



**City of Kingston  
Committee of Adjustment  
Meeting Number 2021-05  
Agenda**

**Monday, April 19, 2021 at 5:30 p.m.  
In a virtual, electronic format**

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Please provide regrets to Elizabeth Fawcett, Committee Clerk at 613-546-4291, extension 1219 or [efawcett@cityofkingston.ca](mailto:efawcett@cityofkingston.ca)

**Committee Composition**

Peter Skebo, Chair

Paul Babin

Vincent Cinanni

Blaine Fudge

Greg Lightfoot

Somnath Sinha

Jordan Tekenos-Levy

**1. Meeting to Order**

**2. Approval of the Agenda**

**3. Confirmation of Minutes**

a) **That** the Minutes of Committee of Adjustment Meeting Number 2021-04 held March 22, 2021 be approved.

**4. Disclosure of Pecuniary Interest**

**5. Delegations**

**6. Request for Deferral**

**7. Returning Deferral Items**

**8. Business**

**a) Application for: Minor Variance**

**File Number: D13-005-2021**

**Address: 149 Ordinance Street**

**Owner: Sean Thompson and Alex Rowse-Thompson**

**Applicant: Sean Thompson**

The Report of the Commissioner of Community Services (COA-21-032) is attached.

Schedule Pages 1 – 33

To learn more about this application, visit [DASH](#) and search the property address or file number.

Recommendation:

**That** minor variance application, File Number D13-005-2021, for the property located at 149 Ordinance Street to vary the provisions regarding projections into yards, minimum front yard setback, and maximum height of a flat roof to permit the construction of a third floor addition and entrance porch be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-032.

**b) Application for: Minor Variance**

**File Number: D13-003-2021**

**Address: 60 Kenwoods Circle**

**Owner: Carolyn Blommestyn-Mcdonald, Owen Patrick Mcdonald**

**Applicant: Fotenn Consultants Inc.**

The Report of the Commissioner of Community Services (COA-21-022) is attached.

Schedule Pages 34 – 59

Recommendation:

**That** minor variance application, File Number D13-003-2021, for the property located at 60 Kenwoods Circle to reduce minimum setback requirement from a floodplain in order to permit a new inground swimming pool, a pool shed and a pergola, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-022.

**c) Application for: Permission**

**File Number: D13-011-2021**

**Address: 292 Dalton Avenue**

**Owner: City of Kingston**

**Applicant: 2783001 Ontario Inc.**

The Report of the Commissioner of Community Services (COA-21-033) is attached.

Schedule Pages 60 – 79

Recommendation:

**That** the application for permission, File Number D13-011-2021, for the property located at 292 Dalton Avenue to further define the industrial uses in the Industrial 'M' zone to include a Truck and Trailer Training Centre, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-033.

**d) Application for: Permission**

**File Number: D13-010-2021**

**Address: 812 John Marks Avenue**

**Owner: Kingston East Medical Campus Corp.**

**Applicant: Clermont Group, Alex Adams (BLVD Group) & Jason Sands (BLVD Group)**

The Report of the Commissioner of Community Services (COA-21-027) is attached.

Schedule Pages 80 – 98

Recommendation:

**That** the application for permission, File Number D13-010-2021, for the property located at 812 John Marks Avenue be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-027.

**e) Application for: Minor Variance and Consent**

**File Number: D10-034-2020 & D13-040-2020**

**Address: 1444 Sproule Street**

**Owner: Mark Willadsen**

**Applicant: Mark Willadsen**

The Report of the Commissioner of Community Services (COA-21-019) is attached.

Schedule Pages 99 – 130

Recommendation:

**That** minor variance application, File Number D13-040-2020 for the property located at 1444 Sproule Street to reduce the minimum lot area requirement, rear yard setback requirement for main structures/decks and front yard setbacks for decks/steps in order to construct a two storey Single Family Dwelling with a two story front yard balcony/deck on the newly created lot and permit the location of the existing Single Family Dwelling/attached deck, be approved; and

**That** approval of the Minor Variance application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-019; and

**That** consent application, File Number D10-034-2020, to sever a parcel of land with an area of 454.9 square metres with 19.9 metres frontage on Sproule Street, be approved; and

**That** approval of the Consent application be subject to the conditions included in Exhibit B (Recommended Conditions) to Report Number COA-21-019.

**f) Application for: Permission**

**File Number: D13-002-2021**

**Address: 11 Gardiner Street**

**Owner: Kristen Brooks and Wesley Brooks**

**Applicant: Wesley Brooks**

The Report of the Commissioner of Community Services (COA-21-031) is attached.

Schedule Pages 131 – 156

Recommendation:

**That** the application for permission, File Number D13-002-2021, for the property located at 11 Gardiner Street to expand the existing dwelling to permit a second storey addition, replace the existing porch with a new enclosed mudroom, and add a covered porch and set of stairs on the north elevation of the proposed mudroom, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A - Recommended Conditions to Report Number COA-21-031.

**g) Application for: Minor Variance**

**File Number: D13-058-2020**

**Address: 226-228 King Street East**

**Owner: Thomas Mcgregor**

**Applicant: PC Custom Construction**

The Report of the Commissioner of Community Services (COA-21-029) is attached.

Schedule Pages 157 – 180

Recommendation:

**That** minor variance application, File Number D13-058-2020, for the property located at 226-228 King Street East, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-029.

**h) Application for: Minor Variance**

**File Number: D13-066-2020**

**Address: 809 Development Drive**

**Owner: Cliffside Holdings Inc.**

**Applicant: IBI Group (Mark Touw)**

The Report of the Commissioner of Community Services (COA-21-026) is attached.

Schedule Pages 181 – 204

Recommendation:

**That** minor variance application, File Number D13-066-2020, for the property located at 809 Development Drive to reduce the width of the parking aisle from 6.5 metres to 6.0 metres and reduce the overall combined dimension of the parking spaces and parking aisle from 18.5 metres to 16.4 metres in order to accommodate the parking for a stacked townhouse development, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-026.

**i) Application for: Minor Variance**

**File Number: D13-008-2021**

**Address: 867 Woodbine Road**

**Owner: Bryan Bach and Danielle Sanderson**

**Applicant: Bryan Bach**

The Report of the Commissioner of Community Services (COA-21-025) is attached.

Schedule Pages 205 – 231

Recommendation:

**That** minor variance application, File Number D13-008-2021, for the property located at 867 Woodbine Road to reduce the minimum side yard width to accommodate the construction of an attached garage on the West side of the existing single-family home, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-025.

**j) Application for: Minor Variance**

**File Number: D13-007-2021**

**Address: 1093 Midland Avenue (1105 and 1111 Midland Avenue)**

**Owner: Trivirtus Gp I Inc**

**Applicant: Sovereign Design & Management Services (Joe Widjaja)**

The Report of the Commissioner of Community Services (COA-21-030) is attached.

Schedule Pages 232 – 252

Recommendation:

**That** minor variance application, File Number D13-007-2021, for the property located at 1093 Midland Avenue (1105 and 1111 Midland Avenue) to reduce the minimum setback of a drive-through from a residential zone, reduce the minimum required number of parking spaces, reduce the minimum front yard setback for an automobile service station, and an increase to the maximum leasable gross floor area, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-030.

**9. Motions**

**10. Notices of Motion**

**11. Other Business**

**12. Correspondence**

**13. Date of Next Meeting**

The next meeting of the Committee of Adjustment is scheduled for May 17, 2021.

**14. Adjournment**