



City of Kingston  
Planning Committee  
Agenda

14-2024

Thursday, July 4, 2024

6:00 p.m.

Council Chamber

**Committee Composition**

Councillor Cinanni; Chair

Councillor Chaves

Councillor Glenn

Councillor McLaren

Councillor Oosterhof

Councillor Osanic

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or [cloconnor@cityofkingston.ca](mailto:cloconnor@cityofkingston.ca)

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## 1. Introduction by the Chair

The meetings being held tonight are public meetings held under the Planning Act.

**Notice of Collection** – Personal information collected as a result of the public meetings are collected under the authority of the Planning Act and will be used to assist in making a decision on this matter. Persons speaking at the meeting are requested to give their name and address for recording in the minutes. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Additionally, interested members of the public can email the Committee Clerk or the assigned planner if they wish to be notified regarding a particular application. Questions regarding this collection should be forwarded to the Director of Planning Services.

The first portion of tonight's meeting is to present planning applications in a public forum as detailed in the community meeting report. This report does not contain a staff recommendation and therefore no decisions will be made this evening. Each application in the community meeting report will be presented individually and following each presentation by the applicant, the meeting will be opened to the public for comments and questions.

The second portion of tonight's meeting is to consider public meeting reports. These reports do contain a staff recommendation and the recommendation is typically to approve (with conditions) or to deny. After the planner's presentation, Committee members will be able to ask questions of staff, followed by members of the public. Following the question-and-answer period, this Committee then makes a recommendation on the applications to City Council who has the final say on the applications.

Following Council decision, notice will be circulated in accordance with the Planning Act. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision.

**2. Community Meeting items**

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

The Report of the Commissioner of Growth & Development Services (PC-24-040) is attached.

Details of the development proposals to be presented at the Community Meeting are listed below.

**Exhibit A**

**File Number: D01-010-2024**

**Address: 2081 Joyceville Road**

**Owner: Tomlinson Environmental Services (TES)**

**Exhibit B**

**File Number: D01-009-2024**

**Address: 93 Division Street**

**Owner: Frontenac Property Management**

**3. Call to Order**

**4. Approval of the Agenda**

**5. Confirmation of Minutes**

**Recommendation:**

**That the minutes of Planning Committee Meeting Number 13-2024, held Thursday, June 20, 2024, be approved.**

**6. Disclosure of Pecuniary Interest**

**7. Delegations**

**8. Briefings**

**9. Business**

**1. Recommendation Report - 1287 and 1301 Gardiners Road**

File Number: D14-005-2024

District: District 2 - Loyalist-Cataraqui

Address: 1287 and 1301 Gardiners Road

Application Type: Zoning By-Law Amendment

Owner: 1112019 Ontario LTD & 976653 Ontario Inc.

Applicant: The Boulevard Group

The Report of the Commissioner of Growth & Development Services (PC-24-039) is attached.

Recommendation:

**That** the Planning Committee recommends to Council on July 9, 2024:

**That** the application for a zoning by-law amendment (File Number D14-005-2024) submitted by The Boulevard Group, on behalf of 1112019 Ontario LTD & 976653 Ontario Inc., for the property municipally known as 1287 and 1301 Gardiners Road, be approved ; and

**That** Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-039; and

**That** Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

**That** the amending by-law be presented to Council for all three readings.

**2. Recommendation Report - 4065 Unity Road**

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File Number: D14-004-2024

Address: 4065 Unity Road

District: District 1 - Countryside

Application Type: Zoning By-Law Amendment

Owner: Dale and Gary Somerville

Applicant: Clark Consulting Services

The Report of the Commissioner of Growth & Development Services (PC-24-037) is attached.

Recommendation:

**That** the Planning Committee recommends to Council on July 9, 2024:

**That** the application for a zoning by-law amendment (File Number D14-004-2024) submitted by Clark Consulting Services, on behalf

of Dale and Gary Somerville, for the property municipally known as 4065 Unity Road, be approved; and

**That** Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-037; and

**That** Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

**That** the amending by-law be presented to Council for all three readings.

**3. Recommendation Report - City-Initiated Housing and Administrative Amendments**

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**Note:** This item was deferred from the Planning Committee meeting held on June 20, 2024.

The Report of the Commissioner of Growth & Development Services (PC-24-041) is attached.

Recommendation:

**That** the Planning Committee recommends to Council:

**That** the applications for Official Plan and zoning by-law amendments (File Number D35-002-2024) submitted by the City of Kingston be approved; and

**That** the City of Kingston Official Plan, as amended, be further amended by amendment number 95, as per Exhibit A, (Draft By-Law and Schedules 'A' to 'D' to Amend the Official Plan) to Report Number PC-24-041; and

**That** Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedules 'A' to 'AC' to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-041; and

**That** Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit C (Draft By-Law and Schedule 'A' to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-041; and

**That** Zoning By-Law Number 8499, as amended, be further amended, as per Exhibit D (Draft By-Law and Schedule 'A' to Amend Zoning By-Law Number 8499) to Report Number PC-24-041; and

**That** Zoning By-Law Number 32-74, as amended, be further amended, as per Exhibit E (Draft By-Law and Schedule 'A' to Amend Zoning By-Law Number 32-74) to Report Number PC-24-041; and

**That** Zoning By-Law Number 76-26, as amended, be further amended, as per Exhibit F (Draft By-Law and Schedule 'A' to Amend Zoning By-Law Number 76-26) to Report Number PC-24-041; and

**That** Zoning By-Law Number 96-259, as amended, be further amended, as per Exhibit G (Draft By-Law and Schedule 'A' to Amend Zoning By-Law Number 96-259) to Report Number PC-24-041; and

**That** Zoning By-Law Number 97-102, as amended, be further amended, as per Exhibit H (Draft By-Law and Schedule 'A' to Amend Zoning By-Law Number 97-102) to Report Number PC-24-041; and

**That** By-Law Number 2006-75, as amended, be further amended, as per Exhibit I (Draft By-Law to Amend By-Law Number 2006-75, A By-Law to Delegate Various Planning Approvals to Staff and to Adopt Certain Procedures for the Processing of Planning Applications Subject to Delegated Authority) to Report Number PC-24-041; and

**That** By-Law Number 2005-10, as amended, be further amended, as per Exhibit J (Draft By-Law to Amend By-Law Number 2005-10, A By-Law to Establish Fees and Charges to be Collected by The Corporation of the City of Kingston) to Report Number PC-24-041; and

**That** Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

**That** the amending by-laws be presented to Council for all three readings.

**10. Motions**

**11. Notices of Motion**

**12. Other Business**

**13. Correspondence**

- 1. Update from Planning Services 659
- 2. Correspondence received, dated June 21, 2024 regarding the Recommendation Report - City-Initiated Housing and Administrative Amendments 660

**14. Date of Next Meeting**

The next meeting of the Planning Committee is scheduled for Thursday, July 18, 2024 at 6:00 p.m.

**15. Adjournment**