



**City of Kingston
Committee of Adjustment
Meeting Number 2021-07
Agenda**

**Monday, June 21, 2021 at 5:30 p.m.
In a virtual, electronic format**

Please provide regrets to Elizabeth Fawcett, Committee Clerk at 613-546-4291, extension 1219 or 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 2021-06 held on Monday, May 17, 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: D13-004-2021

Address: 1295 Centennial Drive

Owner: Frulact Canada Inc.

Applicant: Mallot Creek Group Inc.

The Report of the Commissioner of Community Services (COA-21-052) is attached.

Schedule Pages 1 – 17

Recommendation:

That minor variance application, File Number D13-004-2021, for the property located at 1295 Centennial Drive to reduce the off-street parking requirement for the existing food processing facility with approximately 5,317 square metres of gross floor area plus a proposed additional gross floor area of approximately 3,712.39 square metres, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-052.

b) Application for: Minor Variance

File Number: D13-026-2021

Address: 233 Colborne Street

Owner: ELM Towns GP INC

Applicant: Peter Sauerbrei

The Report of the Commissioner of Community Services (COA-21-051) is attached.

Schedule Pages 18 – 36

Recommendation:

That minor variance application, File Number D13-026-2021, for the property located at 233 Colborne Street seeking relief from the minimum setback from rear lot line, in order to legalize a 390 square metres 16-unit residential townhouse building, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-051.

- c) Application for: Permission**
File Number: D13-031-2021
Address: 124 Centre Street
Owner: Congregation of Beth Israel
Applicant: Michael Springer

The Report of the Commissioner of Community Services (COA-21-049) is attached.

Schedule Pages 37 – 55

Recommendation:

That the application for permission, File Number D13-031-2021, for the property located at 124 Centre Street to reconfigure a legal non-conforming use, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-049.

- d) Application for: Consent (new lot) and Minor Variance**
File Number: D10-043-2020 and D13-046-2020
Address: 2355 Horning Road
Owner: Jennifer and Owen Jones
Applicant: Owen Jones

The Report of the Commissioner of Community Services (COA-21-044) is attached.

Schedule Pages 56 – 83

Recommendation:

That minor variance application, File Number D13-046-2020 for the property located at 2355 Horning Road to reduce the minimum lot frontage requirement from 100 metres to 80 metres to recognize the retained lot subject to consent application, File Number D10-043-2020, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-21-044; and

That consent application, File Number D10-043-2020, to sever a 1.6 hectare parcel of land with approximately 110 metres of road frontage on Horning Road which will maintain the existing single detached dwelling and detached garage, and retain a 8.6 hectare parcel of undeveloped land with approximately 80 metres of road frontage on Horning Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-21-044.

e) Application for: Minor Variance

File Number: D13-012-2021

Address: 85 Connaught Street

Owner: Vincenzo and Janina Braccioldieta

Applicant: Mac Gervan

The Report of the Commissioner of Community Services (COA-21-050) is attached.

Schedule Pages 84 – 104

Recommendation:

That minor variance application, File Number D13-012-2021, for the property located at 85 Connaught Street to vary the provisions regarding the minimum front yard and minimum aggregate side yard setback in order to permit a two storey addition with a porch on the front of the dwelling and an addition to the front of the garage, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-050.

- f) Application for: Permission**
File Number: D13-024-2021
Address: 137 Resource Road
Owner: City of Kingston
Applicant: UTAH Holdings Inc.

The Report of the Commissioner of Community Services (COA-21-048) is attached.

Schedule Pages 105 – 131

Recommendation:

That the application for permission, File Number D13-024-2021, for the property located at 137 Resource Road to clarify the definition of ‘Professional Office’, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-048.

- g) Application for: Permission**
File Number: D13-025-2021
Address: 73 Gore Street
Owner: Mac Graydon and Stacy Ridi
Applicant: Mac Gervan – Gervan & Associates

The Report of the Commissioner of Community Services (COA-21-046) is attached.

Schedule Pages 132 – 161

Recommendation:

That the application for permission, File Number D13-025-2021, for the property located at 73 Gore Street to construct a two-storey rear addition, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-046.

- h) Application for: Minor Variance**
 - File Number: D13-028-2021**
 - Address: 11 The Point Road**
 - Owner: Ruth Bailey and John Dorland**
 - Applicant: Ruth Bailey**

The Report of the Commissioner of Community Services (COA-21-047) is attached.

Schedule Pages 162 – 192

Recommendation:

That minor variance application, File Number D13-028-2021, for the property located at 11 The Point Road to reduce the minimum setback from a right-of-way and to increase the maximum permitted height of an accessory building, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-047.

- 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 Monday, July 19, 2021.

- 14. Adjournment**