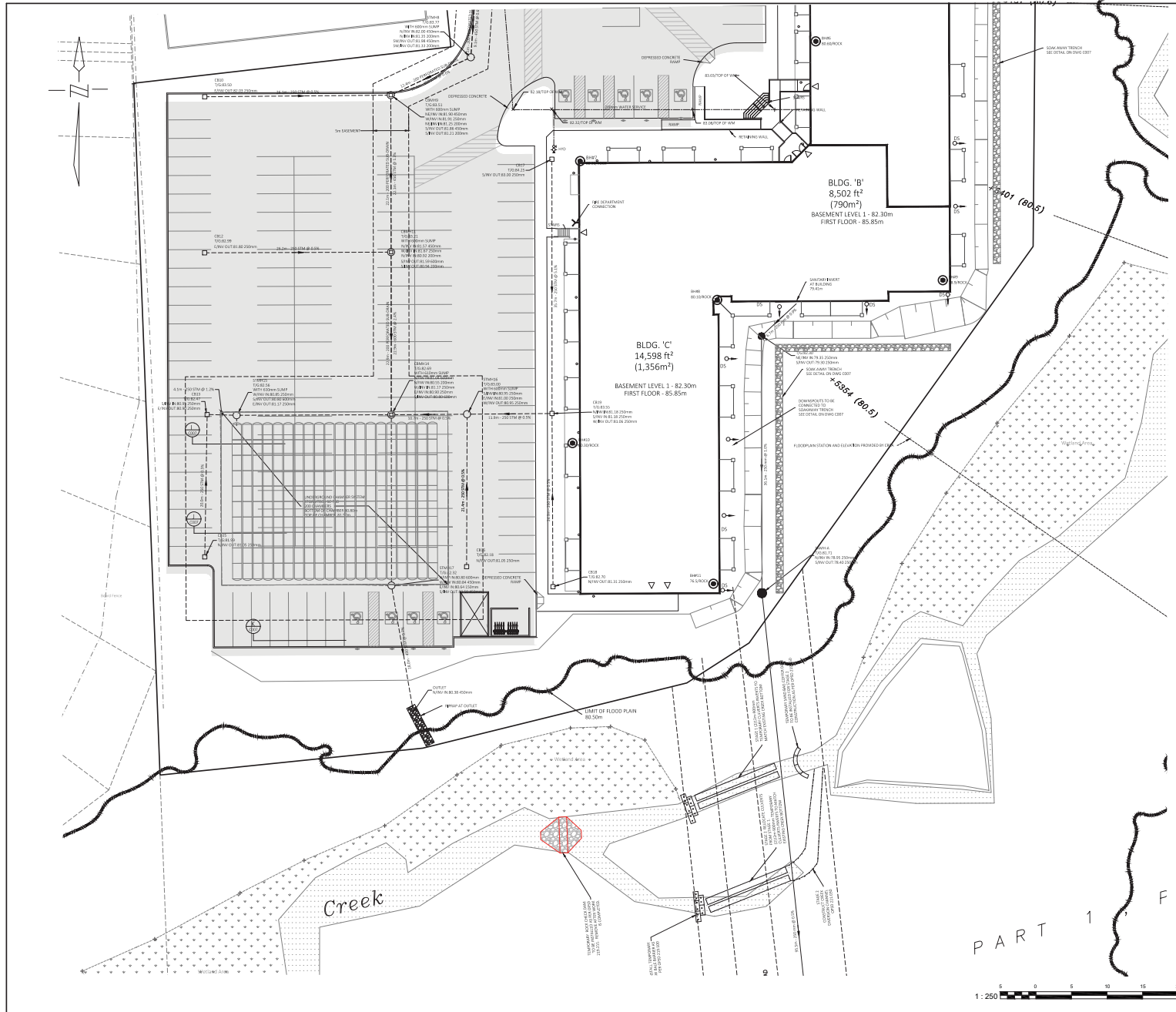
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OWNER:
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PROJECT:
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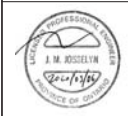
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| Checked By: M.J. | | | |



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|---|----|------------|--|----|
| 1 | NO | DATE | DESCRIPTION | BY |
| 2 | NO | 2020-10-06 | REVISED STEAMFLEX CHAMBER SYSTEM AND ASSOCIATED LAYOUT | NO |
| 3 | NO | 2020-10-06 | REVISION FOR BUILDING COMMENTS | NO |
| 4 | NO | DATE | DESCRIPTION | BY |

JE Josselyn Engineering Inc.



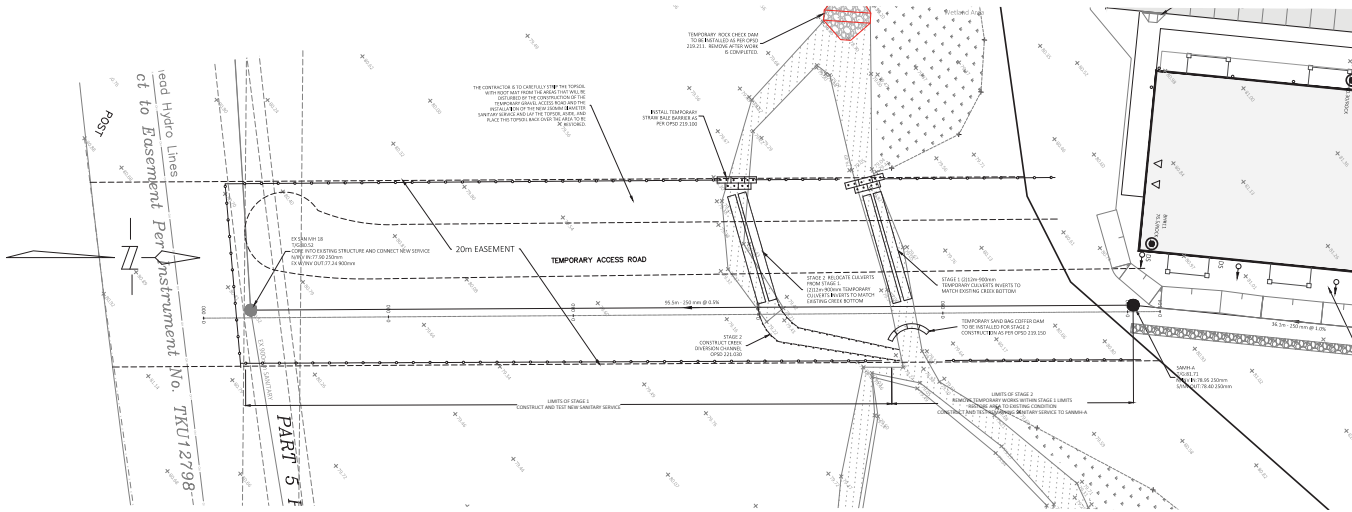
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OWNER:
PATRY INC. DEVELOPMENTS

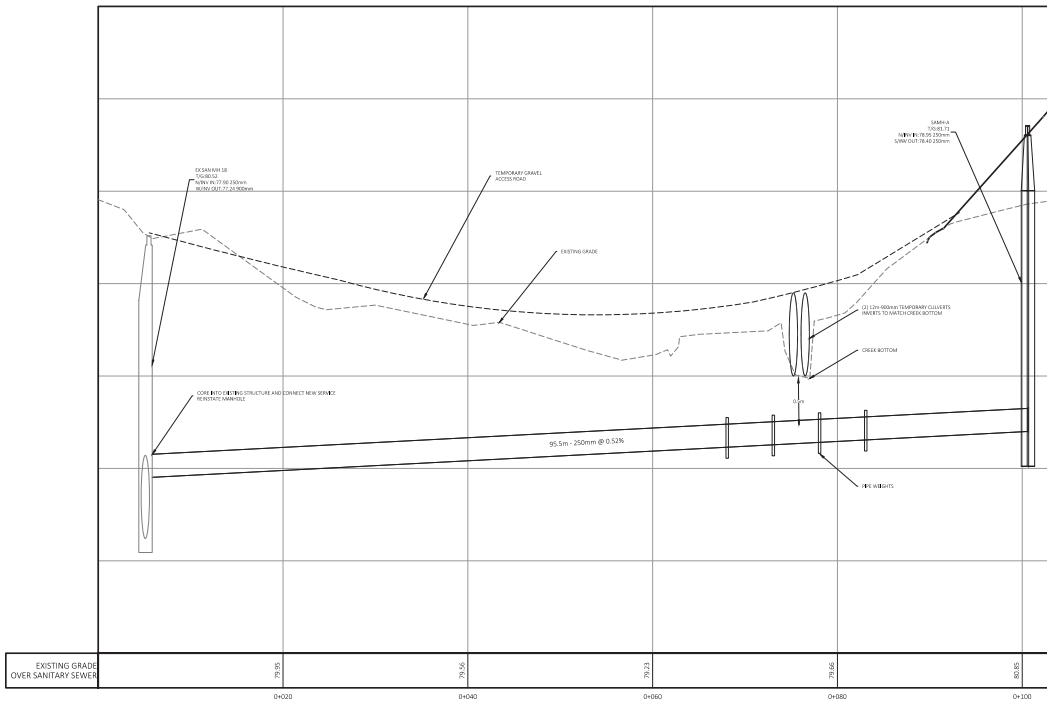
PROJECT:
847 DEVELOPMENT DRIVE

DRAWING TITLE:
SERVICING PLAN 2

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| Drawn By: M.S. | Scale: 1:250 | | |
| Checked By: M.J. | | | |



- NOTES:
1. ALL WORK FOR THE CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD AND THE INSTALLATION OF THE NEW 900MM DIAMETER SANITARY SERVICE IS TO BE CONSTRUCTED DURING LOW WATER CONDITIONS.
 2. THE CONTRACTOR IS TO CAREFULLY STRIP THE TOPSOIL WITH ROOT MAT FROM THE AREAS THAT WILL BE DISTURBED BY THE CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD AND THE INSTALLATION OF THE NEW 900MM DIAMETER SANITARY SERVICE AND LAY THE TOPSOIL ASIDE, AND PLACE THE TOPSOIL BACK OVER THE AREA TO BE RESTORED.
 3. THE AREAS DISTURBED BY THE CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD AND THE INSTALLATION OF THE NEW 900MM DIAMETER SANITARY SERVICE ARE TO BE RESTORED TO PRE-EXISTING GRADES WITH NO PERMANENT FILL BELOW 1 100 YEAR FLOOD PLAIN (80.5M GSD). CREEK BANKS ARE TO BE RESTORED TO PREVIOUS CONDITION AND THE AREAS TO BE RESTORED WITH THE TOPSOIL STRIPPED AND SET ASIDE PRIOR TO THE CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD AND THE INSTALLATION OF THE NEW 900MM DIAMETER SANITARY SERVICE.
 4. THE CONTRACTOR IS TO BEGIN CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD AT THE NORTH END OF THE PROPOSED TEMPORARY GRAVEL ACCESS ROAD HEADING SOUTH TO THE EXISTING CREEK CROSSING LOCATION FOR STAGE 1.
 5. THE CONTRACTOR WILL INSTALL 2 TEMPORARY 900MM DIAMETER CSP CULVERTS AT THE CREEK CROSSING FOR STAGE 1 TO CONTINUE THE CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD.
 6. THE CONTRACTOR WILL CONTINUE TO CONSTRUCT THE TEMPORARY GRAVEL ACCESS ROAD TO THE SOUTH LIMIT OF THE PROPOSED TEMPORARY GRAVEL ACCESS ROAD TO GAIN ACCESS TO THE EXISTING SANITARY MANHOLE 18 FOR THE INSTALLATION OF THE NEW 900MM DIAMETER SANITARY SERVICE.
 7. THE CONTRACTOR WILL CORE A NEW HOLE IN THE EXISTING SANITARY MANHOLE 18 AND BEGIN INSTALLATION OF THE NEW 900MM DIAMETER SANITARY SERVICE. THE NEW 900MM DIAMETER SANITARY SERVICE IS TO BE INSTALLED TO THE CREEK CROSSING LOCATION FOR STAGE 1 WITH THE 2 TEMPORARY 900MM DIAMETER CSP CULVERTS.
 8. THE CONTRACTOR WILL REMOVE THE TEMPORARY GRAVEL ACCESS ROAD AND FOLLOW THE NEW 900MM DIAMETER SANITARY SERVICE WITH THE RESTORATION OF THE LANDS. THE CONTRACTOR IS TO RESTORE THE LANDS TO THE PRE-EXISTING GRADES AND RE-VEGETATE WITH THE TOPSOIL WITH ROOT MAT THAT WAS SET ASIDE PRIOR TO THE CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD.
 9. THE CONTRACTOR WILL REMOVE THE 2 TEMPORARY 900MM DIAMETER CSP CULVERTS AT THE STAGE 1 LOCATION AND RELOCATE CULVERTS TO THE PROPOSED CREEK CROSSING LOCATION FOR STAGE 2. THE EXISTING CREEK WILL BE DIVERTED FROM ITS ORIGINAL LOCATION AT STAGE 1 TO THE PROPOSED LOCATION FOR STAGE 2 IN ORDER TO MAINTAIN THE CREEK FLOW.
 10. THE CONTRACTOR WILL CONTINUE THE INSTALLATION OF THE NEW 900MM DIAMETER SANITARY SERVICE TO THE NEW SANITARY MANHOLE "A".
 11. THE CONTRACTOR WILL REMOVE THE 2 TEMPORARY 900MM DIAMETER CSP CULVERTS FROM THE STAGE 2 CREEK CROSSING LOCATION FOR THE RESTORATION OF THE LANDS AND THE ORIGINAL CREEK LOCATION TO THE PRE-EXISTING GRADES AND RE-VEGETATE WITH THE TOPSOIL WITH ROOT MAT THAT WAS SET ASIDE PRIOR TO THE CONSTRUCTION OF THE TEMPORARY GRAVEL ACCESS ROAD.



| NO. | REV. | DATE | DESCRIPTION | BY | CHECKED |
|------|------|----------|----------------------------------|----|---------|
| 1 | TC | 20200310 | REVISED AS PER CHECK COMMENTS | NA | |
| 2 | TC | 20200308 | REVISED AS PER CHECK COMMENTS | NA | |
| 3 | NA | 20200308 | REVISED AS PER BUILDING COMMENTS | NA | |
| REV. | NA | DATE | REVISION | | DATE |

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TEL : 613-634-9278
FAX : 613-634-9138
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OWNER:
PATRY INC. DEVELOPMENTS

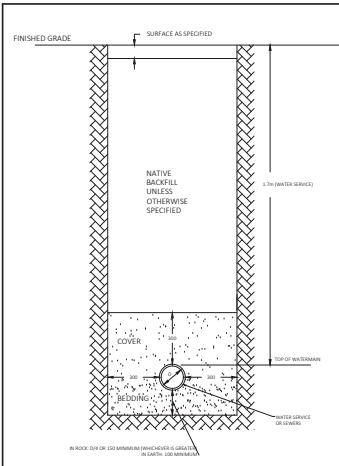
PROJECT:
847 DEVELOPMENT DRIVE

DRAWING TITLE:
SERVICING PLAN 3

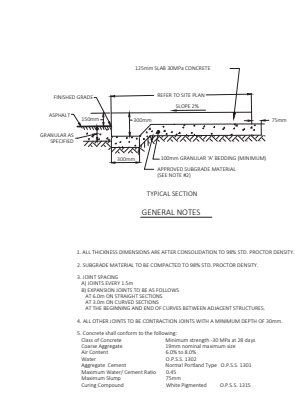
Designed By: M.J. Date: DECEMBER 3, 2019 Project No: 1227 Drawing No: C005
Drawn By: A.S.
Checked By: M.J. Scale: 1:250

PRELIMINARY
NOT FOR CONSTRUCTION

| LEGEND | EXISTING | PROPOSED |
|--|----------|----------|
| SHOULDER | | |
| CONCRETE CURB TYPE | | |
| SEWER | | |
| STORM SEWER & MANHOLE WITH SEWER IN FLOW | | |
| SEWER & MANHOLE WITH DIRECTION OF FLOW | | |
| MANHOLE AND VAVE CHAMBER | | |
| GAS METER LOCATION | | |
| GAS MAIN | | |
| CONVERT | | |
| BELL COLLECTOR CONDUIT | | |
| OVERHEAD LIGHTING WIRING | | |
| HYDRANT CONDUIT | | |
| HYDRANT VALVE LOCATION | | |
| TRANSFORMER W/OUT CONDUIT AND | | |
| HYDRANT LIGHTING CONDUIT | | |
| UNITS CATCH BASIN | | |
| OPEN HOLE CATCH BASIN | | |
| THIN HOLE CATCH BASIN | | |
| CATCH BASIN MANHOLE | | |
| HYDRANT & VALVE BOX | | |
| BELL COLLECTOR & MANHOLE | | |
| HYDRANT UTILITY POLE & MANHOLE | | |
| STREET LIGHT | | |
| TREES | | |
| ROADSIDE BOUNDARY | | |
| CONCRETE LINE | | |
| EASEMENT | | |
| LOGGED FOOTING | | |
| LOADING CRANE | | |
| EXISTING | | |
| FENCE | | |
| LOT CORNER | | |
| LOCATION OF TEST PITS | | |
| REINFORCED CONCRETE | | |
| BENCH MARK LOCATION | | |
| EXISTING GRADE | | |
| PROPOSED GRADE | | |
| DRAINAGE DIRECTION | | |
| DOOR | | |
| ROOF DOWN SLOPE | | |
| HEAVY DUTY ASPHALT | | |
| LIGHT DUTY ASPHALT | | |
| TERRAZZO | | |
| SEWER MANHOLE (BOX LOCATION) | | |

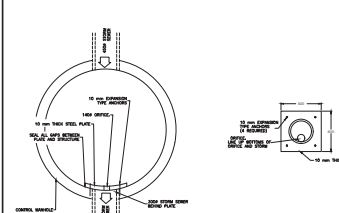


CONCRETE SIDEWALK IN MUNICIPAL RIGHT OF WAY

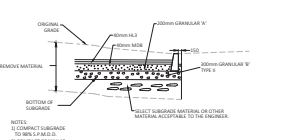


CONCRETE SIDEWALK ADJACENT TO ASPHALT PAVEMENT

SEWERS OR WATER SERVICE IN SINGLE TRENCH

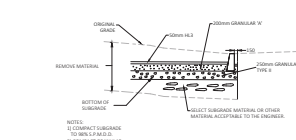


NEW ASPHALT PAVEMENT HEAVY DUTY



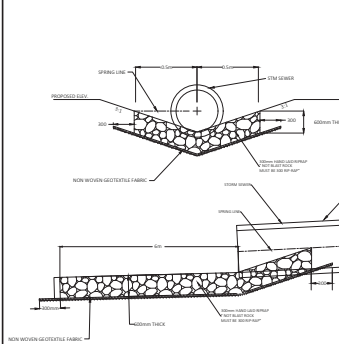
HEAVY DUTY PAVEMENT COMPOSITION WITH CURB

NEW ASPHALT PAVEMENT LIGHT DUTY

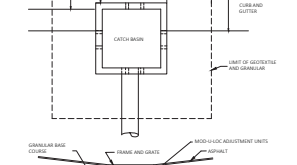


LIGHT DUTY PAVEMENT COMPOSITION WITH CURB

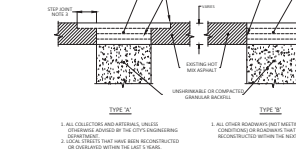
CONTROL ORIFICE DETAIL



HEAVY DUTY PAVEMENT COMPOSITION WITH CURB



LIGHT DUTY PAVEMENT COMPOSITION WITH CURB



RIP-RAP TREATMENT FOR SEWER



TYPICAL DRAINAGE INTERCEPTION SURROUND FOR CATCH BASIN



REINSTATEMENT DETAILS



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND NOTICES FROM THE CITY OF KINGSTON PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND NOTICES FROM THE CITY OF KINGSTON PRIOR TO THE START OF CONSTRUCTION.
2. FOLLOWING COMPLETION OF THE SITE WORK, INCLUDING GRADING AND LANDSCAPING, THE GRADING CONTRACTOR SHALL HAVE THE STORM AND SEWER SYSTEMS AND ALL OTHER UTILITIES EXPOSED TO THE CITY OF KINGSTON SHALL BE PROTECTED TO THE DEGREE OF CARE REASONABLE IN THE CIRCUMSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES FOUND IN THE SYSTEM, AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH CORRECTIONS.
3. UNDESIRABLE ROOTS TO BE REMOVED AND TESTED IN ACCORDANCE WITH THE CANADIAN STANDARD SPECIFICATIONS FOR TESTING METHODS FOR SOILS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH TESTING AND FOR THE COST OF REMOVAL OF ANY UNDESIRABLE ROOTS.
4. HEAD OF PAVEMENT TO BE OBTAINED FROM MUNICIPALITY PRIOR TO WORK ON THE MUNICIPAL RIGHT OF WAY.
5. NEW CONSTRUCTION EXISTING UNDER EXISTING PAVEMENT SHALL BE AT LEAST 100mm DEEPER THAN THE EXISTING PAVEMENT.
6. EXISTING VEGETATION SHALL BE MAINTAINED WHEREVER POSSIBLE, AND SHALL BE PROTECTED DURING CONSTRUCTION.
7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.
8. REGARDLESS OF SITE SPECIFIC INFORMATION OBTAINED ON THE PLANS, THE CONTRACTOR SHALL INITIAL ALL DIMENSIONAL MEASUREMENTS AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SUCH MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF SUCH MEASUREMENTS.
9. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.
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STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE PROVIDED WITH APPROXIMATELY 10% OVERSIGHT FOR THE CONTRACTOR TO PROVIDE FOR THE PROTECTION OF THE CHAMBER PRIOR TO INSTALLATION.
2. THE CONTRACTOR SHALL PROVIDE CONTINGENT UNOCCUPIED INTERNAL SPACE WITH NO INTERNAL SUPPORT TABLES THAT WOULD OBSTRUCT FLOW OR LIMIT ACCESS FOR INSPECTION.
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E-MAIL: mjosselyn@josselyn.ca

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| OWNER: | | PATRY INC. DEVELOPMENTS | |
| PROJECT: | | 847 DEVELOPMENT DRIVE | |
| DRAWING TITLE: | | DETAILS 1 | |
| Designed By: | M.J. | Date: | DECEMBER 3, 2019 |
| Checked By: | M.J. | Scale: | NOT TO SCALE |
| Project No.: | 1227 | Drawing No.: | C006 |

From: [REDACTED]
To: [Chew, Steven](#)
Subject: 847 Development Dr.
Date: April-24-20 11:08:53 AM

Steve Chew.

File Number D10-011-2020

Create an Easement.

My name is David Waugh, I live at 848 Development Drive, I was looking at the Whig Standard dated April 14, I saw the Notice for 847 Development Drive regarding the placement of a storm sewer and access to the parking lot.

Due to several surgeries, I have not been able to attend any meetings but my neighbours were supposed to ask my questions, I am not too sure if they did but, if the access to the parking lot lines up with Truedell Road then it would have a very negative effect on my driveway as well as the Kingdom Hall across the street from me. I do not know if they have had any input but my driveway is about 35 feet from the corner on the north side of Development Drive. At this time it is fairly easy to get in and out as the traffic is very low but, during normal days I have quite a wait to back out with cars coming and going plus school buses.

When there were meeting with the first people, Options for Homes, they agreed to place the access further east closer to the access to the Bayridge Plaza to make it easier for myself and others in the area.

I do not know if I have to attend any meetings or am I required to write a letter to some one about this, I have no problems with what is planned, it is just the access that troubles me.

Thank you.

David Waugh.

[REDACTED]