



**City of Kingston
Report to Committee of Adjustment
Report Number COA-24-010**

To: Chair and Members of the Committee of Adjustment
From: Penelope Horn, Planner
Date of Meeting: December 11, 2023
Application for: Minor Variance and Consent
File Numbers: D10-041-2023 & D13-062-2023
Address: 242 Alfred Street
District: District 9 – Williamsville
Owner: David Hamilton
Applicant: Fotenn Planning

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.2 Promote increase in purpose-built rental housing.

Executive Summary:

This report provides a recommendation to the Committee of Adjustment regarding applications for minor variance and consent submitted by Fotenn Planning on behalf of the owner, David Hamilton, for the property located at 242 Alfred Street and 248-250 Alfred Street.

The purpose of the consent application (File Number D10-041-2023) is to sever 242 Alfred Street from 248-250 Alfred Street, which were inadvertently merged on title. The subject properties functioned as two separate properties prior to the unintentional merger and the proposed consent would allow for 242 Alfred Street and 248-250 Alfred Street to become separately conveyable lots. The proposed consent will modify the previous lot boundaries, which will improve the functionality of the proposed severed parcel and bring the lot closer to zone compliance. The proposed retained lot, 242 Alfred Street, currently contains a one-half of a semi-detached dwelling. If approved, 242 Alfred Street would have a lot area of approximately

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446 square metres and a lot frontage of approximately 8.4 metres. The proposed retained parcel at 248-250 Alfred Street, contains a semi-detached dwelling with an approximate lot area of 909 square metres and approximately 18 metres of lot frontage.

The minor variance application (File Number D13-062-2023) is requested to address the deficiencies that will be created by the proposed consent. Minor variances are requested for the frontage, interior setbacks, and driveway width on the proposed severed property.

The requested minor variance and consent applications are consistent with the Provincial Policy Statement and conform with the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The requested minor variance(s) are desirable for the appropriate development or use of the land, building or structure and are minor in nature. The proposed minor variance application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval. The requested consent application has regard to the matters set out in subsection 51(24) of the *Planning Act* and a plan of subdivision is not necessary for the proper and orderly development of the property, as such, is recommended for provisional approval.

Recommendation:

That minor variance application, File Number D13-062-2023 for the property located at 242 Alfred Street to provide relief for lot frontage, driveway width, interior setback, and interior setback of a porch on the severed lot, be approved, as described below:

Severed Lot:**Variance Number 1:**

By-Law Number: 2022-62: Table 11.6.1.(2): Minimum Lot Frontage

Requirement: 10 metres

Proposed: 8.4 metres

Variance Requested: 1.6 metres

Variance Number 2:

By-Law Number: 2022-62: Table 7.4.1.: Minimum Driveway Width

Requirement: 3 metres

Proposed: 2.5 metres

Variance Requested: 0.5 metres

Variance Number 3:

By-law Number: 2022-62: 11.6.2.1 a) Where a common party wall is located along a lot line, the minimum interior setback is 0 metres along the lot with the common party wall and 3.0 metres from the other interior lot line and/or exterior lot line.

Requirement: 3 metres

Proposed: 2.7 metres

Variance Requested: 0.3 metres

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Variance Number 4:

By-Law Number: 2022:62: 4.20.4 Minimum interior setback for a porch greater than 0.6 metres up to 1.2 metres in height: Compliance with zone

Requirement: 3 metres

Proposed: 2.6 metres

Variance Requested: 0.4 metres

That approval of the minor variance application be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-23-010; and,

That consent application, File Number D10-041-2023, to sever an approximately 446 square metre parcel with approximately 8.4 metres of frontage on Alfred Street, be **provisionally approved** subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-23-010.

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Authorizing Signatures:

ORIGINAL SIGNED BY PLANNER

Penelope Horn, Planner

Consultation with the following Management of the Growth & Development Services Group:

Tim Park, Director, Planning Services

Meghan Robidoux, Supervisor, Development Approvals

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Options/Discussion:

On October 20, 2023, applications for minor variance and consent were submitted by Fotenn Planning on behalf of the owner Dave Hamilton for the subject property located at 242 and 248-250 Alfred Street.

The purpose of the consent application (File Number (D10-041-2023)) is to re-establish two separate parcels for 242 and 248-250 Alfred Street, which were inadvertently merged on title. One half of a semi-detached dwelling is located on 242 Alfred Street, while 248-250 Alfred Street contains both halves of a semi-detached dwelling.

The minor variance (File Number D13-062-2023) is requested to permit a reduced lot frontage, driveway width, interior setback, and interior setback for a porch on the severed parcel, to accommodate the existing built form on the lot.

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

- Concept Plan (Exhibit G);

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 has approximately 26 metres of frontage on Alfred Street, with an area of approximately 1,355 square metres (Exhibit C – Key Map). The property is located east of Frontenac Street and west of University Avenue (Exhibit D – Neighbourhood Context Map). 242 Alfred Street is developed with one-half of a two-storey semi-detached dwelling, with a gravel driveway, while 248-250 Alfred Street is developed with a two-storey semi-detached dwelling.

The subject property is designated Residential in the Official Plan (Exhibit E – Official Plan Map) and zoned Urban Residential 5 in Kingston Zoning By-Law Number 2022-62 (Exhibit F – Zoning By-Law Map).

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides 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.

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Consent Application

The review of an application for a consent is subject to Section 53 of the *Planning Act* which requires the approval authority be satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality having regard to the matters addressed in subsection 51(24).

The proposal will result in the creation of two lots. The proposed consent meets the tests set out in the *Planning Act* and plan of subdivision is not required for the proper and orderly development of the property.

Official Plan

The subject property is designated as Residential in the City of Kingston Official Plan. The Residential land use designation on Schedule 3-A denotes urban residential land uses that are intended to be on full municipal services. Residential uses are primarily forms of housing including detached, semi-detached or duplex dwellings, townhouses, and apartments of various types, tenure, and density that respond to a wide range of housing needs. The goal of the designation is to respond to the housing needs of the City's citizens by retaining and augmenting a broad range of housing at all levels of affordability within a safe, convenient and stable setting, organized primarily into neighbourhoods.

The creation of individual parcels of land by way of consent is subject to the consent policies of the Official Plan. In considering whether the proposal is appropriate, the Committee of Adjustment will have regard for the requirements included within the Official Plan, specifically Section 9.6.13 titled: "Criteria for Consent Approval".

The proposed consent will result in the creation of two lots, one severed and one retained parcel, with no future development intended at this time. The proposed area of the severed and retained lots comply with the minimum lot area of 370 square metres in the Urban Residential 5 'UR5' Zone. The proposed lot frontage on the retained lot is compliant with the 10 metre lot frontage in the UR5 Zone, while the proposed severed lot will require relief to accommodate the 8.4 metre lot frontage proposed. The proposed lot frontage at 242 Alfred Street reflects the diverse lot fabric in the neighbourhood and demonstrates an increase in frontage compared to the original lot line. The proposal will not result in any irregularly shaped lot in the Urban Area.

The property is identified as having archaeological potential. Since no physical development is proposed, no archaeological assessment is required. Similarly, there are no adverse impacts anticipated on natural heritage features or areas, nor on natural hazards.

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

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Zoning By-Law

The subject property is zoned Urban Residential 5 in Kingston Zoning By-Law Number 2022-62 (Exhibit F – Zoning By-Law Map). The UR5 zone permits a variety of low-density residential housing types, including semi-detached homes built prior to the passing of the Zoning By-Law.

Concurrent with this application for consent, minor variances are requested to facilitate the proposed severance of the subject property which will recognize the existing buildings, as described further in the proceeding section.

Minor Variance Application

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) 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:

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

The subject property is designated Residential in the City of Kingston Official Plan (Exhibit E – Official Plan Map).

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 subject site is located within the Housing District in Schedule 2 of the City of Kingston Official Plan. In accordance with Section 2.6 of this Plan, Housing Districts are intended to remain stable but will continue to adapt as the City evolves. The proposal will not result in any changes to the built form on-site, contributing to the stability of the neighbourhood.

The 8.4 metre lot frontage proposed for the severed lot reflects the diverse lot frontages present within a short walking distance from the subject site, which range from approximately 16 metres to 7.2 metres in frontage. Aside from setbacks from the interior lot line and a deficiency in the minimum driveway width, the proposed severed parcel generally meets the performance standards outlined of the UR5 Zone. The proposed retained parcel meets all applicable performance standards.

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

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2) The general intent and purpose of the Zoning By-Law are maintained

The subject property is zoned Urban Residential 5 (UR5) in Kingston Zoning By-Law Number 2022-62 (Exhibit F – Zoning By-Law Map). The UR5 zone permits a variety of low-density dwelling types. According to Section 11.6.2., semi-detached houses built prior to the passing of Zoning By-Law 2022-62 are a permitted use in the UR5 Zone. As a result, both buildings on the subject property are permitted uses. Although there are other deficiencies on the site, these deficiencies are part of the legal non-complying buildings and are not exacerbated by the change in lot line, as such they do not require minor variances.

The proposal is seeking the following variances to facilitate the proposed consent:

Variance Number 1 (Severed lot):

By-Law Number: 2022-62: Table 11.6.1.(2): Minimum Lot Frontage

Requirement: 10 metres

Proposed: 8.4 metres

Variance Requested: 1.6 metres

The severed lot requires a minor variance from the minimum lot frontage provision in the UR5 Zone. The Kingston Zoning By-law requires a minimum lot frontage of 10 metres in the UR5 Zone. The minimum lot frontage requirement generally intends to ensure functionality of the site, including adequate space for safe vehicular access and development in compliance with the other applicable performance standards for the lot. The property has already been developed with one-half of a semi-detached dwelling, which is not proposed to change, and the proposed lot line will increase the lot frontage from the previously existing lot line. The new location of the lot line will provide a driveway and parking space for the residents at 242 Alfred Street, which will improve the overall functionality of the site. Further, the proposed lot frontage of 8.4 metres is keeping with the parcel fabric of the surrounding neighbourhood, with frontages ranging from approximately 16 metres to 7.2 metres.

Variance Number 2 (Severed lot):

By-Law Number: 2022-62: Table 7.4.1.: Minimum Driveway Width

Requirement: 3 metres

Proposed: 2.5 metres

Variance Requested: 0.5 metres

Relief from the minimum driveway width is requested. The intent of the 3 metre minimum is to ensure that there is room to accommodate vehicle movements and a variety of vehicle sizes. The proposed driveway has a width of 2.5 metres along the lot frontage and widens to 2.7 metres beyond the front yard. The driveway is existing and provides for the minimum parking space dimensions of the Kingston Zoning By-Law. As a result, the proposed driveway width of 2.5 metres is suitable for the needs of site users and is not anticipated to result in adverse impacts.

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Variance Number 3 (Severed lot):

By-law Number: 2022-62: 11.6.2.1 a) Where a common party wall is located along a lot line, the minimum interior setback is 0 metres along the lot with the common party wall and 3.0 metres from the other interior lot line and/or exterior lot line.

Requirement: 3 metres

Proposed: 2.7 metres

Variance requested: 0.3 metres

Variance Number 4 (Severed lot):

By-Law Number: 2022:62: 4.20.4 Minimum Interior setback for a porch greater than 0.6 metres up to 1.2 metres in height: Compliance with zone

Requirement: 3 metres

Proposed: 2.6 metres

Variance requested: 0.4 metres

Relief is also requested for a reduced interior setback of 2.7 metres on the proposed severed lot to accommodate the existing building. The purpose of the minimum interior setback is to prevent overlook concerns, provide access to the rear yard, and provide separation between abutting structures. There is approximately 8 metres of separation between the building on 242 Alfred Street and the semi-detached dwelling at 248 and 250 Alfred Street. As the existing buildings are intended to be retained on both the severed and retained lots, the proposed variance will not result in any overlook concerns, nor a lack of separation.

A minor variance is also required to accommodate an existing side porch located 2.6 metres from the interior property line, a 3 metre setback from the interior lot line is required. The intent of the zoning provision is to reduce overlook concerns and ensure privacy. The proposed setback of 2.6 metres represents a modest reduction from the required 3.0 metres and an existing fence between the severed and retained parcels will further mitigate the potential for overlook and loss of privacy in this location.

The requested variances maintain the general intent and purpose of the zoning by-law. The proposed minor variances will recognize the existing conditions on the site, no additional development is contemplated at this time.

3) The variance is minor in nature

The variances are considered minor as they are proposed solely to recognize the re-establishment of two separate lots. No new development is proposed as part of these applications. 242 and 248-250 Alfred Street have historically functioned as separate properties, and the proposed severance will provide separate legal title for the adjacent parcels. The proposed severance will improve the functionality compared to the previous lot line, by increasing the lot frontage, and by providing a driveway and parking space at 242 Alfred Street. As a result of the lack of physical changes on the property and no adverse impacts to adjacent properties, these variances are considered minor in nature.

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

The variances are desirable and appropriate use of the land, as they would facilitate the restoration of two separately conveyable parcels, correcting an inadvertent merging. The proposed lots will be able to provide for all needs of their users, including access and vehicle parking, and the proposed lots will better reflect the current functioning of the site as two separate lots. The proposal will allow the properties to be held under separate ownership once again.

The variance is desirable and appropriate use of the land.

Technical Review: Circulated Departments and Agencies

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Building Division | <input checked="" type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Heritage Services |
| <input checked="" type="checkbox"/> Finance | <input checked="" type="checkbox"/> Utilities Kingston | <input checked="" type="checkbox"/> Real Estate |
| <input type="checkbox"/> Fire & Rescue | <input checked="" type="checkbox"/> Kingston Hydro | <input type="checkbox"/> Environment Division |
| <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Parks Development | <input type="checkbox"/> Canadian National Railways |
| <input type="checkbox"/> Housing | <input type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation |
| <input type="checkbox"/> KEDCO | <input 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

The applications were circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude the applications 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, no comments were received with regard to the applications. 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.

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Conclusion

The requested minor variance and consent applications are consistent with the Provincial Policy Statement and conform with the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The requested minor variance(s) are desirable for the appropriate development or use of the land, building or structure and are minor in nature. The proposed minor variance application meets all four tests under Subsection 45(1) of the *Planning Act* and is being recommended for approval, subject to the proposed conditions.

The requested consent application has regard to the matters set out in subsection 51(24) of the *Planning Act* and a plan of subdivision is not necessary for the proper and orderly development of the property. As such, the requested consent application is recommended for provisional approval.

Provisional approval of these applications will enable the severance of the subject property containing 242 Alfred Street and 248-250 Alfred Street and restore two separately conveyable parcels.

Existing Policy/By-Law:

The proposed applications were 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

Municipal

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

Notice Provisions:

A Committee of Adjustment Meeting is going to be held respecting this application on December 11, 2023 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 14 days in advance of the meeting. In addition, notices were sent by mail to a total number of 64 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 (Exhibit I – Public Notification Map).

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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:

Meghan Robidoux, Supervisor, Development Approvals 613-546-4291 extension 1256

Penelope Horn, Planner, 613-546-4291 extension 3237

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Recommended Conditions – Minor Variance

Exhibit B Recommended Conditions – Consent

Exhibit C Key Map

Exhibit D Neighbourhood Context Map (2022)

Exhibit E Official Plan Map

Exhibit F Zoning By-Law Map

Exhibit G Concept Plan

Exhibit H Real Property Report

Exhibit I Public Notification Map

Exhibit J Site Photos

Recommended Conditions

The approval of minor variance application, File Number D13-042-2023, to permit a reduced lot frontage, interior setback, driveway width, and interior porch setback for 242 Alfred Street, shall be approved subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the severed and retained lots and to the existing buildings 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.

3. 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 Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca) 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 Office of the Chief Coroner as a part of the Ontario Ministry of the Solicitor General (1-877-991-9959), the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

4. Approval of Consent Application (D10-041-2023)

That associated Consent Application D10-041-2023 is approved and all attached conditions of approval are fulfilled.

Recommended Conditions

The approval of Consent application, File Number D10-041-2023, to sever a 446 square metre lot containing 242 Alfred Street and retain an approximately 909 square metre lot containing 248-250 Alfred Street, as shown on the attached drawing, shall be subject to the following recommended conditions:

1. Certificate of Official and Deadline

That all conditions are satisfied and the Certificate of Official be presented to the Secretary-Treasurer, Committee of Adjustment for certification under Section 53(42) of the Planning Act, R.S.O. 1990 as amended, within two years of mailing of this notice. We suggest that the Land Registry Office be consulted for preapproval of the Certificate of Official to avoid delays.

The Certificate must be registered within two years from the issuance of the certificate as required under Section 53(43) of the Planning Act, R.S.O. 1990, as amended. A copy of the registered transfer certificate shall be provided to the Secretary-Treasurer, Committee of Adjustment to complete the file.

2. Reference Plan

That a digital version of a Reference Plan be provided in a PDF and AutoCAD Windows readable format on a compact disc (CD), USB memory stick or by email, illustrating the severed parcel be prepared and presented to the Secretary-Treasurer, Committee of Adjustment prior to the issuance of the Certificate of Official.

3. Payment of Taxes

The owner/applicant shall contact the Tax Department at tax@cityofkingston.ca and secure in writing from the Treasurer or the Manager of Taxation and Revenue, proof of payment of current taxes and any special charges (not simply a copy of the tax bill) required to be paid out and a statement of proof that is received and shall be provided to the Secretary-Treasurer Committee of Adjustment, prior to the issuance of the consent certificate. The owner/applicant must pay any outstanding realty taxes and all local improvement charges levied against the property.

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 Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca) 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 Office of the Chief Coroner as a part of the Ontario Ministry of the Solicitor General (1-877-991-9959), the

Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

5. Related Application

That the related application for minor variance (D13-062-2023) be approved and all conditions of approval fulfilled.

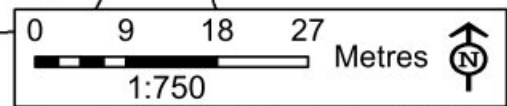
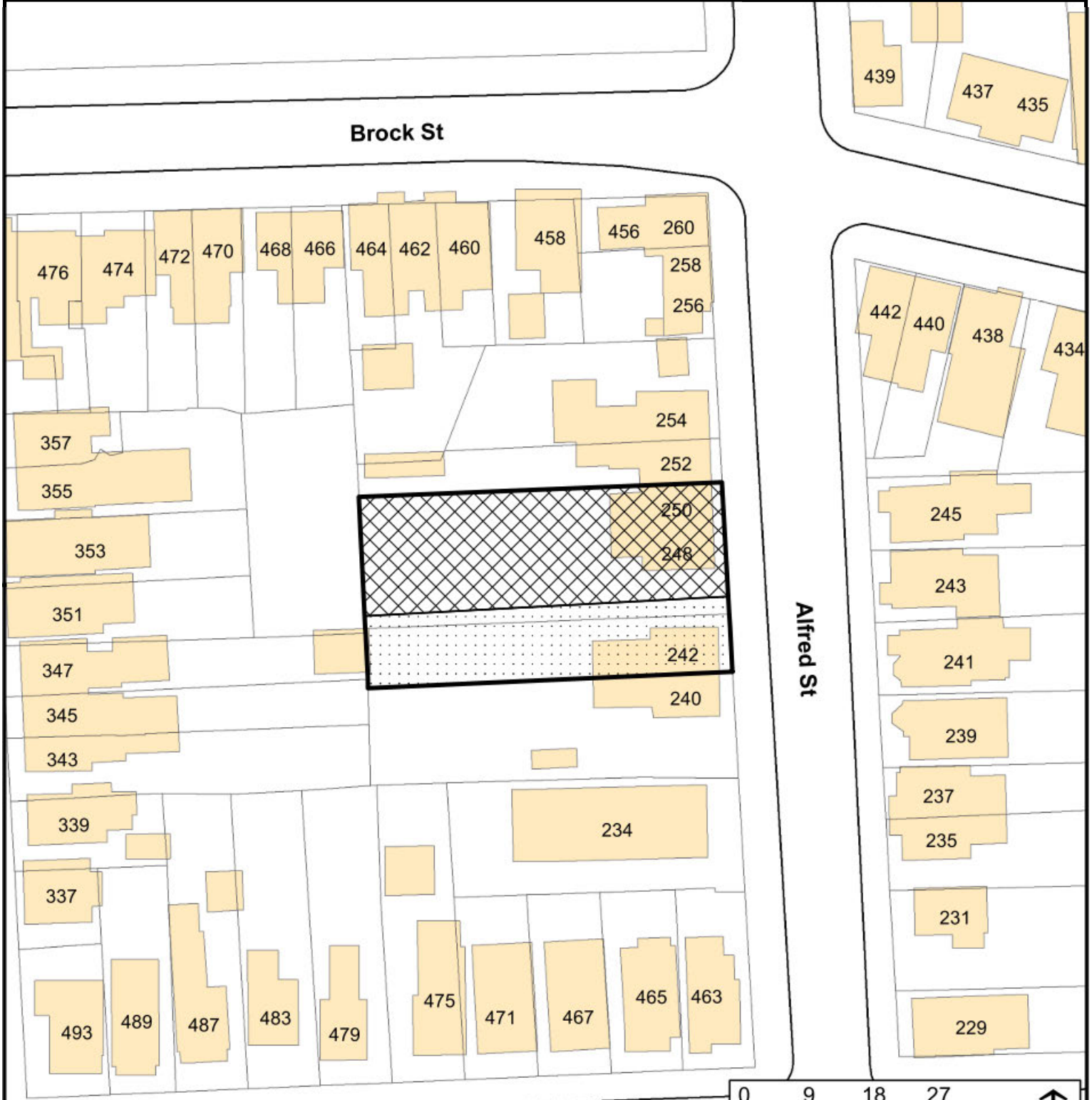
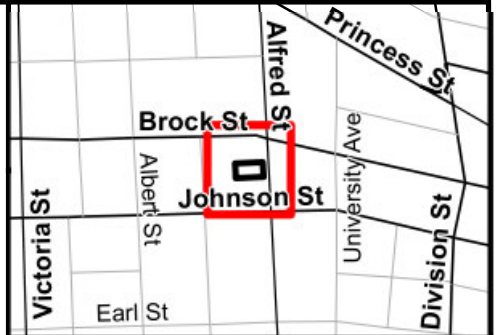
6. Servicing

Prior to the issuance of the Certificate of Official, the Owner shall provide a servicing plan showing all existing services and the mains they connect too, the existing buildings on the subject property, and all proposed and existing property lines, for the review and approval of Utilities Kingston.



Delegated Authority
Key Map
Address: 242 Alfred Street
File Number: D10-041-2023

- Subject Lands
- Severed Lands
- Retained Lands



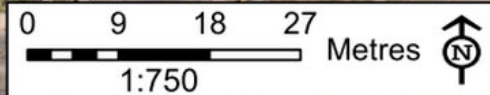


Planning Services

Committee of Adjustment Neighbourhood Context (2023)

Address: 242 Alfred Street
File Number: D13-062-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels






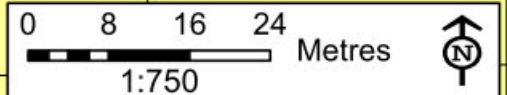
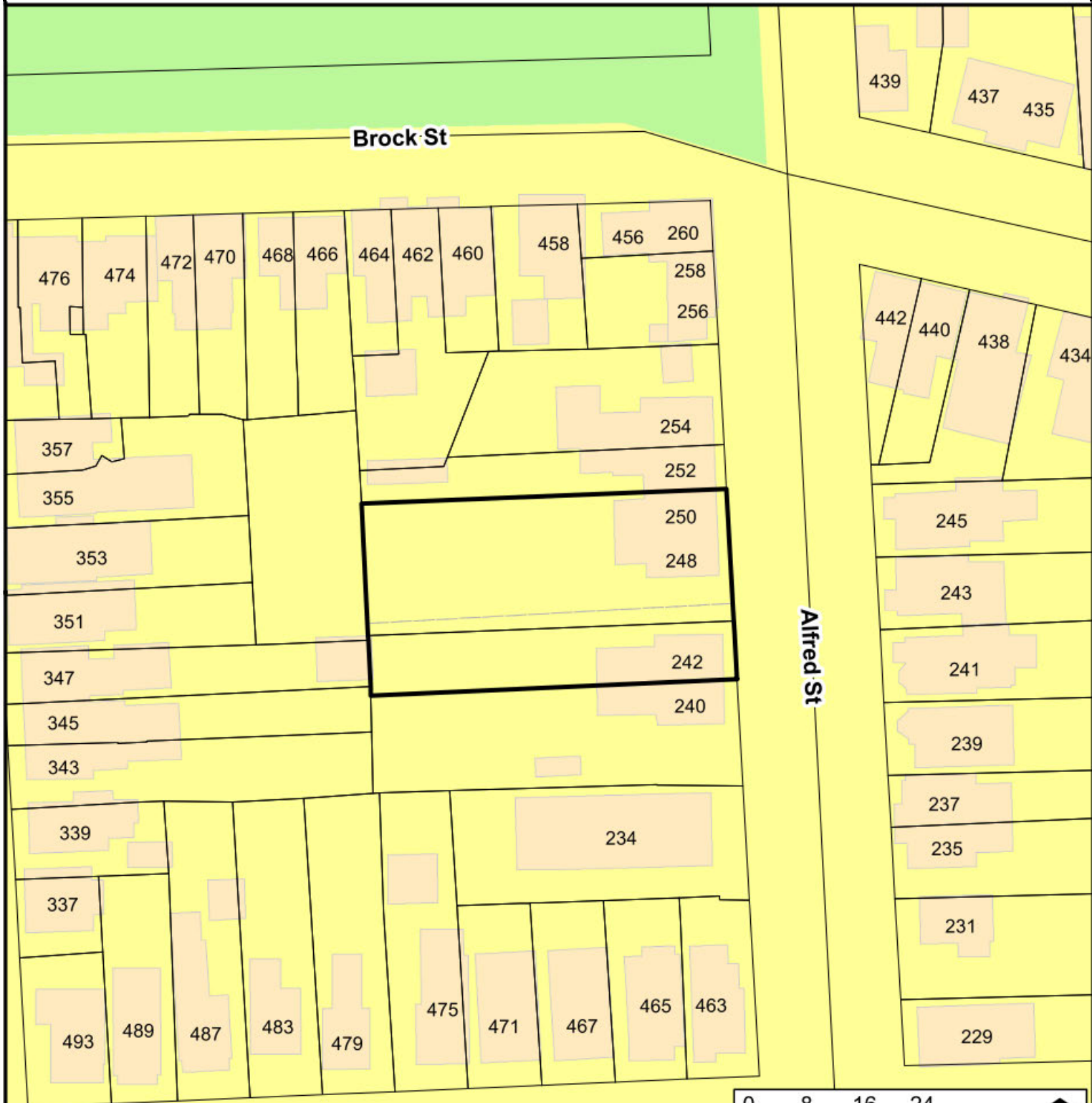
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Committee of Adjustment
Official Plan, Existing Land Use

Address: 242 Alfred Street
File Number: D13-062-2023

-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL





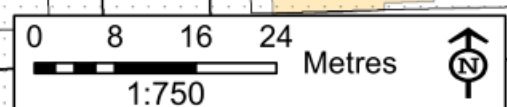
Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

Address: 242 Alfred Street
File Number: D13-062-2023

Subject Lands
 Schedule 1 Zoning Map
 Zone

Schedule E - Exception Overlay
 Legacy Exceptions (LXXX)
 Exceptions (EXXX)
 Schedule F - Holding Overlay
 Holding Overlay (HXXX)





Surveyor's Real Property Report (PART 1)
PLAN of PART of LOT 798 & 799, REGISTERED PLAN A-12
CITY of KINGSTON
COUNTY of FRONTENAC

SCALE=1:200

HOPKINS CHITTY LAND SURVEYORS INC.
- 2023 -



This Report was Prepared for
DAVE HAMILTON
and the Undersigned accepts
no Responsibility for use by
Other Parties.

SURVEY REPORT - PART 2

DESCRIPTION:
PART of LOT 798 & 799, REGISTERED PLAN A-12,
CITY of KINGSTON, COUNTY of FRONTENAC AS
DESCRIBED BY PROGRAM 1 AND COMPRISED ALL OF
PIN 30035-0168.
ADJUSTED BEARINGS AND/OR RIGHT-OF-WAY:
THE SURVEY LINES ARE SUBJECT TO ADJUST OF
BEY AS DESCRIBED IN INSTRUMENT PROGRAM 1
COMPLIANCE WITH MUNICIPAL BY-LAW:
NOT CERTIFIED BY THIS REPORT

BEARING NOTE:

BEARINGS AND DISTANCES DERIVED FROM A PORTION OF
THE RECORDS OF THE ALFRED STREET AVENUE 1 BEARING
OF N 0° 00' 00" W 174.826 M (540.5) (2012) AS
SHOWN ON PLAN BY (1988) DATED JULY 18, 2023 AND
BEING INCORPORATED HEREBY AS "REFERENCE BEARING".
FOR BEARING COMPENSATION, A ROTATION OF 1' 08" 00" CLOCKWISE
WAS APPLIED TO BEARINGS ON 13R-15969 & 13R-14850
FOR BEARING COMPENSATION, A ROTATION OF 2' 04" 30" CLOCKWISE
WAS APPLIED TO BEARINGS ON 13R-14818
FOR BEARING COMPENSATION, A ROTATION OF 1' 08" 45" CLOCKWISE
WAS APPLIED TO BEARINGS ON (P) 1
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO METERS BY
MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.500018.
DISTANCE STUDY ON THIS PLAN ARE IN METERS AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND:

- SM'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
- - dangles
- - Standard Survey Monument
- - Standard Iron Bar
- - Short Standard Iron Bar
- - Iron Bar
- - Iron Bar (round)
- - Iron Bar
- - Rock Plug
- - Stake
- - Monument
- - (P)
- - Original Chainman
- - (C)
- - Utility Pole
- - Guard Fence
- - Gas Meter
- - (M)
- - Right of Way
- - Registered Plan No. A-12
- - (R)
- - K.H. Campbell - O.L.S.
- - (P)
- - Peter J. Hamilton - O.L.S.
- - (P)
- - George F. Elmslie - O.L.S.
- - (P)
- - Hopkins Chitty Land Surveyors Inc.
- - (P)
- - James A. Minette - O.L.S.
- - (P)
- - Concrete
- - (P)
- - Instrument No. P5500887
- - (P)
- - Plan By (1988) Dated July 10, 2023
- - (P)
- - Reference Plan 13R-14850
- - (P)
- - Reference Plan 13R-14818
- - (P)
- - Reference Plan 13R-15969
- - (P)
- - Reference Plan 13R-4255
- - (P)
- - Plan By (1987) dated December 12, 1989
- - (P)
- - Plan By (1982) dated August, 1982

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. This Survey and Plan are correct and in accordance
with the SURVEY ACT, the SURVEYORS ACT and the
REGULATIONS made under them.
2. This Survey was completed on the 26th day of
September, 2023

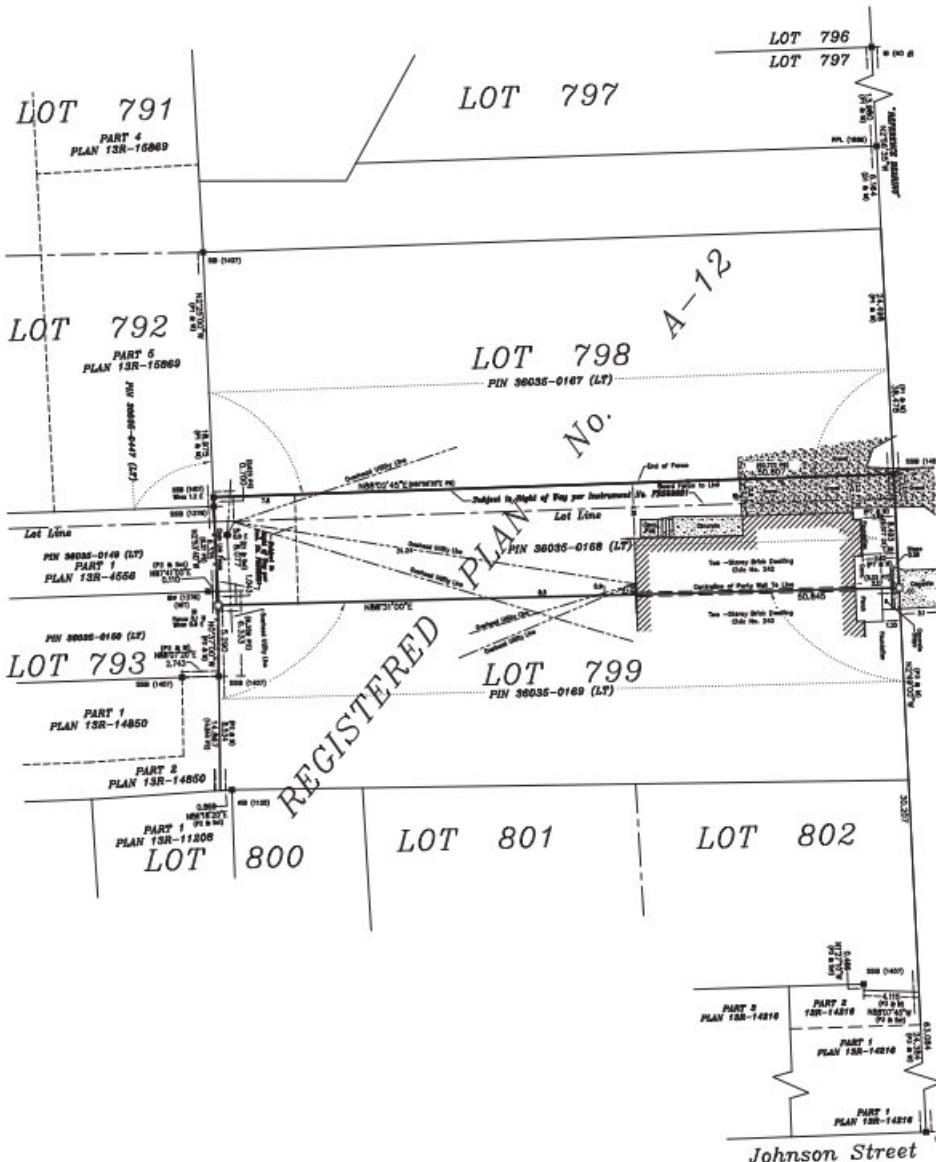
DATE: SEPTEMBER 26, 2023
PHIL B. CHITTY - O.L.S.

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Seal

THIS PLAN OF SURVEY RELATES TO A PLAN SUBMISSION
FORM NUMBER 7-41708 © Copyright 2023

Table with 4 columns: Plan No., Instrument #, Checked By, Plan Date

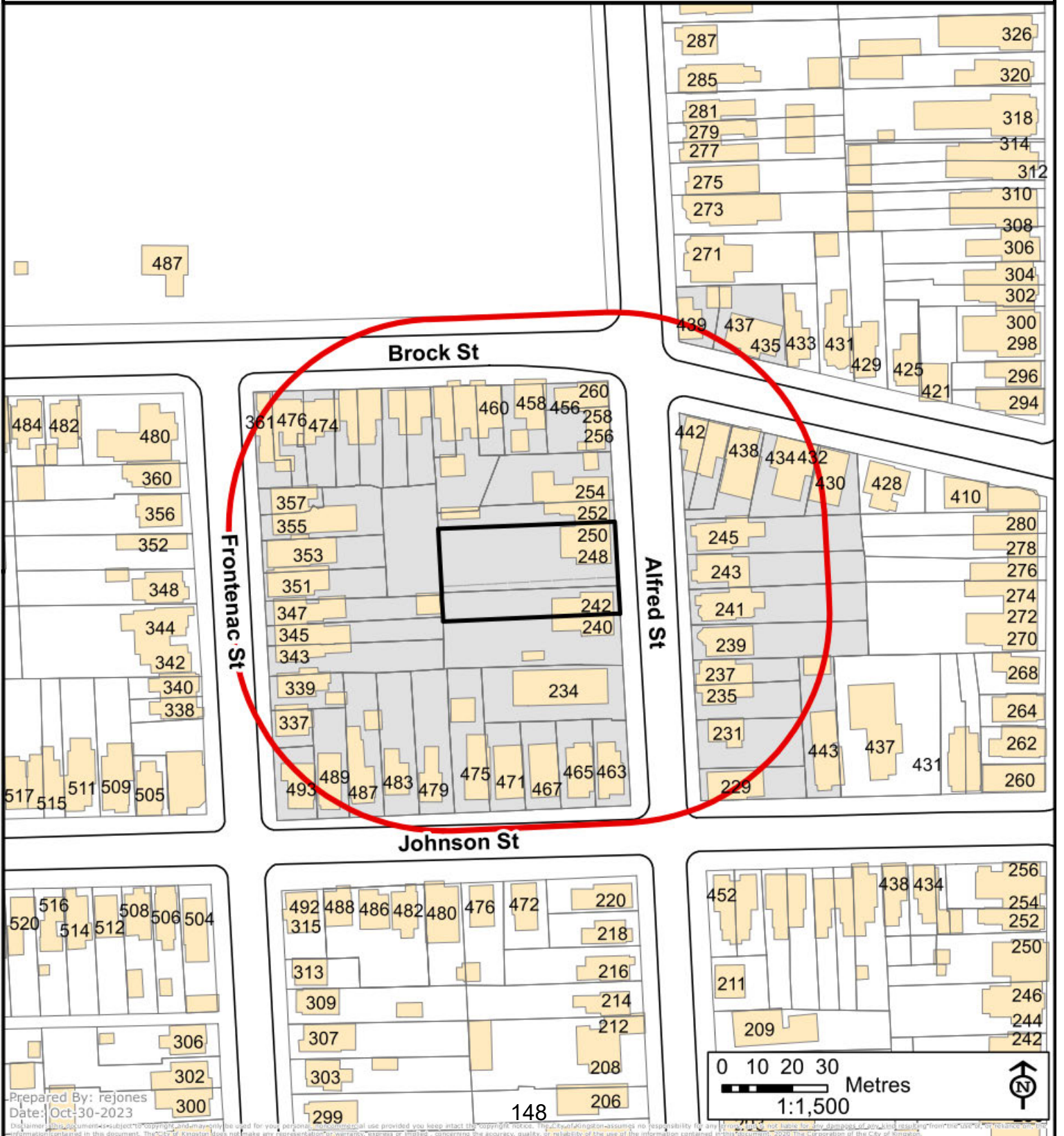
HOPKINS CHITTY LAND SURVEYORS INC. Ontario Land Surveyors
1284 GARLANDERS ROAD, SUITE 108
KINGSTON, ONTARIO K7P-6G2
Tel: (613) 584-8866 Fax: (613) 584-3019
PROJECT No. 2023-058
PART of LOTS 798 & 799,
REGISTERED PLAN A-12
CITY of KINGSTON



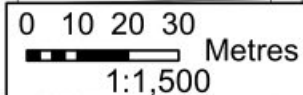


Committee of Adjustment
Public Notice Notification Map
Address: 242 Alfred Street
File Number: D13-062-2023

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



Prepared By: rejones
Date: Oct 30-2023



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November 17, 2023

242 Alfred Street – Site photos



November 17, 2023



November 17, 2023



November 17, 2023

