



**City of Kingston  
Committee of Adjustment  
Meeting Number 2021-11  
Agenda**

**Monday, October 18, 2021 at 5:30 p.m.  
In a virtual, electronic format**

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Please provide regrets to Derek Ochej, Committee Clerk at 613-546-4291, extension 1252 or [dochej@cityofkingston.ca](mailto:dochej@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 2021-10 held on September 20, 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 and Consent**

**File Number: D10-049-2020 & D13-052-2021**

**Address: 3224 Creekford Road**

**Owner: Gordon Lansdown and Paula Bishop-Lansdown**

**Applicant: Robert Allen**

The Report of the Commissioner of Community Services (COA-21-073) is attached.

Schedule Pages 1 – 28

Recommendation:

**That** minor variance application, File Number D13-052-2021 for the property located at 3224 Creekford Road to reduce the lot frontage measurement requirement for the retained lands, be approved subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-21-073; and

**That** consent application, File Number D10-049-2020, to sever off a 1.02-hectare parcel of land located at 3224 Creekford Road which will have approximately 61 metres of lot frontage along Creekford Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-21-073.

**b) Application for: Minor Variance**

**File Number: D13-053-2021**

**Address: 184 Bagot Street**

**Owner: Mark Dinelle**

**Applicant: Mark Dinelle and Boulevard Group**

The Report of the Commissioner of Community Services (COA-21-074) is attached.

Schedule Pages 29 – 56

Recommendation:

**That** minor variance application, File Number D13-053-2021, for the property located at 184 Bagot Street to increase exterior wall height of the new dwelling, reduce the length of parking stalls, and decrease the minimum landscaped open space for the development of a single unit residence on the property be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-074.

**c) Application for: Minor Variance**

**File Number: D13-050-2021**

**Address: 2649 6<sup>th</sup> Concession Road**

**Owner: Tom and Ashlee Poffley**

**Applicant: Tom Poffley**

The Report of the Commissioner of Community Services (COA-21-072) is attached.

Schedule Pages 57 – 75

Recommendation:

**That** minor variance application, File Number D13-050-2021, for the property located at 2649 6th Concession Road seeking relief from the interior yard width and rear yard depth setback, in order to permit the construction of 52.03 square metres rear yard 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-21-072.

**d) Application for: Minor Variance**

**File Number: D13-054-2021**

**Address: 39 Hampstead Heath**

**Owner: Celina Christine Dos Santos and Lucas David King**

**Applicant: Paul Purves, NCP Homes Ltd.**

The Report of the Commissioner of Community Services (COA-21-069) is attached.

Schedule Pages 76 – 99

Recommendation:

**That** minor variance application, File Number D13-054-2021, for the property located at 39 Hampstead Heath to reduce the minimum front yard setback requirement to construct an attached garage at grade level and a partial second storey on the existing single detached dwelling, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-069.

**e) Application for: Minor Variance**

**File Number: D13-051-2021**

**Address: 1079 Finch Street**

**Owner: Crystal Burgess and Antonio Silva**

**Applicant: Tony Silva**

The Report of the Commissioner of Community Services (COA-21-071) is attached.

Schedule Pages 100 – 120

Recommendation:

**That** minor variance application, File Number D13-051-2021, for the property located at 1079 Finch Street to increase the maximum permitted area of a deck above 1.2 metres from 30 to 90 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-21-071.

**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 on Monday, November 15, 2021 at 5:30 p.m.

**14. Adjournment**