



**City of Kingston
Committee of Adjustment
Meeting Number 01-2022
Agenda**

**Monday, December 13, 2021 at 5:30 p.m.
In a virtual, electronic format**

Please provide regrets to Derek Ochej, Committee Clerk at 613-546-4291, extension 1252 or dochej@cityofkingston.ca

Committee Composition

Paul Babin
Vincent Cinanni
Blaine Fudge
Greg Lightfoot
Somnath Sinha
Peter Skebo
Jordan Tekenos-Levy

- 1. Election of Officers**
- 2. Meeting to Order**
- 3. Approval of the Agenda**
- 4. Confirmation of Minutes**
 - a) That the minutes of Committee of Adjustment Meeting Number 2021-12 held on Monday November 15, 2021 be approved.
- 5. Disclosure of Pecuniary Interest**
- 6. Delegations**

7. Request for Deferral

8. Returning Deferral Items

9. Business

a) Application for: Consent

File Number: D10-027-2021 & D10-033-2021

Address: 1264 Britt Street and 716 Glen Cove Street

Owner: Marc Labrie and Sonja Van de Ven

Applicant: Marc Labrie

The Report of the Commissioner of Community Services (COA-22-004) is attached.

Schedule Pages 1 – 27

Recommendation:

That consent application, File Number D10-027-2021, to sever a 613 square metres parcel of land with an approximately 12 metre of road frontage on Britt Street, be provisionally approved subject to the conditions included in Exhibit A (Recommended Conditions, D10-027-2021) to Report Number COA-22-004.

That consent application, File Number D10-033-2021, to sever a 334 square metres parcel of land with an approximately 9 metre of road frontage on Britt Street and have it merged on title with the severed parcel from the associated consent application, File Number D10-027-2021, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions, D10-033-2021) to Report Number COA-22-004.

b) Application for: Minor Variance

File Number: D13-064-2021

Address: 1451 Westbrook Road

Owner: Michael Deano

Applicant: Rod Stokes Consulting Inc.

The Report of the Commissioner of Community Services (COA-22-005) is attached.

Schedule Pages 28 – 46

Recommendation:

That minor variance application, File Number D13-064-2021, for the property located at 1451 Westbrook Road to increase the maximum height from 15 feet to 20 feet, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-005.

c) Application for: Minor Variance

File Number: D13-065-2021

Address: 39 Rudd Avenue

Owner: Ronald Voskamp and Annemieke Voskamp

Applicant: Ronald Voskamp

The Report of the Commissioner of Community Services (COA-22-006) is attached.

Schedule Pages 47 – 69

Recommendation:

That minor variance application, File Number D13-065-2021, for the property located at 39 Rudd Avenue to reduce the interior side yard width to 0.84 metres to expand an existing attached private garage, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-006.

d) Application for: Minor Variance

File Number: D13-061-2021

Address: 849 Roshan Drive

Owner: John David Robinson and Patricia Robinson

Applicant: John David Robinson

The Report of the Commissioner of Community Services (COA-22-010) is attached.

Schedule Pages 70 – 91

Recommendation:

That minor variance application, File Number D13-061-2021, for the property located at 849 Roshan Drive seeking relief from the maximum area, in order to permit the construction of a 44.74 square metre elevated rear yard deck, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-010.

e) Application for: Minor Variance

File Number: D13-006-2021

Address: 464 Barrie Street

Owner: Dr. Aaron McGregor and Tara McGregor

Applicant: Dr. Aaron McGregor

The Report of the Commissioner of Community Services (COA-22-007) is attached.

Schedule Pages 92 – 121

Recommendation:

That minor variance application, File Number D13-006-2021, for the property located at 464 Barrie Street to permit a two and a half storey, single family dwelling containing a total of three (3) bedrooms, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-007.

f) Application for: Minor Variance

File Number: D13-060-2021

Address: 140 Collingwood Street

Owner: David Ross Drummond and Arletta Ruth Ranson

Applicant: Joe Ruffalo, KB Homes

The Report of the Commissioner of Community Services (COA-22-008) is attached.

Schedule Pages 122 – 143

Recommendation:

That minor variance application, File Number D13-060-2021, for the property located at 140 Collingwood Street to increase the maximum building depth requirement in the 'A' Zone in Zoning By-Law Number 8499, to permit the construction of a 21 square metre, four-season room at the rear of the existing one storey dwelling, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-008.

g) Application for: Minor Variance

File Number: D13-068-2021

Address: 950 Centennial Drive

Owner: Princess Street Facility Inc.

Applicant: Fotenn Consultants Inc.

The Report of the Commissioner of Community Services (COA-22-009) is attached.

Schedule Pages 144 – 164

Recommendation:

That minor variance application, File Number D13-068-2021, for the property located at 950 Centennial Drive to vary the minimum rear yard and minimum privacy yard to the ground floor habitable windows of two ground floor units, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-009.

h) Application for: Minor Variance

File Number: D13-066-2021

Address: 853 Development Drive

Owner: Anu & Frank Bresnai

Applicant: Shivani Khapare

The Report of the Commissioner of Community Services (COA-22-012) is attached.

Schedule Pages 165 – 185

Recommendation:

That minor variance application, File Number D13-066-2021, for the property located at 853 Development Drive seeking relief from the minimum setback from rear lot line, in order to permit the construction of a 13.94 square metre, one storey, three season enclosed sunroom within the side yard be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-022-012.

i) Application for: Permission

File Number: D13-055-2021

Address: 3441 Princess Street

Owner: 1034246 Ontario Ltd

Applicant: Jagdeep Walia

The Report of the Commissioner of Community Services (COA-22-003) is attached.

Schedule Pages 186 – 216

Recommendation:

That the application for permission, File Number D13-055-2021, for the property located at 3441 Princess Street to convert the existing trucking facility/office to a

fully professional office use and to establish a new driveway and parking area off Princess Street, be approved; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-003.

j) Application for: Consent

File Number: D10-034-2021

Address: 3028 Princess Street

Owner: Vishal Valsadia

Applicant: FOTENN Consultants Inc.

The Report of the Commissioner of Community Services (COA-22-013) is attached.

Schedule Pages 217 – 241

Recommendation:

That consent application, File Number D10-034-2021, to sever a 525.1 square metre lot from the existing 3,946.3 square metre lot, be provisionally approved subject to the conditions included in Exhibit A (Recommended Conditions) to Report Number COA-22-013.

10. Motions

11. Notices of Motion

12. Other Business

13. Correspondence

14. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled on Monday, January 17, 2022 at 5:30 p.m.

15. Adjournment