



**City of Kingston
Report to Committee of Adjustment
Report Number COA-21-034**

To: Chair and Members of the Committee of Adjustment
From: Phillip Prell, Planner
Date of Meeting: May 17, 2021
Application for: Minor Variance
File Number: D13-016-2021
Address: 1399 Swallowdale Court
Owners: David and Paula Le Sarge-Mayo
Applicant: David Le Sarge-Mayo

Council Strategic Plan Alignment:

Theme: __

Goal: See above

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 1399 Swallowdale Court. The applicant is proposing to build a shed on the property that is within approximately 2.3 metres (7.5 feet) from the exterior side lot line and build a gazebo that is approximately 3.6 metres (11.9 feet) from the exterior side lot line, where building and structures must be setback approximately 6.1 metres (20 feet) from the exterior side lot line. This necessitates a variance of approximately 3.8 metres (12.5 feet) for the shed and a variance of approximately 2.5 metres (8.1 feet) for the gazebo.

The requested minor variances are consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The requested minor variances are desirable for the appropriate development or use of the land, building or structure and are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

May 17, 2021

Page 2 of 13

Variance Number 1: Shed Distance to the Exterior Side Lot Line

By-Law Number 76-26: 5(1)(e)(iii)

Requirement: 20 feet (approximately 6.1 metres)

Proposed: 7.5 feet (approximately 2.3 metres)

Variance Requested: 12.5 feet (approximately 3.8 metres)

Variance Number 2: Gazebo Distance to the Exterior Side Lot Line

By-Law Number 76-26: 5(1)(e)(iii)

Requirement: 20 feet (approximately 6.1 metres)

Proposed: 11.9 feet (approximately 3.6 metres)

Variance Requested: 8.1 feet (approximately 2.5 metres)

Recommendation:

That minor variance application, File Number D13-016-2021, for the property located at 1399 Swallowdale Court, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-034.

May 17, 2021

Page 3 of 13

Authorizing Signatures:



Phillip Prell, Planner

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

Tim Park, Acting Director, Planning Services
James Bar, Acting Manager, Development Approvals

May 17, 2021

Page 4 of 13

Options/Discussion:

On March 17, 2021, a minor variance application was submitted by David Le Sarge-Mayo, on behalf of the owners, David and Paula Le Sarge-Mayo, with respect to the property located at 1399 Swallowdale Court. The variance is requested to permit a shed and gazebo to be approximately 2.3 metres (7.5 feet) and approximately 3.6 metres (11.9 feet) from the exterior side lot line respectively where all buildings and structures must be setback approximately 6.1 metres (20 feet) from the exterior side lot line.

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

- Site Plan (Exhibit G)
- Site Plan with Pool Shown (Exhibit H)
- Gazebo & Shed Renderings (Exhibit I)
- Fence Picture (Exhibit J)

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.

Site Characteristics

The subject property is located approximately 79 metres (259 feet) south of Cataraqi Woods Drive, and approximately 65 metres (213 feet) west of Holden Street. Furthermore, the property is located approximately 253 metres (830 feet) northwest of the Get Smart Storage self storage business, which has access from Princess Street. 1399 Swallowdale Court, built in 2019, is in a recently built-out subdivision constructed by the Tamarack Developments Corporation.

The subject property is designated Low Density Residential as listed in Schedule CW-1 in the Cataraqi West Secondary Plan within the Official Plan and zoned R2-42 in Zoning By-Law Number 76-26. The property abuts both Low Density Residential and R2-42 uses on all sides, specifically detached single family and row dwelling house uses.

Application

The review of an application for minor variances is not a simple mathematical calculation, but rather a detailed assessment of whether the variances requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

Provincial Policy Statement

In addition to the four tests of a minor variance detailed above, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (the PPS). The PPS provides

May 17, 2021

Page 5 of 13

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.

1) The general intent and purpose of the Official Plan are maintained

The subject property is designated Low Density Residential as listed in Schedule CW-1 in the Cataraqui West Secondary Plan within the City of Kingston's Official Plan.

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed development meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

The proposed development of a shed and gazebo within the exterior side yard setback area meets the intent of the Cataraqui West Secondary Plan, as this Plan is a high-level document and does not discuss accessory uses for those designated properties. Similarly, the Official Plan, generally, also discusses broader goals and aspirations for the municipality so accessory buildings/structures are usually administered at the zoning by-law level. However, land use compatibility, urban design and potential impacts on adjacent uses are relevant for this proposal. As the shed and gazebo are within the approximate 4.6 metre (15 foot) height limit for the zone and will be buffered by an approximate 2.1 metre (7 foot) privacy fence there should be no adverse impacts to adjacent properties while increasing the usability of 1399 Swallowdale Court for its residents (Exhibits I & J).

2. The proposed development will be compatible with surrounding uses, buildings or structures and development standards associated with adjacent properties, and if necessary, incorporate means of alleviating adverse effects on abutting land uses as recommended in Section 2.7 of this Plan;

The proposed accessory building and structure is a type of development common to low density residential areas. A major concern is the consistency of the urban design and how this could impact the perceived compatibility with surrounding buildings/structures along lots with exterior side yards. In this case, the principal building is already approximately 3.6 metres (11.9 feet) from the exterior lot line and, according to the minimum principal building exterior side yard regulations in the R2-42 zone, could legally build to 2.4 metres (approximately 7.9 feet) from the exterior lot line (Exhibit G). This has an impact on the exterior side yard streetscape. As a result, the perceived visual impact by placing the gazebo equidistant from the exterior side yard like the house and by having the shed be approximately 2.3 metres (7.5 feet) from the exterior side lot line is low, especially when the principal building is permitted to build up to 2.4 metres

May 17, 2021

Page 6 of 13

(approximately 7.9 feet) from the exterior side lot line (Exhibit G). Despite the shed further projecting into the exterior side yard, the potential disruption in the streetscape is mitigated by the addition of an approximately 2.1 metre (7-foot) privacy fence (Exhibit J). Since each owner has the ability to place a fence near their property line, so long as there are no site triangle concerns, future owners may also elect to put up a fence in a similar fashion, which could also create a new consistent streetscape along other exterior side yards.

Another concern are the potential impacts on those drivers along Termont Drive, who could be distracted by those buildings/structures along with their associated pedestrian activity being so close to the exterior side lot line. The proposed gazebo is equidistant from the exterior side lot line as the house and the shed is approximately 1.5 metres (5 feet) to the south of the southern wall of the house. These locations were chosen due to the plan for the rear yard which includes an inground pool and walkways (Exhibit H). In addition to this careful placement of these common residential features, an approximately 2.1 metre (7-foot) privacy fence will be along the entire rear yard of the property providing a consisting streetscape for those driving by the property and will cause little to no distractions.

Besides the distraction level of drivers, we must also assess how these structures impact adjacent residential uses. The gazebo and shed are proposed to be approximately 3.0 metres (10 feet) tall. Both building/structures will meet the rear yard setbacks and height requirements for the residential zone. As these features are common to low density residential neighbourhoods and meet the rear/interior side yard setback and height requirements they should cause negligible impacts to adjacent residential uses who can view these features from their upper floor windows. As the approximately 2.1 metre (7-foot) tall privacy fence will go around the entire property the gazebo and shed will barely be seen from neighbouring properties when viewed from ground level.

As these exterior side yard features are largely behind a fence, their heights and interior/rear yard setbacks are permitted in the zoning by-law, and are common built forms within a low density neighbourhood setting, these impacts are negligible and should be compatible with the surrounding residential uses and cause no adverse impacts

3. The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles or any other matter and means of improving such function including considerations for universal accessibility;

As the proposal focuses on accessory structures and buildings not attached to the driveway or intended for property access, the existing functionality of the property is unchanged.

4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a built heritage resource or is within a Heritage District;

May 17, 2021

Page 7 of 13

The property is not subject to Site Plan Control and is not located near/adjacent to any built heritage properties, nor is it within a Heritage District.

5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a heritage impact statement may be required to assist staff to determine if the resulting development is desirable;

The property is not designated under the *Ontario Heritage Act* nor is it adjacent to designated properties or Heritage Area features.

6. The resulting development has adequate municipal water and sewage services within the Urban Boundary, or is capable of providing individual on-site water and sewage services outside the Urban Boundary;

Despite the proposal being within the Urban Boundary, the proposal focuses on accessory uses that do not require municipal water or sewage servicing. The onsite service usage will remain the same.

7. Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed by a zoning amendment to the applicable zoning by-law;

The application and cumulative impact of the proposal does not warrant a zoning by-law amendment.

8. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance including any reasonable requirements, recommendations of City departments, or the submission of studies as listed in Section 9.12 of this Plan that may be required to properly evaluate the application;

The Committee of Adjustment may require additional conditions as it deems appropriate to the approval of the application. Recommended conditions are listed in "Exhibit A - Recommended Conditions", attached to this document. Conditions may be added, altered or removed at the Committee's discretion.

9. The degree to which such approval may set an undesirable precedent for the immediate area.

The approval of the requested variances will not set a precedent for the immediate area, as each minor variance is reviewed independently and judged on its own merits and metrics.

The proposal meets the intent of the Official Plan, as the proposed locations for the shed and gazebo and will not result in any negative impacts to adjacent properties or to the neighbourhood.

May 17, 2021

Page 8 of 13

2) The general intent and purpose of the zoning by-law are maintained

The subject property is zoned R2-42 in the City of Kingston Zoning By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended. The R2-42 zone permits the following residential uses: Detached single family, Semi-detached, Row, and Duplex dwelling houses. The R2-42 zone also permits two non-residential uses: home occupations and public uses.

The proposal requires two variances to Section 5(1)(e)(iii) which regulates Yards and Setbacks for Accessory Uses.

Variance Number 1: Shed Distance to the Exterior Side Lot Line**By-Law Number 76-26:** 5(1)(e)(iii)**Requirement:** 20 feet (approximately 6.1 metres)**Proposed:** 7.5 feet (approximately 2.3 metres)**Variance Requested:** 12.5 feet (approximately 3.8 metres)**Variance Number 2: Gazebo Distance to the Exterior Side Lot Line****By-Law Number 76-26:** 5(1)(e)(iii)**Requirement:** 20 feet (approximately 6.1 metres)**Proposed:** 11.9 feet (approximately 3.6 metres)**Variance Requested:** 8.1 feet (approximately 2.5 metres)

The purpose and intent of the yards and setback regulation for accessory detached buildings/structures and their distances from the exterior side lot line is to maintain a consistent streetscape for urban design purposes and to maintain safety.

A major concern is urban design consistency and how this variance could impact the perceived compatibility with surrounding buildings/structures along lots with exterior side yards. Typically, the front yard and the exterior side yard setbacks are similar, including those for accessory uses, to provide a consistent streetscape when turning onto a street or when driving/walking by multiple properties. In fact, the regulation being varied (section 5(1)(e)(iii)) references this front and exterior side yard relationship by noting that: no "accessory building[s] or structure[s] [shall] be closer than 20 feet to any street line deemed to be a Front Lot Line or Exterior Side Lot Line..." Despite this above example demonstrating the usual relationship between the front and exterior side yards, the principal building is already approximately 3.6 metres (11.9 feet) from the exterior lot line and, according to the minimum principal building exterior side yard regulations in the R2-42 zone, could legally build to 2.4 metres (approximately 7.9 feet), whereas a 4.5 metre (approximately 14.8 foot) front yard setback is required in the R2-42 zone. This is nearly a two to one discrepancy in minimum requirements. The typical relationship between front yard and exterior yard setbacks does not appear to be applicable to this property nor the nearby corner lot of 1400 Swallowdale Court also zoned R2-42 (Exhibits E & F). As a result, further reduction of the exterior side yard for accessory buildings will have limited design impacts.

May 17, 2021

Page 9 of 13

Since the existing principal building is 3.6 metres (11.9 feet) from the exterior property line, this already has an impact on the exterior side yard streetscape. As a result, the perceived visual impact of placing the gazebo equidistant from the exterior side yard like the house and by having the shed be approximately 2.3 metres (7.5 feet) from the exterior side lot line house is low, especially when the principal building is permitted to build up to 2.4 metres (approximately 7.9 feet) from the exterior side lot line (Exhibit G). When considering the existing principal building placement in relation to both newly proposed building/structure exterior side yard setback locations, the proposed locations of the building/structure is logical and will cause limited impacts to the streetscape. Despite the shed projecting further into the exterior side yard area of the principal building, the potential disruption in the streetscape is mitigated by the addition of an approximately 2.1 metre (7-foot) tall privacy fence. Since each owner has the ability to place a fence near their property line, so long as there are no site triangle concerns, future owners may also elect to put up a fence in a similar area, which could also create a consistent streetscape along other exterior side yards. Even if the fence is removed at a later date, the shed and gazebo placement is appropriate given the location of the principal building.

Safety is maintained by having a setback that does not provide distractions for drivers along the abutting street. The most important type of setback regulation are sight triangle regulations (see section 5(21)), which further regulates corner lots to not permit buildings/structure, or fences/trees that are more than approximately 1.1 metres (3.5 feet) in height at the intersection of two streets, i.e. the exterior side yard and the front yard. A focus for both the site triangle and accessory building/structure exterior side yard setback regulations is to not cause any visual blockages or distractions to drivers who must make quick decisions. In this case, since the applicant is proposing a reasonable setback when considering the existing permissions for the principal dwelling, is not placing these buildings/structures into a sight triangle, and is proposing an approximately 2.1 metre (7 foot) tall fence along Termont Drive, these decisions and factors will provide a consistent streetscape that will not provide additional distractions. This mitigation measure along with other existing factors should maintain the safety of those driving along Termont Drive.

The variances maintain the general intent and purpose of the Zoning By-Law.

3) The variance is minor in nature

The variances are considered minor as sheds and gazebos are common features in a residential neighbourhood, proposed changes will not significantly impact the streetscape or cause safety concerns due to the building/structure placement in relation to the principal building, and potential adverse impacts are controlled due to the addition of the approximately 2.1 metre (7 foot) tall fence. In addition, all other aspects of the proposal are zone compliant.

The proposed gazebo is equidistant from the exterior side lot line as the principal dwelling, and the shed is approximately 1.5 metres (5 feet) to the south of the southern wall of the house. When considering the impacts on the streetscape already done by the location of the existing principal building, the newly proposed building/structure exterior side yard

May 17, 2021

Page 10 of 13

setback locations are logical and will cause limited impacts to the streetscape or safety concerns, especially when considering the limited location alternatives for both features due to the addition of a rear yard pool (Exhibit H). Any potential negative effects of permitting buildings/structures within the approximately 6.1 metre (20 foot) setback area are also alleviated by the proposed approximately 2.1 metre (7 foot) tall fence (Exhibit J). This fence will maintain visual continuity for drivers and mitigate potential distractions.

In addition, the shed and gazebo (together) do not exceed the 10 percent lot area regulation, both do not exceed the approximate 4.6 metre (15 foot) height requirement, are not closer than approximately 1.2 metres (4 feet) to the interior property line, are not closer than approximately 1.2 metres (4 feet) to the rear lot line, are not closer than approximately 1.2 metres (4 feet) to the main building or are within approximately 6.1 metres (20 feet) of the front lot line. The only unfulfilled regulation is the approximately 6.1 metre (20 foot) exterior side lot line setback regulation, the subject of this variance (Exhibits G & I).

The variances are minor in nature.

4) The variance is desirable for the appropriate development or use of the land, building or structure

These variances are desirable and appropriate uses of land as both the gazebo and shed are common and sometimes necessary for residential uses, such as the subject detached single-family dwelling house, to function as desired. Both features are permitted elsewhere on the property, but the applicant has proposed these both the gazebo and shed further south near the exterior side lot line as a proposed inground pool must also meet setback requirements (Exhibit H). The placement of the pool further north away from the exterior side lot line is a suitable placement for other safety/privacy reasons, such that it makes logical sense to have the gazebo and shed closer to the exterior lot line instead of the pool. When considering the impacts on the streetscape already done by the placement of the existing principal building and its ability to be even closer to the exterior lot line, the newly proposed building/structure exterior side yard setback location is logical and will cause limited impacts to the streetscape or safety concerns, even if the fence is removed. As the fence will be in place to mitigate visual disruption for those walking and driving alike, the proposed location of the gazebo and shed are appropriately chosen given the vision for the backyard for 1399 Swallowdale Court (Exhibits H, I, & J).

The variances are desirable and appropriate use of the land.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <input type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input 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 type="checkbox"/> Canadian National Railways |

May 17, 2021

Page 11 of 13

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input checked="" type="checkbox"/> Heritage (Planning Services) |
| <input type="checkbox"/> Housing | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input checked="" type="checkbox"/> Municipal Drainage | <input type="checkbox"/> Parks of the St. Lawrence |
| <input type="checkbox"/> CRCA | <input type="checkbox"/> KFL&A Health Unit | <input type="checkbox"/> Trans Northern Pipelines |
| <input type="checkbox"/> Parks Canada | <input type="checkbox"/> Eastern Ontario Power | <input type="checkbox"/> CFB Kingston |
| <input type="checkbox"/> Hydro One | <input type="checkbox"/> Enbridge Pipelines | <input type="checkbox"/> TransCanada Pipelines |
| <input 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, April 14th, 2021, no comments were received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

Previous or Concurrent Applications

There are no concurrent or relevant historic planning applications on the subject property.

Conclusion

The requested variances maintain the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variances are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will be recommended.

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

May 17, 2021

Page 12 of 13

Municipal

City of Kingston Official Plan

Zoning By-Law Number 76-26

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on May 17, 2021. Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 68 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was 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:

James Bar, Acting Manager, Development Approvals, 613-546-4291 extension 3213

Phillip Prell, Planner, 613-546-4291 extension 3219

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Recommended Conditions
- Exhibit B Key Map
- Exhibit C Public Notification Map
- Exhibit D Official Plan Map
- Exhibit E Zoning By-Law Number 76-26, Map 3

May 17, 2021

Page 13 of 13

- Exhibit F Neighbourhood Context Map (2020)
- Exhibit G Site Plan
- Exhibit H Site Plan with Pool Shown
- Exhibit I Gazebo & Shed Rendering
- Exhibit J Fence Picture

Recommended Conditions

Application for minor variance, File Number D13-016-2021

Approval of the foregoing application shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the 10-foot-tall gazebo that is 11.9 feet away from the exterior side lot line and the 10-foot-tall shed that is 7.5 feet from the exterior side lot line as shown on the approved drawings attached to the Notice of Decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage, and that the building site is suitably graded so that water will not accumulate at or near the building while also not adversely affecting adjacent properties.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132) and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries at the Ministry of Government and Consumer Services (416-212-7499),

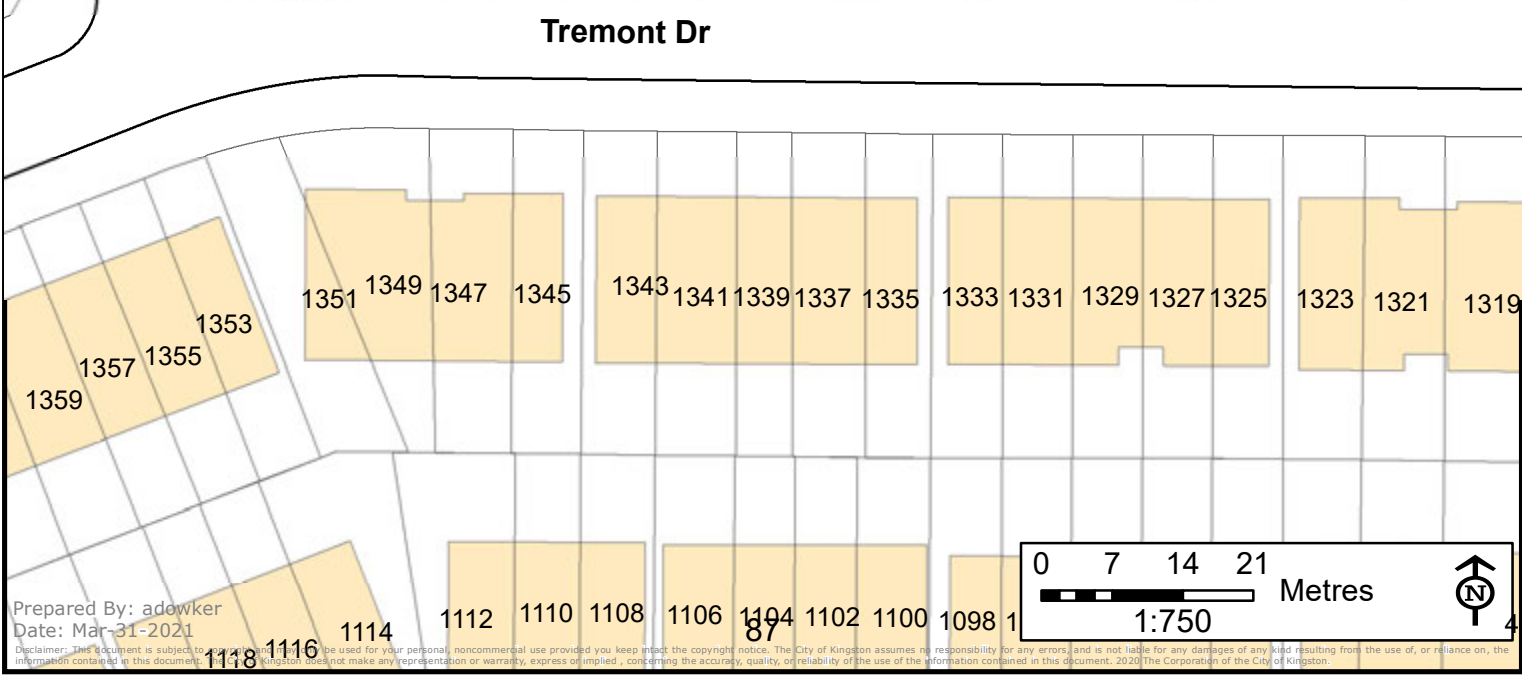
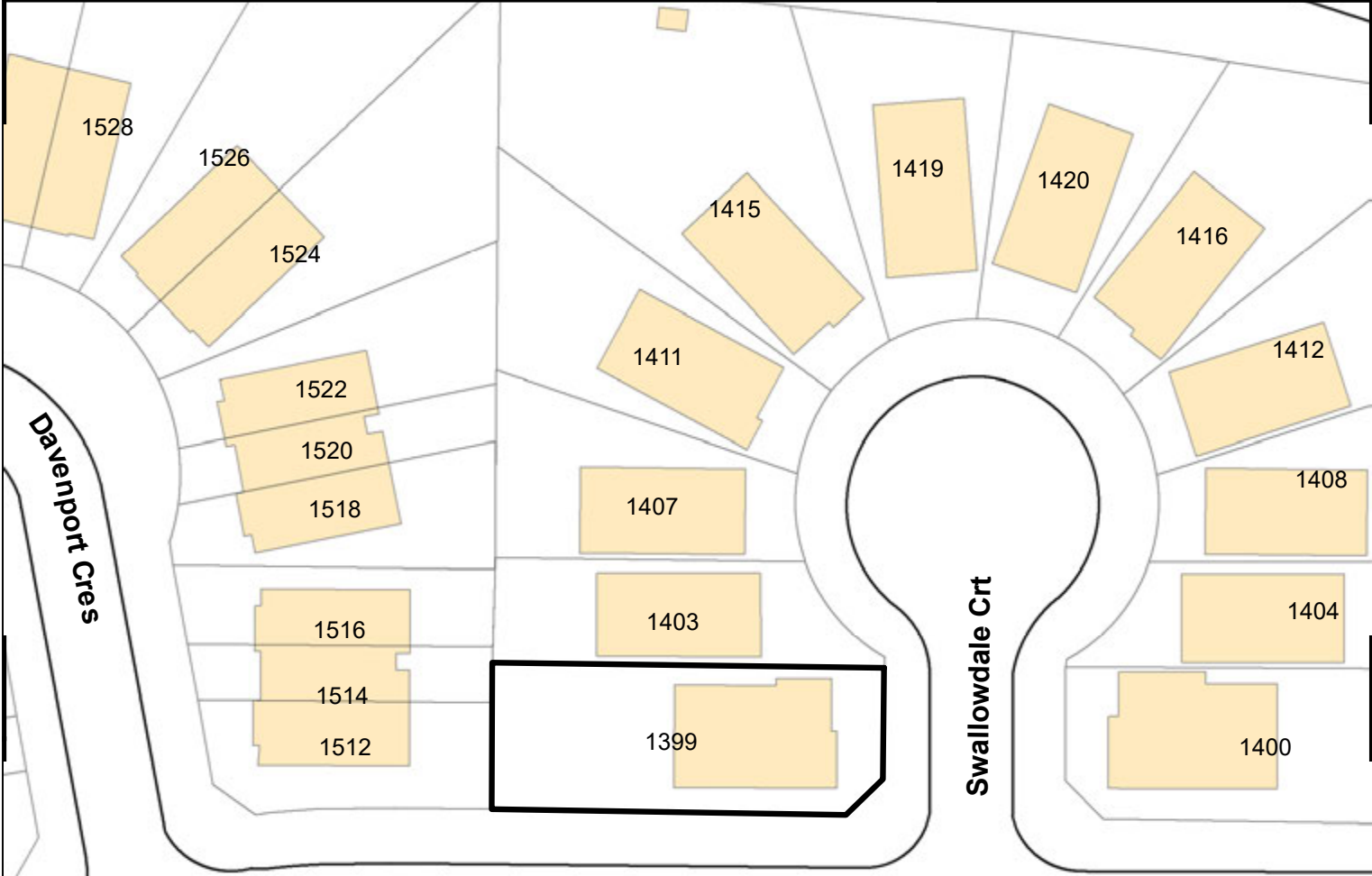
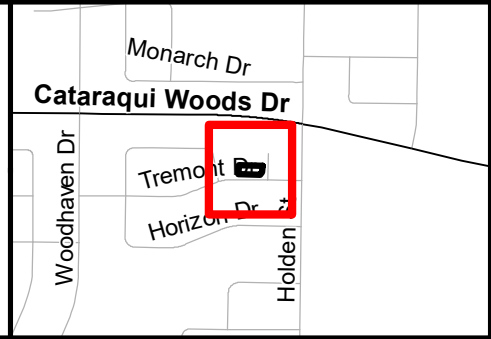
the Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



Committee of Adjustment Key Map

Address: 1399 Swallowdale Court
File Number: D13-016-2021

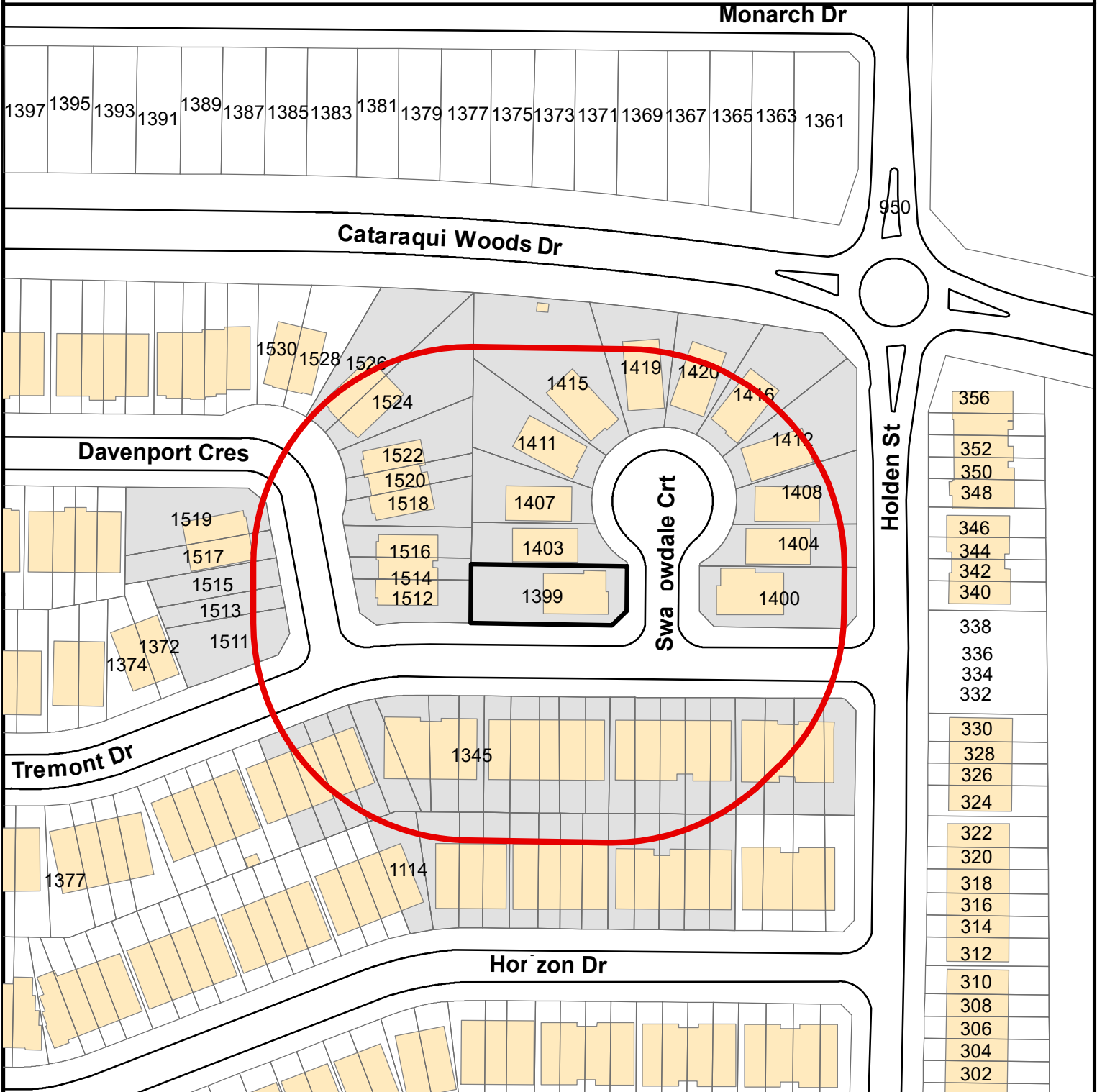
Lands Subject to Minor Variance



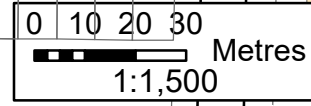


Committee of Adjustment
Public Notice Notification Map
Address: 1399 Swallowdale Court
File Number: D13-016-2021

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- 59 Properties in Receipt of Notice (MPAC)



Prepared By: [Name]
Date: Mar 31 2021

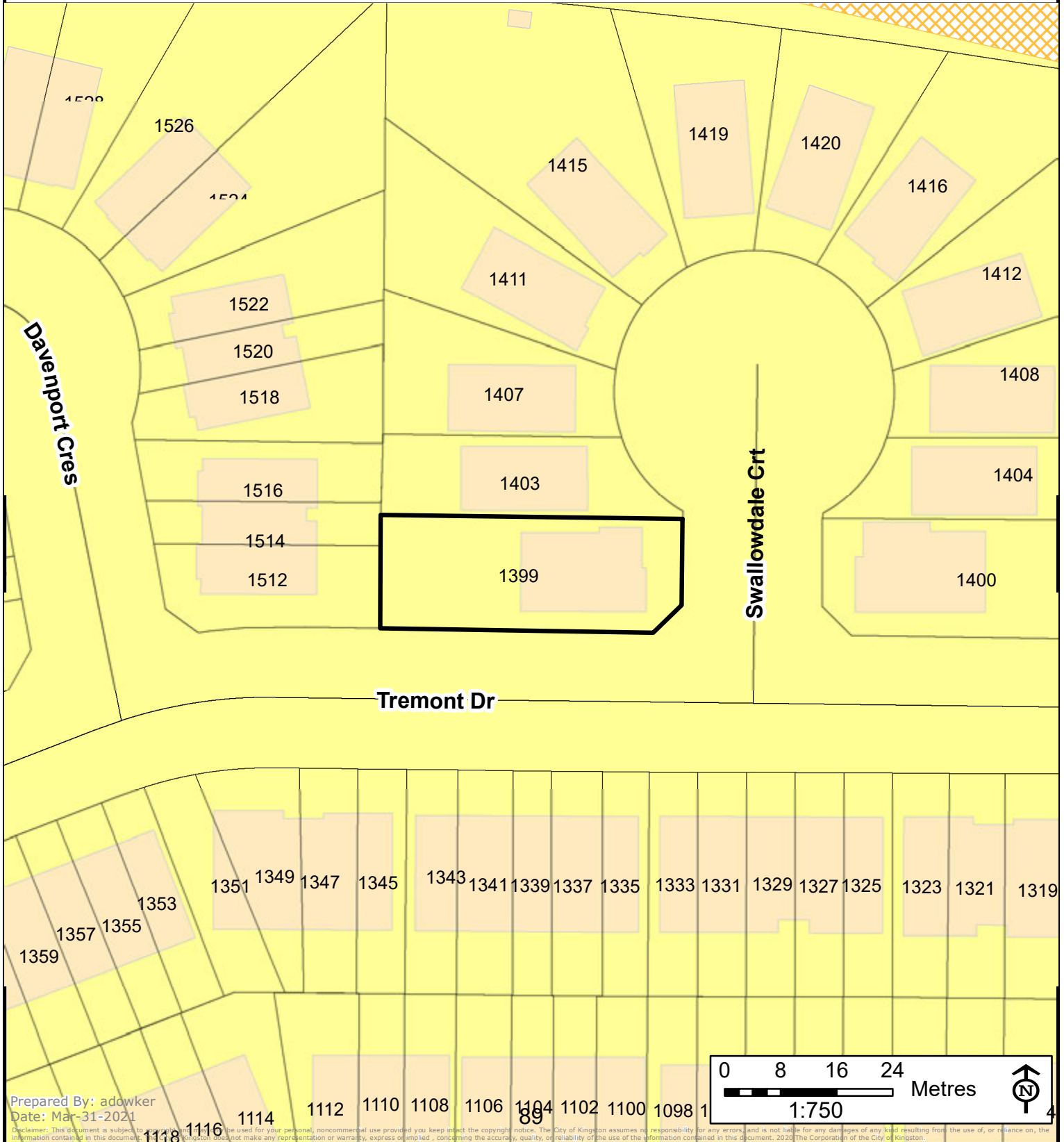


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Committee of Adjustment
Official Plan, Existing Land Use
Address: 1399 Swallowdale Court
File Number: D13-016-2021

- Subject Lands
- SECONDARY PLAN AREA
Catarauqui West Secondary Plan
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL





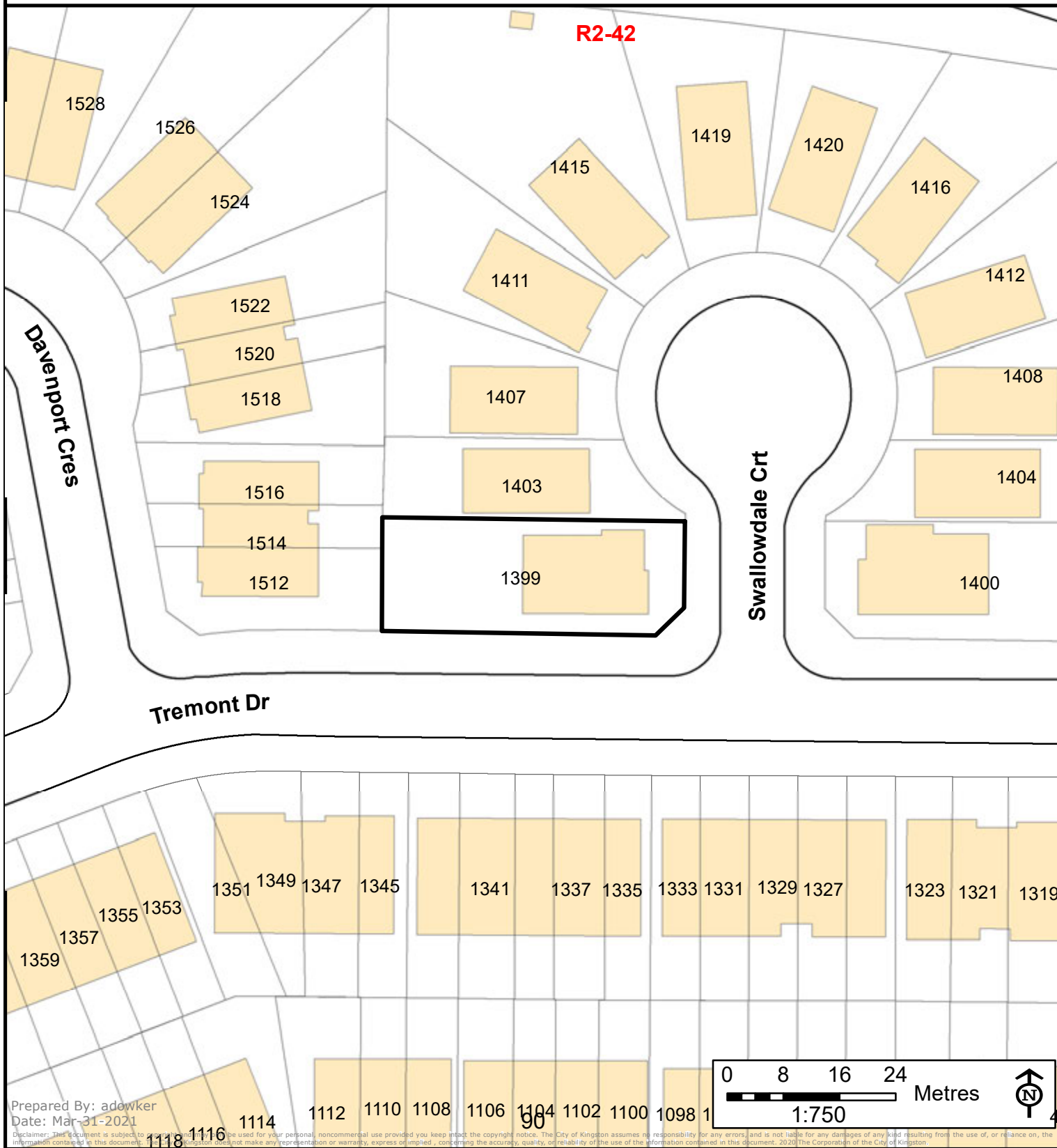


Planning Services

Committee of Adjustment Existing Zoning - By-law 76-26, Map 3

Address: 1399 Swallowdale Court
File Number: D13-016-2021

-  Subject Lands
-  Consolidated Zoning





Committee of Adjustment
Neighbourhood Context (2020)
Address: 1399 Swallowdale Court
File Number: D13-016-2021

- Subject Lands
- Property Boundaries
- Proposed Parcels



