



City of Kingston  
Planning Committee  
Addendum

22-2024

Thursday, November 7, 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)  
Watch live on the [City of Kingston website](#) or register to receive the Zoom link.

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Pages

**13. Correspondence**

- \*2. Correspondence received November 6, 2024, regarding 1233 Midland Avenue**

**3**

## Planning Committee Updates

### Approved Site Plan Items

- D11-009-2023 – 595 Bagot Street
- D11-002-2024 – 156 Duff Street
- D11-017-2023 – 1580 Rockwell Drive
- D11-014-2023 – 290 Queen Street
- D11-024-2021 – 705 Development Drive
- D11-046-2020 – 870 Centennial Drive
- D11-029-2021 – 2702 2 Highway
- D11-004-2023 – 1752 Bath Road
- D11-046-2020 – 870 Centennial Road
- D11-016-2022 – 1533 McAdoo's Lane

### Applications Appealed to the Ontario Land Tribunal

1. 2 River Street – OLT-22-004597 – OPA/ZBA – 5-week Hearing commenced on February 5, 2024. Hearing concluded. Waiting on written decision.
2. 4085 Bath Road – OPA/ZBA – Next case management conference to be held in late October or late November.

### Links to Land Use Planning Documents

Planning Act: <https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement: <https://www.ontario.ca/page/provincial-policy-statement-2020>

City of Kingston Official Plan: <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

City of Kingston Zoning By-Laws: <https://www.cityofkingston.ca/business/planning-and-development/zoning>

**From:** [REDACTED]  
**To:** [Reid, Lindsay](#)  
**Subject:** Re: Notice of Public Meeting - Zoning By-Law Amendment and Draft Plan of Subdivision - D35-005-2021  
**Date:** November 6, 2024 2:14:50 PM  
**Attachments:** [image001.png](#)  
[image.png](#)

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**Caution:** This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Lindsay,

Thank you for your assistance in helping to provide access to the material pertaining to the zoning by-law amendment and draft plan of subdivision- D35-005-2021.

I had the opportunity to review the site plans and the traffic impact study. We continue to have reservations regarding entrance B, the unsignalized entrance # 1 at Cataraqui Woods Drive as shown in figure 3 of page 9 of the Traffic Impact Study.

I understand that traffic volumes were assessed in 2017 and then these traffic volumes were applied a variable to derive 2023, 2025 and 2030 estimated traffic volumes.

At off peak hours at the present time it is manageable to exit our commercial property at 743 Cataraqui Woods Drive onto Cataraqui Woods Drive, but during peak times of day it can be very difficult to turn left out of the driveway heading westbound onto Cataraqui Woods Drive. This is due to a combination of through traffic heading east and west bound and the timing of the northbound left hand turn lane on Midland Avenue, turning west onto Cataraqui Woods Drive (intersection A) in figure 3.

Many drivers also do not stop exiting the gas station to look for other vehicles, especially those exiting from our property. I have had multiple near misses at this location. - Perhaps a stop sign is required to ensure that the driver's exiting the gas station and the future residential development via the fire lane pay more attention to other traffic. I am not sure how to bring awareness that they also need to look directly across at driver's also exiting from our property. If we add to the volume of traffic exiting via the fire lane onto Cataraqui Woods Drive, this problem will intensify if there are no further measures taken to mitigate the situation.

As the greatest amount of growth is forecast to happen in Kingston's west end and with the ongoing development in Woodhaven and the opening up of Cataraqui Woods Drive through to Sydenham Road, traffic will continue to grow and this will become more problematic.

We also have pedestrians that often attempt to cross at this location from the sidewalk on the south side of Cataraqui Woods Drive to either access the community mailboxes on Cataraqui Woods Drive on the north side of the street or to access the convenience store/gas station on the north side of Cataraqui Woods Drive.

I trust that some creative solutions that have been applied in similar situations within the City of Kingston will also be applied to this entrance. I do not want to see someone get hurt now or in the future if it can be helped.

Regards,

Adrina Patterson



Figure 3 - Study Area