



City of Kingston
Committee of Adjustment
Agenda

10-2024
Monday, September 16, 2024
5:30 p.m.
Council Chamber

Committee Composition

Peter Skebo, Chair
Councillor Cinanni
Councillor Hassan
Ken Dakin
Douglas Perkins
Gaurav Rehan
Jeff Scott
Somnath Sinha
Jordan Tekenos-Levy

Please provide regrets to Allison Hannah, Committee Clerk at 613-546-4291, extension 1209 or ahannah1@cityofkingston.ca.
Watch live on the [Kingston City Council YouTube](#) channel or register to receive the [Zoom](#) link.

Pages

1. **Introduction by the Chair**
2. **Call to Order**
3. **Approval of the Agenda**
4. **Confirmation of Minutes**

1. **Previous Meeting Minutes**

That the minutes of Committee of Adjustment Meeting Number 09-2024, held on Monday, August 19, 2024, be approved.

5. **Disclosure of Pecuniary Interest**
6. **Delegations**
7. **Request for Deferral**

8. **Returning Deferral Items**

9. **Business**

1. **Application for Minor Variance - 901 and 915 Alnwick Lane**

5

File Number: D13-051-2024

District: 1 - Countryside

Owner: Alexander and Bonnie Smith

Applicant: Michael Preston

The Report of the Commissioner of Growth & Development Services (COA-24-075) is attached.

Recommendation:

That minor variance application, File Number D13-051-2024, for the property located at 901 and 915 Alnwick Lane to increase the maximum height of an accessory building from 4.6 metres to 7.3 metres, be approved, as described below:

Variance Number 1: Maximum Height of an Accessory Building

By-Law Number 2022-62: 4.1.2.4

Requirement: 4.6 metres

Proposed: 7.3 metres

Variance Requested: 2.7 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-075.

2. **Application for Minor Variance and Consent - 757 Front Road**

27

File Number: D10-027-2024 and D13-059-2024

District: 4 - Lakeside

Owner: Richard Beaubien

Applicant: Fotenn Consultants Inc.

The Report of the Commissioner of Growth & Development Services (COA-24-076) is attached.

Recommendation:

That minor variance application, File Number D13-059-2024 for the property located at 757 Front Road to permit the establishment of a new lot containing a single detached house and attached garage, be approved, as described below:

Severed Lot

Variance Number 1:

By-Law Number: 2022-62 Table 11.5.1 (1) - Minimum Lot Area

Requirement: 557.4 square metres

Proposed: 405 square metres

Variance Requested: 152.4 square metres; and,

Retained Lot

Variance Number 2:

By-Law Number: 2022-62 Table 11.5.1 (5) – Minimum Rear Setback

Requirement: 7.6 metres

Proposed: 1.0 metres

Variance Requested: 6.6 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-24-076; and,

That consent application, File Number D10-027-2024, to sever an approximately 405 square metre lot with approximately 16 metres of frontage along Jorene Drive be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-24-076.

3. Application for Minor Variance - 590 Cataraqui Woods Drive

54

File Number: D13-065-2024

District: 2 - Loyalist-Cataraqui

Owner: Clermont Investments Inc.

Applicant: The Boulevard Group

The Report of the Commissioner of Growth & Development Services (COA-24-077) is attached.

Recommendation:

That minor variance application, File Number D13-065-2024, for the property located at 590 Cataraqui Woods Drive, Units 1 and 2, to permit a wellness clinic, animal care, animal shelter, and recreation facility as complementary uses, be approved, as described below:

Variance Number 1:

By-Law Number 2022-62: 16.1.2 Permitted Uses in the Employment Zones (M2)

Requirement: Wellness Clinic, Animal Care, Animal Shelter, and Recreation Facility are not identified as a permitted use in the M2 Zone

Proposed: Establish Wellness Clinic, Animal Care, Animal Shelter, and Recreation Facility as a complementary use

Variance Requested: Establish Wellness Clinic, Animal Care, Animal Shelter, and Recreation Facility as a complementary use in accordance with Section 16.3.2.5

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-24-077.

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 for Monday, October 21, 2024, at 5:30 p.m.

15. Adjournment