



**City of Kingston  
Committee of Adjustment  
Meeting Number 11-2022  
Agenda**

**Monday, October 17, 2022 at 5:30 p.m.  
Hosted at City Hall in Council Chamber**

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Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or [isullivan@cityofkingston.ca](mailto:isullivan@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 10-2022 held on Monday September 19, 2022 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: D13-053-2022**

**Address: 886 Rowantree Crescent**

**Owner: Ronika and Sohail Umar-Khitab**

**Applicant: Sohail Umar-Khitab**

The Report of the Commissioner of Community Services (COA-22-074) is attached.

Schedule Pages 1 – 25

Recommendation:

**That** minor variance application, File Number D13-053-2022, for the property located at 886 Rowantree Crescent to increase the maximum area for a deck which is greater than 1.2 metres in height from finished grade in the Kingston Zoning By-Law Number 2022-62, to construct a 44.6 square metre deck at the rear of the dwelling and a 9.3 square metre deck pan above the basement entrance for a total deck area of 53.9 square metres, be approved, as described below:

**Variance 1:**

By-Law Number 2022-62: Section 4.20.4.1 Maximum Area of a Deck more than 1.2 metres in Height Above Finished Grade Level

- Requirement: 30 square metres
- Proposed: 53.9 square metres
- Variance Requested: 23.9 square metres

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-074.

**b) Application for: Minor Variance**

**File Number: D13-052-2022**

**Address: 813 Victoria Street**

**Owner: James Bridges**

**Applicant: John Wright, IR Contracts**

The Report of the Commissioner of Community Services (COA-22-068) is attached.

Schedule Pages 26 – 43

Recommendation:

**That** minor variance application, File Number D13-052-2022, for the property located at 813 Victoria Street to replace an existing garage with a new 79.8 square metre accessory building which includes a new garage with a rooftop amenity space, and a personal gym, be approved, as described below:

**Variance 1**

By-Law Number 2022-62: Section 4.1.2.3 Maximum Height for an Accessory Structure

- Requirement: 4.6 metres
- Proposed: 4.9 metres
- Variance Requested: 0.3 metres

**Variance 2**

By-Law Number 2022-62: Section 4.1.2.2 Maximum Lot Coverage for Accessory Structures

- Requirement: 10% of lot size, 40.5 square metres
- Proposed: 19.7% of lot size, 79.8 square metres
- Variance Requested: 9.7% of lot size, 39.8 square metres

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-068.

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

**File Number: D13-056-2022 and D10-022-2022**

**Address: 3 Karlee Court**

**Owner: Pedro Martins**

**Applicant: Pedro Martins**

The Report of the Commissioner of Community Services (COA-22-072) is attached.

Schedule Pages 44 – 68

Recommendation:

**That** minor variance application, File Number D13-056-2022 for the property located at 3 Karlee Court to reduce the minimum lot frontage, minimum lot area, and minimum side yard setback provisions for a corner lot, be approved, as described below:

**Variance 1**

By-Law Number 2022-62: Section 20.1.1, Legacy Exceptions Subsection L460 (b) (iii)

- Requirement: 7.5 metres
- Proposed: 6.45 metres
- Variance Requested: 1.05 metres

**Variance 2**

By-Law Number 2022-62: Section 20.1.1, Legacy Exceptions Subsection L460 (a) – Minimum Lot Area

- Requirement: 230 square metres per dwelling unit
- Proposed: 206.1 square metres
- Variance Requested: 23.9 square metres

**Variance 3**

By-Law Number 2022-62: Section 20.1.1, Legacy Exceptions Subsection L460 (f) (vi) Minimum Side Yard (Corner lot)

- Requirement: 7.5 metres
- Proposed: 6.0 metres
- Variance Requested: 1.5 metres

**That** approval of the Minor Variance be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-22-072; and,

**That** consent application, File Number D10-022-2022, to sever a lot with 206.1 square metres of land with 6.45 metres of lot frontage on Karlee Court, be **provisionally approved** subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-22-072.

**d) Application for: Minor Variance**

**File Number: D13-054-2022**

**Address: 2 Rudd Avenue**

**Owner: Christopher Lutes and Jessica Brooks**

**Applicant: Christopher Lutes and Jessica Brooks**

The Report of the Commissioner of Community Services (COA-22-069) is attached.

Schedule Pages 68 – 91

Recommendation:

**That** minor variance application, File Number D13-054-2022, for the property located at 2 Rudd Avenue to construct an attached garage onto the existing single-family dwelling, be approved, as described below:

**Variance 1**

By-Law Number 2022-62: Table 8.4.1, Zoning Provision 5 Minimum Rear Setback

- Requirement: 7.5 metres
- Proposed: 3.77 metres
- Variance Requested: 3.73 metres

## **Variance 2**

By-Law Number 2022-62: Table 8.4.1, Zoning Provision 6 Minimum Exterior Setback

- Requirement: 6.1 metres
- Proposed: 1.5 metres
- Variance Requested: 4.6 metres

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-069.

### **e) Application for: Minor Variance**

**File Number: D13-050-2022**

**Address: 720 Princess Street**

**Owner: 1880551 Ontario Limited**

**Applicant: Brennan Property Investments and Fotenn Consultants**

The Report of the Commissioner of Community Services (COA-22-070) is attached.

Schedule Pages 92 – 113

Recommendation:

**That** minor variance application, File Number D13-050-2022, for the property located at 720 Princess Street to reduce the minimum number of required parking spaces from 0.5 parking spaces per dwelling unit to 0.31 parking spaces per dwelling unit, be approved, as described below:

## **Variance 1**

By-Law Number 2022-62: 20.1.1.L385(f)(i)(1) Required Parking Spaces

- Requirement: Residential: 0.5 parking spaces per dwelling unit
- Proposed: Residential: 0.31 parking spaces per dwelling unit
- Variance Requested: 0.19 parking spaces per dwelling unit

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-22-070.

**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 21, 2022 at 5:30 p.m.

**14. Adjournment**