



City of Kingston
Planning Committee
Agenda

2025-20

Thursday, October 2, 2025

6:00 p.m.

Council Chamber

Committee Composition

Councillor Cinanni; Chair

Councillor Chaves

Councillor Glenn

Councillor Oosterhof

Councillor Osanic

Councillor Stephen

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or cloconnor@cityofkingston.ca
Watch live on the [City of Kingston website](#) or register to receive the [Zoom](#) link.

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.

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.

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-25-042) is attached.

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

Exhibit A

File Number: D09-006-2024

3279 & 3403 Creekford Road

Exhibit B

File Number: D09-003-2024

630 Gore Road

3. Call to Order

4. Approval of the Agenda

5. Confirmation of Minutes

There are no minutes to approve.

6. Disclosure of Pecuniary Interest

7. Delegations

8. Briefings

9. Business

10. Motions

11. Notices of Motion

12. Other Business

13. Correspondence

- 1. Correspondence received September 11 - September 24, 2025 regarding 630 Gore Road**

14. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, October 9, 2025 at 6:00 p.m.

15. Adjournment

Planning Committee Updates

Approved Site Plan Items

- D11-023-2024 – 800 Princess Street
- D11-020-2019 – 212 Colborne Street
- D-11-030-2024 – 800 Princess Street
- D11-015-2025 – 355 Waterloo Drive
- D11-023-2024 – 800 Princess Street
- D11-005-2025 – 19 Crerar Boulevard
- D11-008-2024 – 705 Arlington Park Place
- D11-031-2023 – 565 Princess Street
- D11-007-2024 – 1645 Sydenham Road
- D11-029-2024 – 209 Dalton Avenue

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. Written decision issued on July 25, 2025.
2. 1637 Boardwalk Drive - Minor Variance D13-020-2025 - Application submitted to the OLT on August 22, 2025. Merrit hearing being scheduled.
3. 92 Napier Street - OPA/ZBA/DPS D35-006-2024 - Appeal received Friday, September 5.

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>



**City of Kingston
Report to Planning Committee
Report Number PC-25-042**

To:	Chair and Members of the Planning Committee
From:	Paige Agnew, Commissioner, Growth & Development Services
Resource Staff:	Tim Park, Director, Planning Services
Date of Meeting:	October 2, 2025
Subject:	Community Meeting Report
File Numbers:	D09-003-2024 and D09-006-2024

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Theme: 2. Lead Environmental Stewardship and Climate Action

Goal: 2.3 Maintain the City's natural heritage and environmental assets.

Theme: 3. Build an Active and Connected Community

Goal: 3.4 Improve road condition, performance, and safety.

Theme: 4. Foster a Caring and Inclusive Community

Goal: 4.1 Enhance community safety and well-being.

Executive Summary:

The City of Kingston has received six applications from property owners for an Official Plan amendment requesting an urban boundary expansion to facilitate their proposed development. To gather input on these applications, Community Meetings are being held over three separate evenings at Planning Committee.

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The following is a Community Meeting Report enclosing information about the following urban boundary expansion applications that will be subject to a Community Meeting at Planning Committee, with a presentation by the applicant:

- Address: 630 Gore Road (File Number D09-003-2024)
- Address: 3279 & 3403 Creekford Road (File Number D09-006-2024)

The purpose of the Community Meeting is to provide applicants with an opportunity to present their proposals and receive feedback from the public and members of the Planning Committee.

No recommendations or decisions are being made at this Community Meeting. These Official Plan amendment applications are being reviewed holistically through the new Official Plan Project, in coordination with the Natural Heritage Study, the Integrated Mobility Plan and Utilities Kingston's Water and Wastewater Master Plan. Any recommendations on urban boundary expansion will be brought forward to the Planning Committee and Council at the same time as the new Official Plan in the summer of 2026. After Council's consideration, the final decision will be made by the Minister of Municipal Affairs and Housing.

As per Policy 2.1.3 of the Provincial Planning Statement, 2024, at the time of creating a new Official Plan and each Official Plan update, sufficient land is required to be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. The city's growth projections to 2051 and associated land needs assessment studies indicate a need to expand the urban boundary by at least 745 hectares to accommodate new housing, businesses, industry, institutional uses, commercial uses, parks, and supportive uses, and associated infrastructure.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Community
Services, Growth & Development
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Jenna Morley, City Solicitor	Not required
Ian Semple, Commissioner, Transportation & Infrastructure Services	Not required

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Options/Discussion:**Non-Statutory Community Meeting**

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a development proposal and to seek feedback from the public and members of Planning Committee before a recommendation is made. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

A Community Meeting Form (completed by the applicant) and a standard map package showing the location of the subject site, and relevant Official Plan land use designation information, are included as an exhibit to this report, as follows:

- 3279 & 3403 Creekford Road, File Number D09-006-2024 (Exhibit A)
- 630 Gore Road, File Number D09-003-2024 (Exhibit B)

A key map showing all six urban boundary expansion applications is included as Exhibit C.

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.

Any recommendations on urban boundary expansion will be brought forward to the Planning Committee and Council at the same time as the new Official Plan in the summer of 2026. After Council’s consideration, the final decision will be made by the Minister of Municipal Affairs and Housing.

All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meeting(s) of the Planning Committee at which time the subject application will be considered. Anyone wishing to be notified of Council’s decision on the subject application must submit a written request to:

Tess Gilchrist, Senior Planner
The Corporation of the City of Kingston
Planning Services
216 Ontario Street
Kingston, ON, K7L 2Z3
613-546-4291 extension 3212
tgilchrist@cityofkingston.ca

Urban Boundary Expansion

Kingston is growing. In accordance with the findings of the [Community Area Land Needs Assessment and Intensification Analysis](#), the [Employment Area Lands Review](#), and the

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[Commercial Land Review & Strategic Directions](#) studies completed by Watson & Associates Economists Ltd., the city will need to expand its urban boundary by approximately 745 hectares to accommodate new housing, businesses, industry, institutional uses, commercial uses, parks, and supportive uses, and associated infrastructure to support the population and employment growth to the year 2051. The land needs assessment for residential uses takes into consideration a higher residential intensification target of 60% within the city's existing urban boundary (as compared to the existing intensification target of 40%). The land area calculation excludes significant natural heritage features protected from development. As such, the urban boundary expansion area is anticipated to be greater than 745 hectares.

On October 20, 2024, the new Provincial Planning Statement (PPS, 2024) came into effect. PPS, 2024 included significant changes to the process for expanding settlement areas by removing the concept of a municipal comprehensive review and allowing for expansion requests to be submitted to a municipality at any time.

Policy 2.3.2.1 of PPS, 2024 requires municipalities to consider the following when identifying an urban boundary expansion:

- the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- whether the applicable lands comprise specialty crop areas;
- the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- whether the new or expanded settlement area complies with the minimum distance separation formulae;
- whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- the new or expanded settlement area provides for the phased progression of urban development.

Policy 2.3.2.2 of PPS, 2024 states that, despite the second bullet point above, municipalities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

Policy 2.1.3 of PPS, 2024 provides that, at the time of creating a new Official Plan and each Official Plan update, "sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance."

Through [Report Number 24-072](#), Council endorsed seven critical public interests for the Official Plan and the Integrated Mobility Plan projects to guide the anticipated growth: Placemaking and

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Community Connections, Social Equity & Accessibility, Housing for All, Complete Communities & Economic Prosperity, Climate Change Mitigation, Protection and Enhancement of Natural Heritage Systems, and Transportation for All Ages and Abilities.

In keeping these critical public interests in mind and in addition to the tests for an urban boundary expansion included in PPS, 2024, staff developed the following set of local criteria to evaluate lands for inclusion in an expanded urban boundary, as presented in [Report Number PC-24-051](#):

- Consideration of lands that are contiguous to the existing urban boundary so as to minimize the linear expansion of infrastructure needed to support the projected growth;
- Consideration of land use compatibility;
- Exclusion of significant natural heritage features from the developable area to protect these features over the long-term;
- Exclusion of lands designated Prime Agricultural Area in the current Official Plan to protect agricultural lands (even though permitted by PPS, 2024 where avoidance is not possible);
- Proximity and convenient access to Highway 401 where an urban boundary expansion is intended to include industrial areas;
- Consideration of appropriate phasing to allow for fiscally responsible investments in infrastructure to support the envisioned growth;
- Creation of complete communities and complete neighbourhoods that include a range of housing options and a diverse mix of uses where residents can find most of what they need locally; and
- Minimizing any potential impacts to significant built heritage resources.

An urban boundary expansion is a critical decision that will need to balance growth with environmental conservation, community well-being and long-term sustainability.

As communicated to Council previously, the city received Notices of Intent from 21 property owners identifying their interest in submitting an Official Plan Amendment (OPA) for an urban boundary expansion in conjunction with the Official Plan Project. To date, the city has received six applications from property owners for an OPA requesting an urban boundary expansion to facilitate their proposed development. These applications are being reviewed holistically through the new Official Plan Project, in coordination with the Natural Heritage Study, the Integrated Mobility Plan and Utilities Kingston's Water and Wastewater Master Plan.

Any recommendations on the OPA applications requesting an urban boundary expansion will be brought forward to the Planning Committee and Council at the same time as the new Official Plan in the summer of 2026. After Council's consideration, the final decision will be made by the Minister of Municipal Affairs and Housing.

Where lands are recommended to be brought into the urban boundary through the Official Plan project, appropriate phasing policies will be established to align with the infrastructure considerations. The actual development of any urban boundary expansion lands will depend on

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the outcomes of the Integrated Mobility Plan and the Water and Wastewater Master Plan, and it is likely that these lands will not be developed for a number of years until they can be supported by the necessary infrastructure, including water, wastewater, hydro and gas.

Public Comments

Staff have received several inquiries and comments on the Official Plan amendment application at 630 Gore Road. Written correspondence received is included in Exhibit D:

In addition, staff have received comments regarding the potential urban boundary expansion through the ongoing Natural Heritage Study and the Official Plan project. These comments are being reviewed and considered in an integrated manner as part of the overall process associated with those projects alongside the Official Plan amendment applications.

Staff have not received any inquiries or comments on the Official Plan amendment application at 3279 & 3403 Creekford Road.

Statutory Public Meeting:

A statutory Public Meeting will be scheduled at a later date and further Notice regarding the Public Meeting will be provided in accordance with the *Planning Act*.

Climate Risk Considerations

An urban boundary expansion is a critical decision that will need to balance growth with environmental conservation, community well-being and long-term sustainability. In this context, climate change considerations will need to be integrated alongside the findings of the ongoing Natural Heritage Study to guide resilient and responsible planning.

Indigenization, Inclusion, Diversity, Equity & Accessibility (IIDEA) Considerations

As part of the Official Plan project, staff will be engaging with Indigenous communities regarding an urban boundary expansion. Council has endorsed seven critical public interests to guide all aspects of the Official Plan project, including social equity and accessibility, which will be fundamental in shaping the outcomes of the plan.

Existing Policy/By-Law:

Planning Act

Provincial Planning Statement, 2024

City of Kingston Official Plan

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Notice Provisions:

A notice of the Community Meeting was provided by advertisement in The Kingston Whig-Standard 20 days in advance of the meeting. Notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject properties and notice signs were posted on the subject properties. Notice was also emailed to all residents who have submitted written comments on the proposed Official Plan amendment applications or requested notification.

A courtesy notice was placed in the Kingston Whig-Standard on September 23, 2025.

Financial Considerations:

None

Contacts:

Sukriti Agarwal, Manager, Policy Planning, 613 546-4291 extension 3217

Tess Gilchrist, Senior Planner, Planning Services, 613-546-4291 extension 3212

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A	Community Meeting Form, Map Package, and Application Materials for 3279 & 3403 Creekford Road (File Number D09-006-2024)
Exhibit B	Community Meeting Form, Map Package, and Application Materials for 630 Gore Road (File Number D09-003-2024)
Exhibit C	Urban Boundary Expansion Applications Key Map
Exhibit D	Public Comments D09-003-2024 (630 Gore Road)



City of Kingston Community Meeting Form

Note to Applicant: This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

Owner/Application Information

Owner: Greenwood Park LP #1

Site Characteristics

Site address: 630 Gore Road, Kingston

Site area: 20.6 hectares

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc.):

The subject site is in the east end of Kingston, in the former Pittsburgh Township, and has an area of approximately 20.6 hectares and a frontage of approximately 700 metres on Gore Road. The site is bounded by Butternut Creek to the west, Gore Road to the east, with rural and residential uses to the south, and Butternut Creek, recreational and undeveloped lands to the north. The existing Greenwood Park residential subdivision lies west of the site, across Butternut Creek. The site is currently undeveloped and treed along Butternut Creek and to the north and south portions of the site, with sparser vegetation toward Gore Road. A portion of Butternut Creek and two east-west

watercourses traverse the site. The site is generally flat, with a slight slope toward the creek and watercourses.

Official Plan designation:

The site is designated Rural Areas and Major Open Space on Schedule 2 City Structure and designated Rural and Environmental Protection Area on Schedule RC-1 Rideau Community Secondary Plan of the official Plan. The Major Open Space designation generally aligns with the Environmental Protection Area designation.

Zoning by-law (zone and other relevant schedules and overlays):

The subject site is split-zoned General Rural Area (RU) and Environmental Protection Area (EP) in Kingston Zoning By-Law Number 2022-62.

Existing number of trees: Unknown, to be confirmed through future tree inventory.

Number of existing trees to be retained: Unknown, to be confirmed through future tree inventory.

Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district): N/A

Description of Surrounding Uses and Buildings

East: Rural Residential and Rural

West: Environmental Protection Area (Butternut Creek), Residential west of the creek

North: Recreational and Undeveloped

South: Rural Residential and Rural

Description of Proposal

Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):

The applicant is proposing to expand the City of Kingston's urban settlement area boundary and redesignate the subject site to facilitate the development of the Greenwood Park East neighbourhood. Watson & Associates previously completed a Community Area Land Needs Assessment which determined that there is insufficient area in the current urban settlement area to accommodate the projected population growth and that an additional 340 hectares of community area (i.e. residential and supportive institutional, commercial and infrastructure) land must be added to the urban settlement area to accommodate the projected growth.

An Official Plan Amendment is proposed to expand the Urban Settlement Area boundary by amending Schedule 2 to include the entire subject site, and to redesignate the lands to Housing District and Major Open Space. The Official Plan Amendment also seeks to amend Schedule RC-1 of the Rideau Community Secondary Plan to redesignate the site to Low-Rise Residential and Environmental Protection Area, with a Site-Specific Policy Area to guide development.

The proposed neighbourhood is envisioned to provide approximately 234 residential units in a variety of ground-oriented housing forms, including single-detached, semi-detached, townhouses, and back-to-back townhouses. Of these, 155 units are planned as single-detached houses, primarily located at the northern and southern edges of the site and along Butternut Creek to provide an appropriate, lower density transition to the surrounding environmental areas. The remaining 79 units, consisting of semi-detached, townhouse, and back-to-back townhouse dwellings, are planned for the central portion of the neighbourhood, and closer to Gore Road.

In addition to housing, the neighbourhood will feature a system of open spaces that provide opportunities for recreation, leisure, and stormwater management. A 30-metre buffer will be established adjacent to Butternut Creek to protect hazard lands, natural heritage features, and the ecological functions of the wetland. Lands within this buffer will remain in their natural state, while an integrated trail system will be developed to connect residents to nature and provide links to the existing Greenwood Park Trail on the west side of the creek.

The neighbourhood will be supported by a network of local roads with multiple access points from Gore Road. Sidewalks will be included throughout to promote walkability, while the trail system within the open space areas will offer an additional active transportation option.

Type of Application: Official Plan Amendment

Proposed use: Residential, Environmental Protection, Open Space

Proposed number and type of residential units and bedrooms (if residential): Approximately 234 residential units. 155 single-detached houses. The remaining 79 units are proposed to be semi-detached, townhouse, and back-to-back townhouses.

Proposed gross floor area (of each use): N/A

Proposed height: Low-rise. Single detached, semi-detached, and townhouses will generally range from one to two and a half storeys in height. Back-to-back townhouses will generally be three storeys.

Proposed setbacks: To be determined through future applications.

Environmental Protection Area Setback: The proposed Environmental Protection Area (EPA) designation is intended to align with the natural heritage features on the subject site. It will encompass Butternut Creek with a 30-metre buffer measured from

the high-water mark. For the ancillary watercourses located on the subject site 15-metre buffers will be applied through future applications.

Passive recreational uses, as well as pedestrian and vehicle crossings, may be permitted provided they do not create unmitigated negative impacts on natural heritage features and are not located within areas subject to natural hazards.

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc): To be determined through future applications.

Proposed number of bicycle parking spaces: To be determined through future applications.

Proposed landscaped open space: To be determined through future applications.

Proposed amenity area (if residential): N/A

Proposed number of trees to be planted: To be determined through future applications.

Description of how the application conforms with the Official Plan:

The application seeks to add 20.6 hectares of community area land to Kingston's serviced urban area. The applicant seeks to amend the official plan land use designations that apply to the site as well as applying site-specific policies to align with current development standards in relation to density and built form as well as to better align with the current Provincial Planning Statement (PPS). This expansion will contribute to the supply of low- and medium-density housing needed in Kingston East, as identified by Watson & Associates, needed to accommodate projected population growth to 2051. The Environmental Protection Area (EPA) designation along Butternut Creek will be retained, a new EP designation will be applied to an existing watercourse on the site which is not currently protected by the designation, and the Rural designation will be changed to Low-Rise Residential.

For a detailed analysis of Official Plan conformity, please refer to the Planning Rationale Report and other supporting documents submitted with this application.

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:

The applicant proposes to retain the Environmental Protection Area designations and apply a new designation on an existing watercourse which is not currently designated.

Section 3.10 of the Official Plan establishes policies for lands designated Environmental Protection Area, requiring protection of wetlands, watercourses, and significant

woodlands. To confirm the presence and significance of these features, detailed ecological fieldwork was undertaken in April 2025. This ground-truthing found that the Butternut Creek wetland is not provincially significant, the east–west watercourses have limited ecological function, and the identified woodlands do not meet the thresholds for significance based on the criteria evaluated. The study also determined that the riparian corridors do not provide meaningful habitat connections and should not be considered significant natural heritage features.

Based on these findings, the proposal conforms with Official Plan policies by protecting Butternut Creek and maintaining appropriate setbacks from all watercourses, while demonstrating that no significant natural heritage features or functions will be subject to unmitigated negative impacts.

Description of amendment(s) required to the Zoning By-law: None proposed at this time. A future zoning by-law amendment application will be required prior to developing the lands.

Other information that would be valuable for a Community Meeting: N/A

List of Drawings/Studies Submitted

- Connectivity Plan;
- Environmental Impact Assessment;
- Land Use Plan;
- Minimum Distance Separation Study;
- Planning Rationale Report;
- Preliminary Master Drainage Report;
- Preliminary Master Servicing Report; and,
- Traffic Feasibility Study.

Community Meeting Form Prepared by:

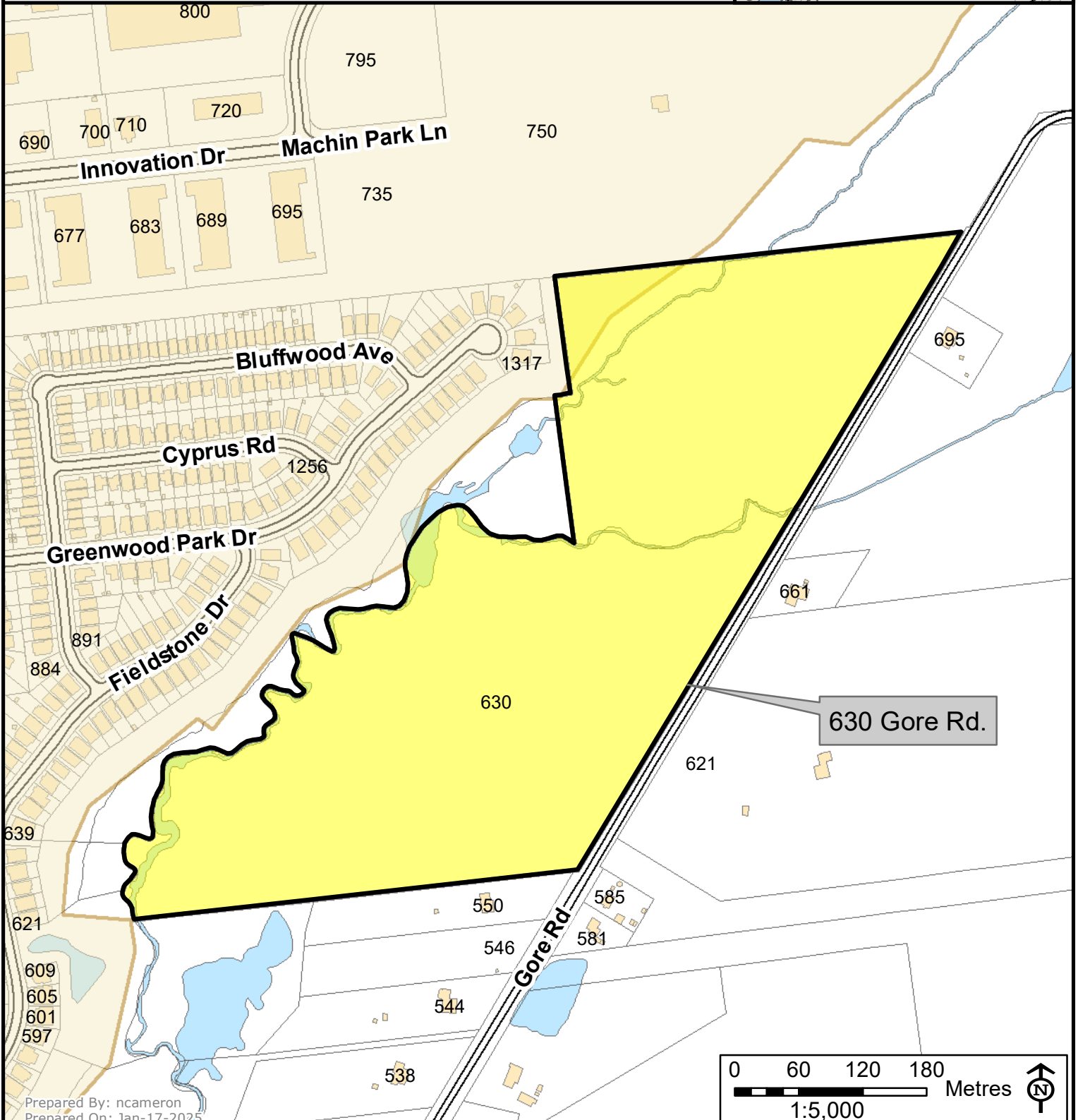
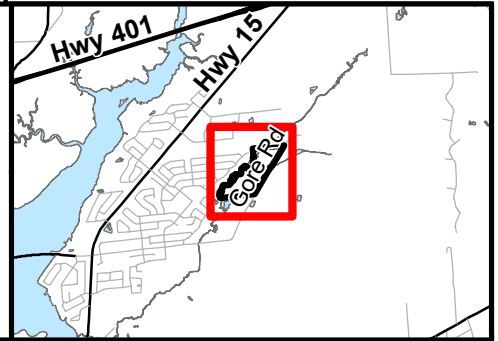
Youko Leclerc-Desjardins, MCIP RPP
Principal
Fotenn Planning + Design

Date: September 8, 2025



Planning Committee
Urban Boundary
Address: 630 Gore Rd.
File Number: D09-003-2024

- Subject Lands
- Existing Urban Boundary

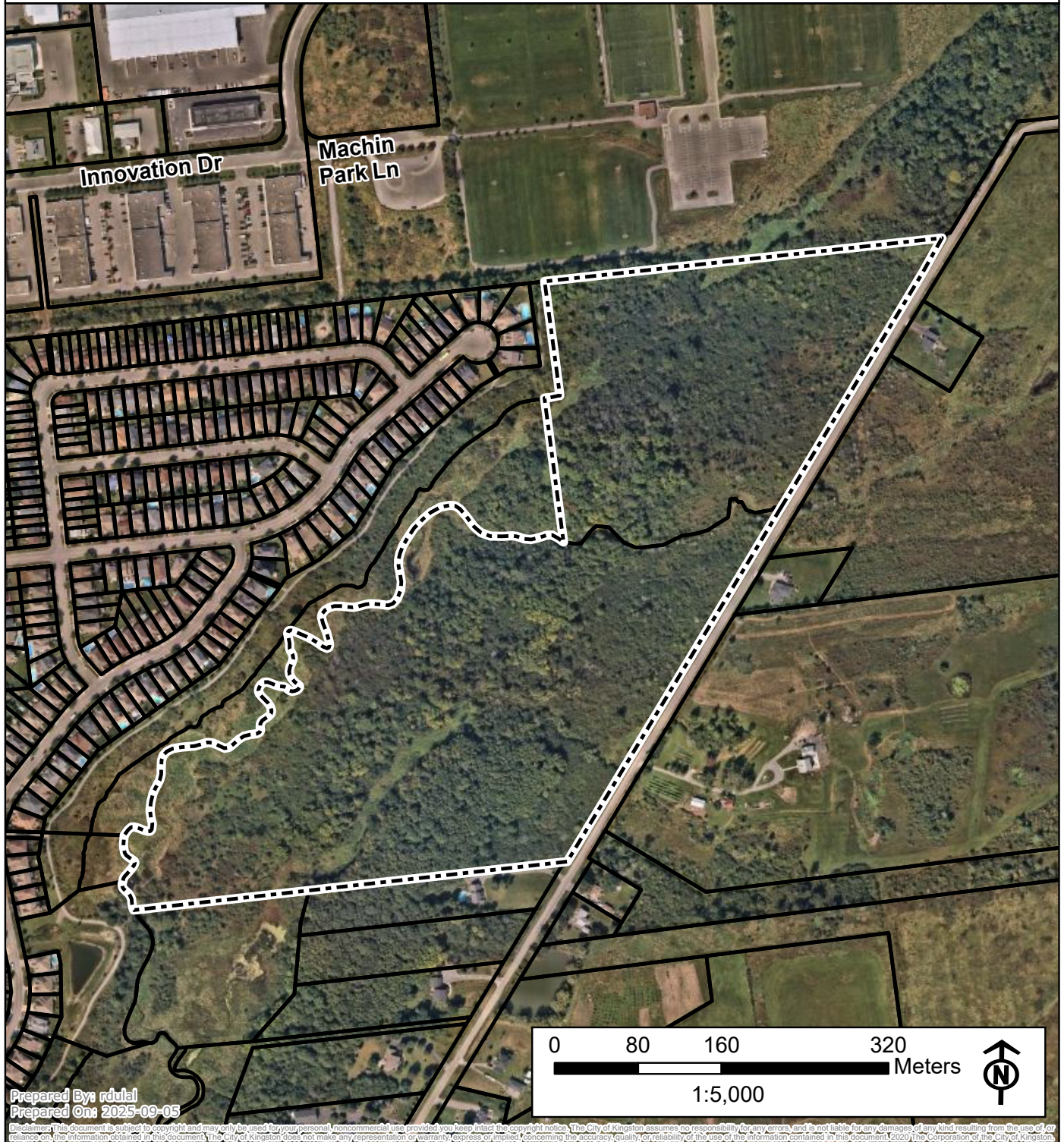


Prepared By: ncameron
Prepared On: Jan-17-2025



City of Kingston
Neighbourhood Context
Address: 630 Gore Road
File Number: D09-003-2024

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



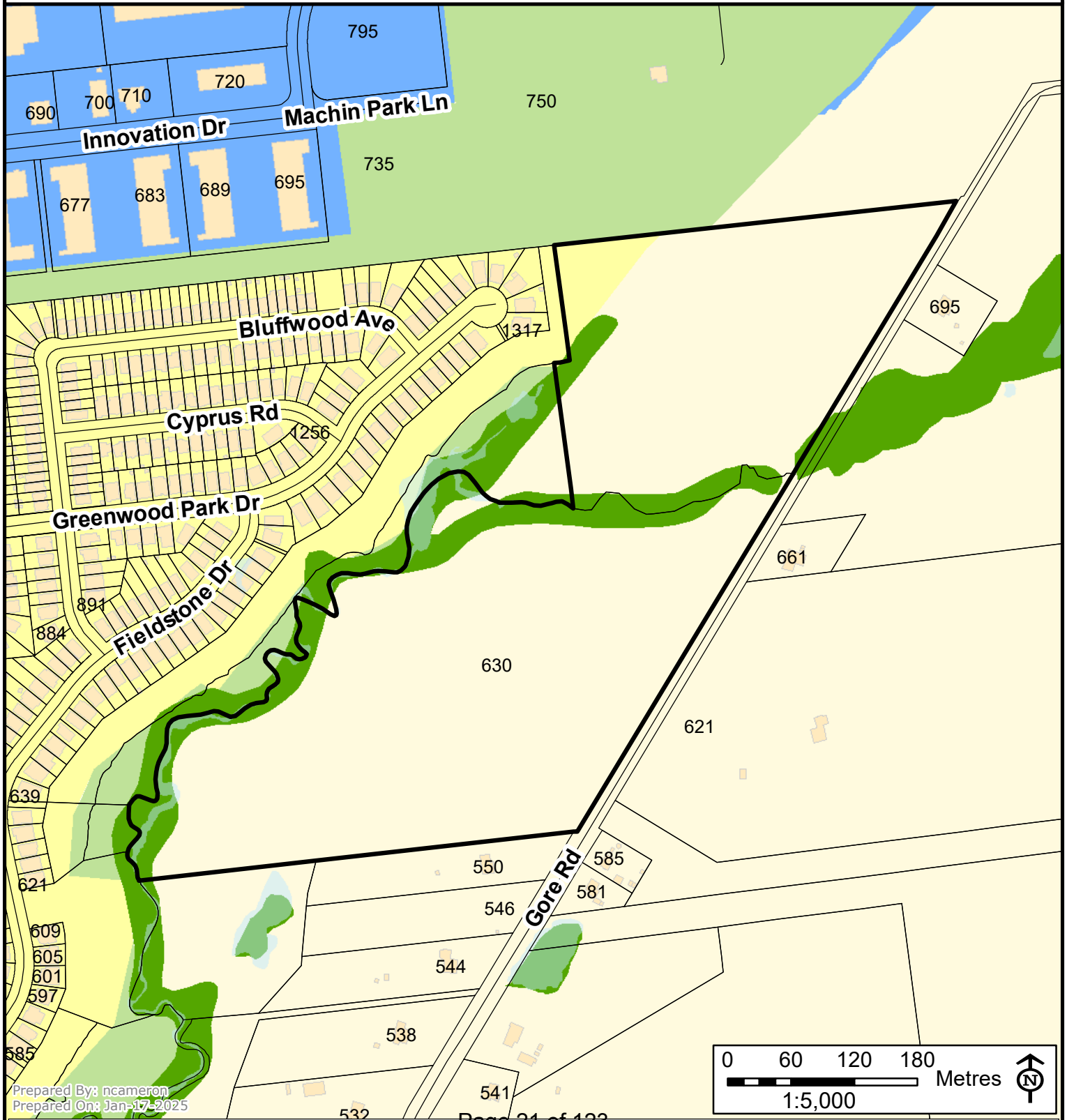
Prepared By: rdul
Prepared On: 2025-09-05

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Planning Committee
Official Plan, Existing Land Use
Address: 630 Gore Rd.
File Number: D09-003-2024

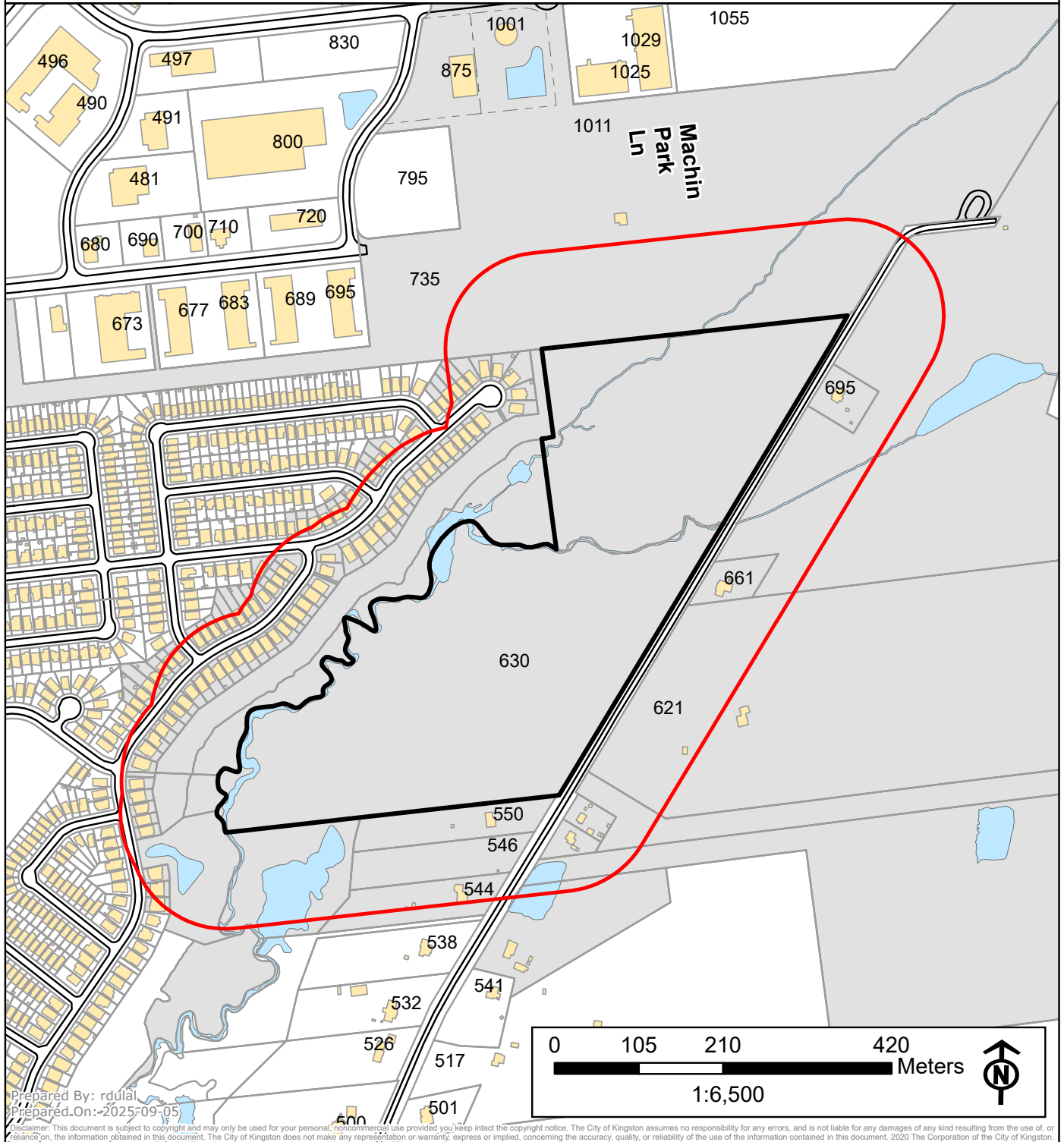
- Subject Lands
- Secondary Plan Area
- LOW-RISE RESIDENTIAL
- BUSINESS PARK INDUSTRIAL
- ENVIRONMENTAL PROTECTION AREA
- OPEN SPACE
- RURAL





Planning Committee
Public Notification Map
Address: 630 Gore Road
File Number: D09-003-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels
- 120m Public Notification Boundary
- 119 Properties in Receipt of Notice (MPAC)



Prepared By: rdulal
Prepared On: 2025-09-05
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**GREENWOOD
PARK EAST
KINGSTON**
Land Use Plan



SITE AREA 20.59 ha 5088.0 ac

LEGEND

- STUDY AREA
- PROPERTY BOUNDARY

AREAS PER USE

- ENVIRONMENTAL PROTECTION = 7.81 ha
- OPEN SPACE = 0.94 ha
- STORM PONDS = 0.54 ha
- RESIDENTIAL = 8.7ha

NUMBER OF RESIDENTIAL UNITS:

- SINGLE-DETACHED DWELLINGS = 155 UNITS
- SEMI-DETACHED, TOWNHOUSE DWELLINGS = 79 UNITS

TOTAL: 234 UNITS PROPOSED

DENSITY: 26.9/NET HA PROPOSED

NOTES

The base plan (lot lines, environmental areas, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.



1	LAND USE/ CONNECT	2024.10.04	TK
No.	REVISION	DATE	EY

CLIENT
GREENWOOD LP #1

FOTENN
Planning + Design

OTTAWA: 386 Cooper Street, Suite 309, Ottawa, ON K2P 2H7 613.730.5709
KINGSTON: 4 Cassara St., Suite 315, Kingston, ON K7K 1Z7 613.542.5154
TORONTO: 174 Spadina Ave., Suite 304, Toronto, ON M5T 2C2 416.789.4530

www.fotenn.com
DESIGNED TK
REVIEWED TK
DATE 2/23/2027

P1



City of Kingston Community Meeting Form

Note to Applicant: This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

Owner/Application Information

Owner: Greenwood Park LP #1

Site Characteristics

Site address: 630 Gore Road, Kingston

Site area: 20.6 hectares

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc.):

The subject site is in the east end of Kingston, in the former Pittsburgh Township, and has an area of approximately 20.6 hectares and a frontage of approximately 700 metres on Gore Road. The site is bounded by Butternut Creek to the west, Gore Road to the east, with rural and residential uses to the south, and Butternut Creek, recreational and undeveloped lands to the north. The existing Greenwood Park residential subdivision lies west of the site, across Butternut Creek. The site is currently undeveloped and treed along Butternut Creek and to the north and south portions of the site, with sparser vegetation toward Gore Road. A portion of Butternut Creek and two east-west

watercourses traverse the site. The site is generally flat, with a slight slope toward the creek and watercourses.

Official Plan designation:

The site is designated Rural Areas and Major Open Space on Schedule 2 City Structure and designated Rural and Environmental Protection Area on Schedule RC-1 Rideau Community Secondary Plan of the official Plan. The Major Open Space designation generally aligns with the Environmental Protection Area designation.

Zoning by-law (zone and other relevant schedules and overlays):

The subject site is split-zoned General Rural Area (RU) and Environmental Protection Area (EP) in Kingston Zoning By-Law Number 2022-62.

Existing number of trees: Unknown, to be confirmed through future tree inventory.

Number of existing trees to be retained: Unknown, to be confirmed through future tree inventory.

Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district): N/A

Description of Surrounding Uses and Buildings

East: Rural Residential and Rural

West: Environmental Protection Area (Butternut Creek), Residential west of the creek

North: Recreational and Undeveloped

South: Rural Residential and Rural

Description of Proposal

Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):

The applicant is proposing to expand the City of Kingston's urban settlement area boundary and redesignate the subject site to facilitate the development of the Greenwood Park East neighbourhood. Watson & Associates previously completed a Community Area Land Needs Assessment which determined that there is insufficient area in the current urban settlement area to accommodate the projected population growth and that an additional 340 hectares of community area (i.e. residential and supportive institutional, commercial and infrastructure) land must be added to the urban settlement area to accommodate the projected growth.

An Official Plan Amendment is proposed to expand the Urban Settlement Area boundary by amending Schedule 2 to include the entire subject site, and to redesignate the lands to Housing District and Major Open Space. The Official Plan Amendment also seeks to amend Schedule RC-1 of the Rideau Community Secondary Plan to redesignate the site to Low-Rise Residential and Environmental Protection Area, with a Site-Specific Policy Area to guide development.

The proposed neighbourhood is envisioned to provide approximately 234 residential units in a variety of ground-oriented housing forms, including single-detached, semi-detached, townhouses, and back-to-back townhouses. Of these, 155 units are planned as single-detached houses, primarily located at the northern and southern edges of the site and along Butternut Creek to provide an appropriate, lower density transition to the surrounding environmental areas. The remaining 79 units, consisting of semi-detached, townhouse, and back-to-back townhouse dwellings, are planned for the central portion of the neighbourhood, and closer to Gore Road.

In addition to housing, the neighbourhood will feature a system of open spaces that provide opportunities for recreation, leisure, and stormwater management. A 30-metre buffer will be established adjacent to Butternut Creek to protect hazard lands, natural heritage features, and the ecological functions of the wetland. Lands within this buffer will remain in their natural state, while an integrated trail system will be developed to connect residents to nature and provide links to the existing Greenwood Park Trail on the west side of the creek.

The neighbourhood will be supported by a network of local roads with multiple access points from Gore Road. Sidewalks will be included throughout to promote walkability, while the trail system within the open space areas will offer an additional active transportation option.

Type of Application: Official Plan Amendment

Proposed use: Residential, Environmental Protection, Open Space

Proposed number and type of residential units and bedrooms (if residential): Approximately 234 residential units. 155 single-detached houses. The remaining 79 units are proposed to be semi-detached, townhouse, and back-to-back townhouses.

Proposed gross floor area (of each use): N/A

Proposed height: Low-rise. Single detached, semi-detached, and townhouses will generally range from one to two and a half storeys in height. Back-to-back townhouses will generally be three storeys.

Proposed setbacks: To be determined through future applications.

Environmental Protection Area Setback: The proposed Environmental Protection Area (EPA) designation is intended to align with the natural heritage features on the subject site. It will encompass Butternut Creek with a 30-metre buffer measured from

the high-water mark. For the ancillary watercourses located on the subject site 15-metre buffers will be applied through future applications.

Passive recreational uses, as well as pedestrian and vehicle crossings, may be permitted provided they do not create unmitigated negative impacts on natural heritage features and are not located within areas subject to natural hazards.

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc): To be determined through future applications.

Proposed number of bicycle parking spaces: To be determined through future applications.

Proposed landscaped open space: To be determined through future applications.

Proposed amenity area (if residential): N/A

Proposed number of trees to be planted: To be determined through future applications.

Description of how the application conforms with the Official Plan:

The application seeks to add 20.6 hectares of community area land to Kingston's serviced urban area. The applicant seeks to amend the official plan land use designations that apply to the site as well as applying site-specific policies to align with current development standards in relation to density and built form as well as to better align with the current Provincial Planning Statement (PPS). This expansion will contribute to the supply of low- and medium-density housing needed in Kingston East, as identified by Watson & Associates, needed to accommodate projected population growth to 2051. The Environmental Protection Area (EPA) designation along Butternut Creek will be retained, a new EP designation will be applied to an existing watercourse on the site which is not currently protected by the designation, and the Rural designation will be changed to Low-Rise Residential.

For a detailed analysis of Official Plan conformity, please refer to the Planning Rationale Report and other supporting documents submitted with this application.

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:

The applicant proposes to retain the Environmental Protection Area designations and apply a new designation on an existing watercourse which is not currently designated.

Section 3.10 of the Official Plan establishes policies for lands designated Environmental Protection Area, requiring protection of wetlands, watercourses, and significant

woodlands. To confirm the presence and significance of these features, detailed ecological fieldwork was undertaken in April 2025. This ground-truthing found that the Butternut Creek wetland is not provincially significant, the east–west watercourses have limited ecological function, and the identified woodlands do not meet the thresholds for significance based on the criteria evaluated. The study also determined that the riparian corridors do not provide meaningful habitat connections and should not be considered significant natural heritage features.

Based on these findings, the proposal conforms with Official Plan policies by protecting Butternut Creek and maintaining appropriate setbacks from all watercourses, while demonstrating that no significant natural heritage features or functions will be subject to unmitigated negative impacts.

Description of amendment(s) required to the Zoning By-law: None proposed at this time. A future zoning by-law amendment application will be required prior to developing the lands.

Other information that would be valuable for a Community Meeting: N/A

List of Drawings/Studies Submitted

- Connectivity Plan;
- Environmental Impact Assessment;
- Land Use Plan;
- Minimum Distance Separation Study;
- Planning Rationale Report;
- Preliminary Master Drainage Report;
- Preliminary Master Servicing Report; and,
- Traffic Feasibility Study.

Community Meeting Form Prepared by:

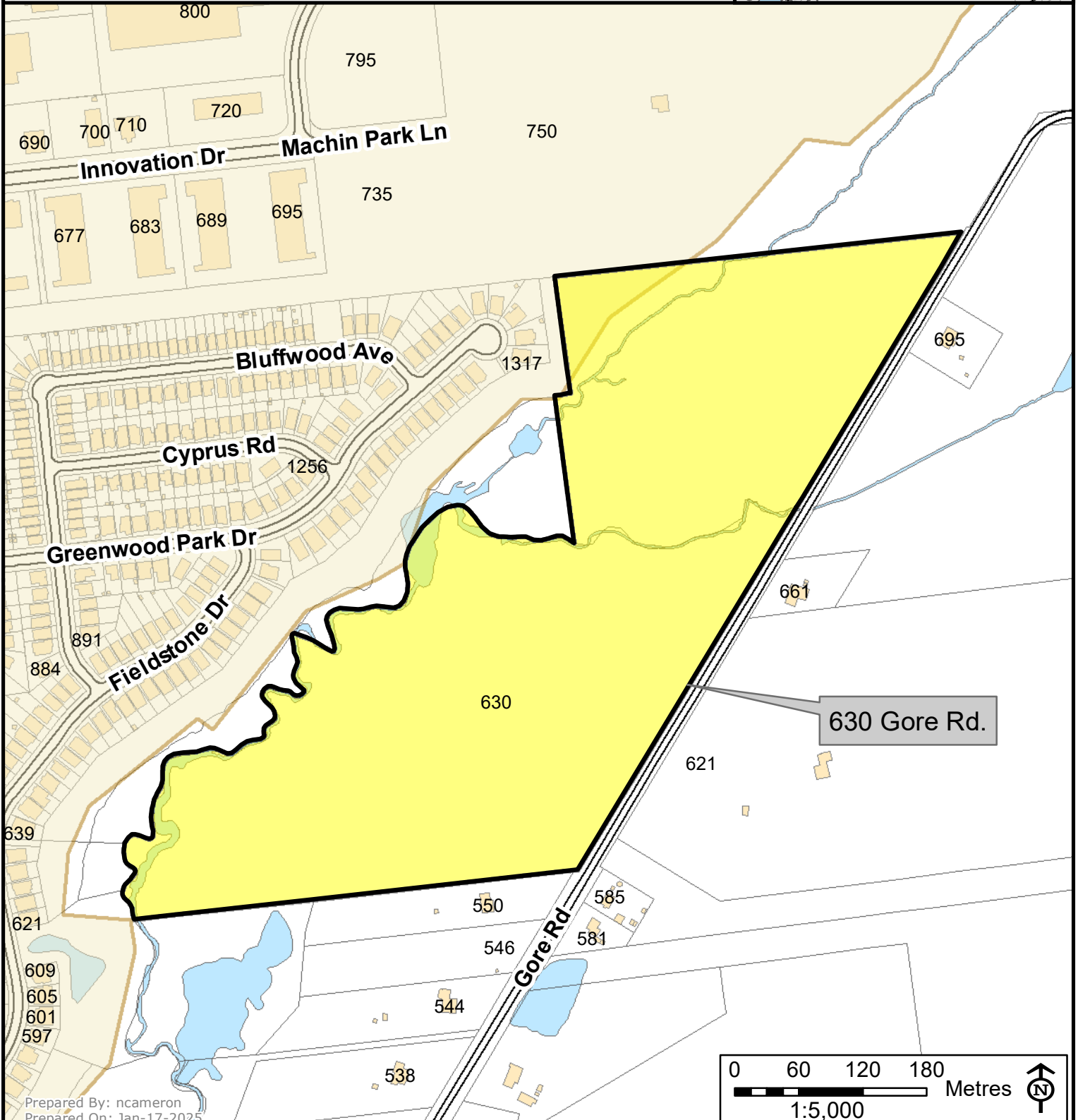
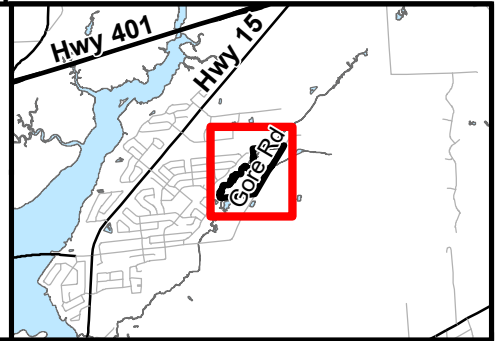
Youko Leclerc-Desjardins, MCIP RPP
Principal
Fotenn Planning + Design

Date: September 8, 2025



Planning Committee
Urban Boundary
Address: 630 Gore Rd.
File Number: D09-003-2024

- Subject Lands
- Existing Urban Boundary

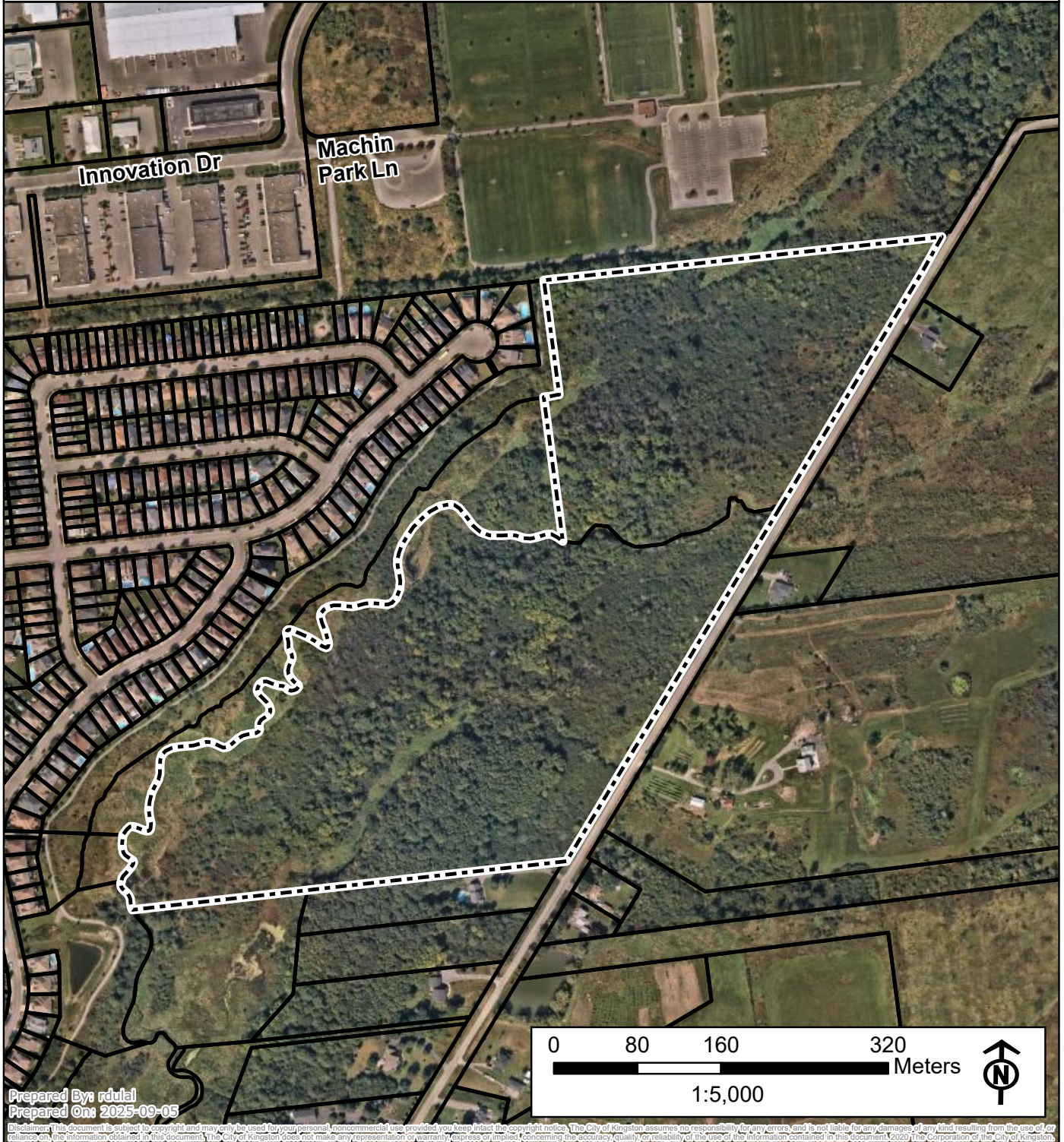


Prepared By: ncameron
Prepared On: Jan-17-2025



City of Kingston
Neighbourhood Context
Address: 630 Gore Road
File Number: D09-003-2024

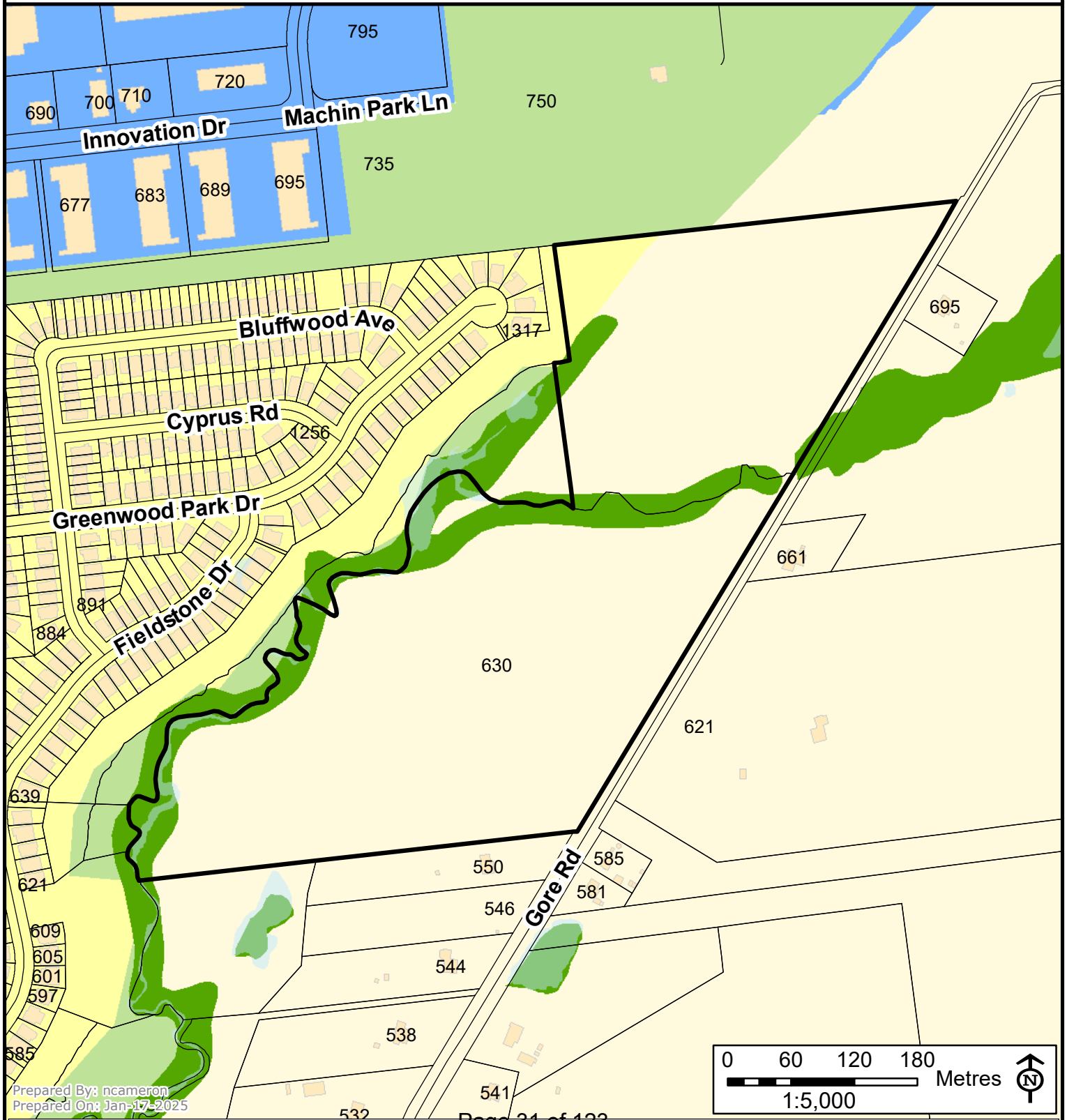
- Subject Lands
- Property Boundaries
- Proposed Parcels





Planning Committee
Official Plan, Existing Land Use
Address: 630 Gore Rd.
File Number: D09-003-2024

- Subject Lands
- Secondary Plan Area
- LOW-RISE RESIDENTIAL
- BUSINESS PARK INDUSTRIAL
- ENVIRONMENTAL PROTECTION AREA
- OPEN SPACE
- RURAL



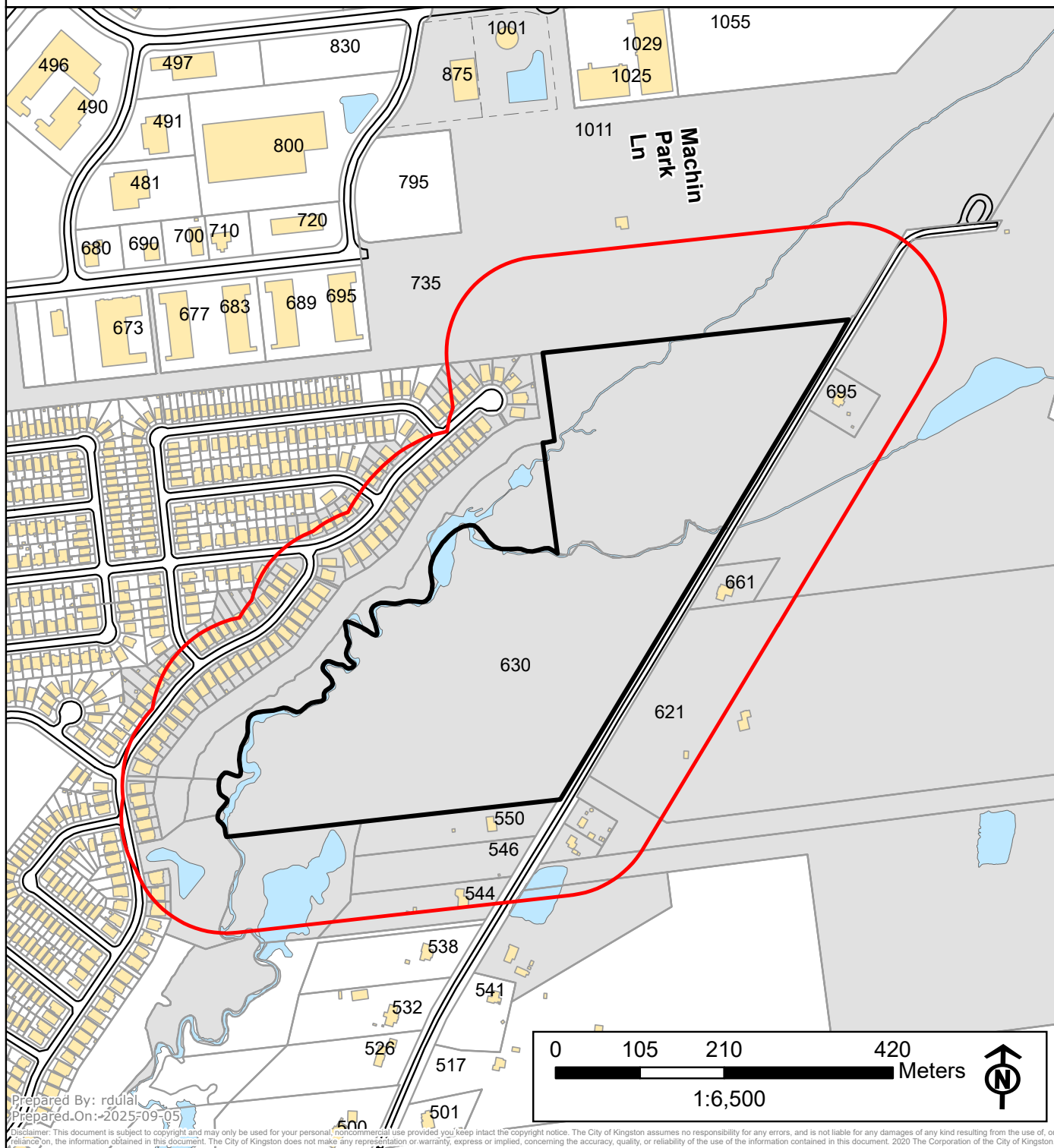


Planning Services

Planning Committee Public Notification Map

Address: 630 Gore Road
File Number: D09-003-2024

-  Subject Lands
 Property Boundaries
 Proposed Parcels
 120m Public Notification Boundary
 119 Properties in Receipt of Notice (MPAC)



**GREENWOOD
PARK EAST
KINGSTON**
Land Use Plan



SITE AREA 20.59 ha 5088.0 ac

LEGEND

- STUDY AREA
- PROPERTY BOUNDARY

AREAS PER USE

- ENVIRONMENTAL PROTECTION = 7.81 ha
- OPEN SPACE = 0.94 ha
- STORM PONDS = 0.54 ha
- RESIDENTIAL = 8.7ha

NUMBER OF RESIDENTIAL UNITS:

- SINGLE-DETACHED DWELLINGS = 155 UNITS
- SEMI-DETACHED, TOWNHOUSE DWELLINGS = 79 UNITS

TOTAL: 234 UNITS PROPOSED

DENSITY: 26.9/NET HA PROPOSED

NOTES

The base plan (lot lines, environmental areas, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.



1	LAND USE/ CONNECT	2024.10.04	TK
No.	REVISION	DATE	EY

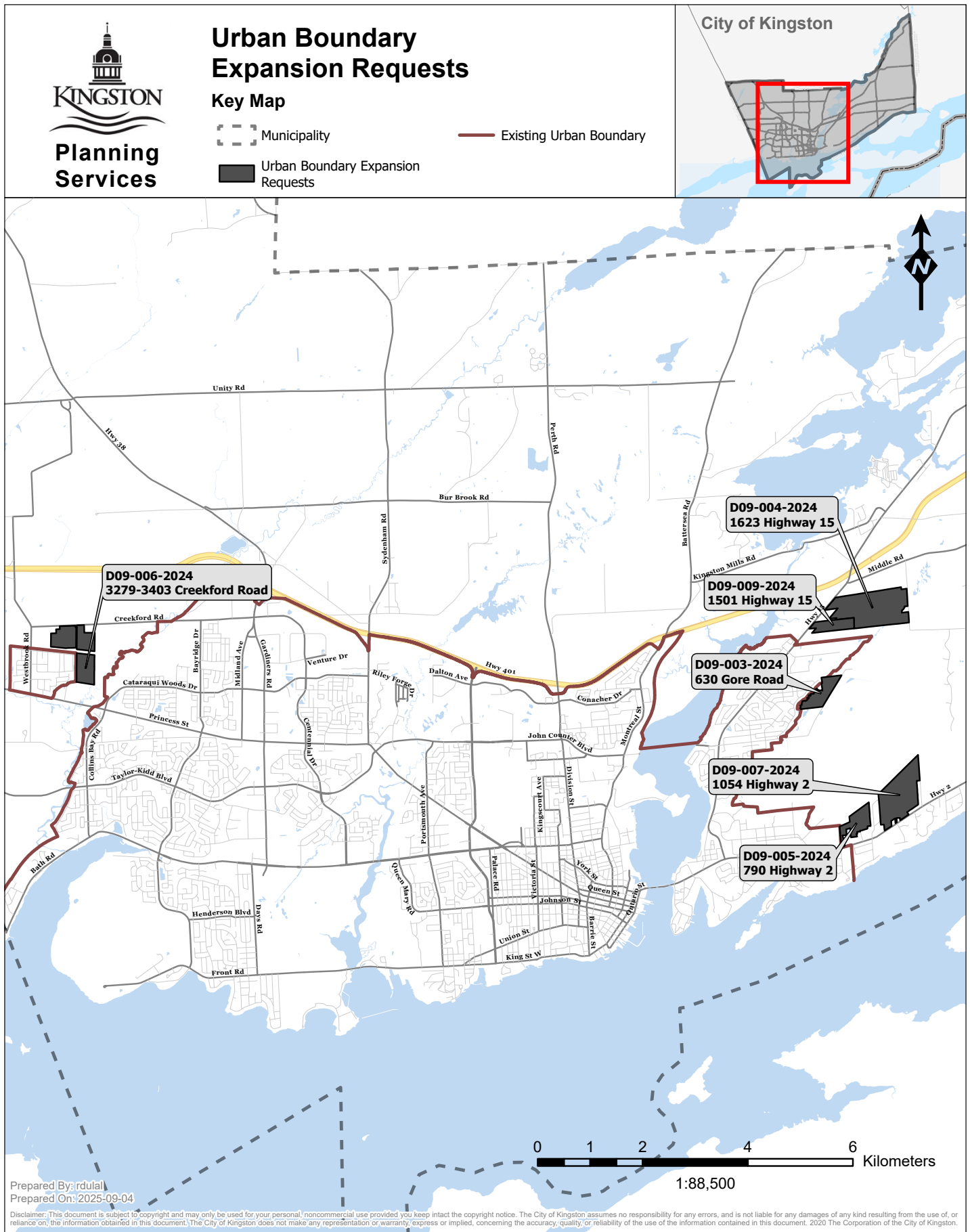
CLIENT
GREENWOOD LP #1

FOTENN
Planning + Design

OTTAWA: 386 Cooper Street, Suite 309, Ottawa, ON K2P 2H7 613.730.5709
KINGSTON: 4 Cassara St., Suite 315, Kingston, ON K7K 1Z7 613.542.5154
TORONTO: 174 Spadina Ave., Suite 304, Toronto, ON M5T 2C2 416.789.4530

www.fotenn.com
DESIGNED TK
REVIEWED TK
DATE 2/23/2027

P1





Outlook

OPA File #D09-003-2024, 630 Gore Road

From Karen O''Hanley [REDACTED]
Date Wed 7/23/2025 3:56 PM
To Gilchrist, Tess <tgilchrist@cityofkingston.ca>
Cc Boehme, Ryan N. <rboehme@cityofkingston.ca>

1 attachment (20 KB)
GPL#1OPAD09-003-2024.docx;

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

Hi Tara,

I am not sure to whom I should address my email regarding the Greenwood Park Lands #1 (a subsidiary of Taggart Construction) and would greatly appreciate it if you would forward it to the correct person or office.

The attached is my petition to recommend that the City of Kingston reject the proposal or application from Greenwood Park LP#1 to expand the urban boundary to incorporate their rural property at 630 Gore Road under D09-003-2024 for which they have determined residential development objectives.

Please delete or obscure my address when this becomes the part of the public record or otherwise accessible.

Thanks for your help,

Karen O''Hanley
Greenwood Park Resident

The proposal or application from Greenwood Park Lands #1 (GPL) under D09-003-2024 to extend the urban boundary to incorporate their parcel of rural land at 630 Gore Road (Kingston East) should be denied until far into the future.

My reasons are as follows:

1. The rural land parcel is part of a highly vulnerable aquifer identified in the Constraint Mapping Source Water Protection, OP Schedule 11-B, consolidated 31 Aug '24 and is also part of a hazard area of moderate to very high ground water sensitivity identified in Constraint Mapping, OP Schedule 11-A, consolidated 31 Aug '24.
2. GPL/Taggart has consciously manipulated the Resource Product & Recovery Authority (RPRA) ON Reg 406/19 to clear cut a treed wildlife habitat to dump land fill from their other building site. Why wouldn't they use a parcel of land free of trees?
3. GPL/Taggart has violated the Migratory Bird Act by clear cutting a treed wildlife habitat during May '25 during the migratory bird nesting season (15 April – 15 August) identified in the Natural Heritage Impact Assessment (EIA) completed by Ecological Services dated 15 Apr '24 which has been filed with their application D09-003-2024.
4. The neighbouring inhabited rural properties to 630 Gore Road are all on well water and septic. The applicant GPL/Taggart has arrogantly ignored all impact their development ambitions for 630 Gore Road will have on the safe potable water supply these residents draw from their wells which are directly dependant on the water quality of ground water and the aquifer. Any disruption to the land will directly impact them. (Kingston Whig Standard, Sat, 05 Jul '25, pg A7, col 5).
5. Kingston East is incapable of providing the infrastructure support that another residential development will impose on the area without significant and substantial investment in advance of approving this GPL/Taggart proposal. The extensive deficiencies that require rectification are already in place due to Taggart's massive expansive developments in Greenwood Park and Riverview plus the Baxter North development. Infrastructure deficiencies are as follows on which any additional development will only further stress the Kingston East inhabitants and services:
 - A. schools –
 - i. 1 x English elementary school (with French Immersion) **oversubscribed 2012/13**
 - ii. 1 x English Catholic elementary school (with French Immersion) **oversubscribed**
 - iii. 1 x English high school

(Note: No Kingston East school is conditioned to provide heat relief to students)

- iv. 0 x French language elementary school
- v. 0 x French language high school

(Note: French language students are bused 45-50 mins to their school at the old Nortel site)

- vi. 0 x English Catholic high school (bus to Regi or transit to Holy Cross)
- vii. 0 x French Immersion high school (bus to Kingston Secondary School)

b. Emergency Services –

- i. 1 x volunteer fire hall
- ii. 1 x police car unit
- iii. 1 x ambulance unit

c. Cellular Services –

0 x cell tower coverage **(only one bar service for constant dropped calls)**

d. Library –

1 x PT Library

e. Transportation –

- i. 1 x two lane N/S original rural road that is the sole, singular, only commuter artery linking Hwy 401 to Hwy 2 (Hwy 15)
- ii. 1 x two lane E/W original narrow rural road connecting proposed development to rest of Kingston East and beyond (Gore Rd)
- iii. 1 x two lane bridge to downtown Kingston (LaSalle Causeway)
- iv. 1 x two lane bridge to north & west Kingston (Waaban Crossing)
- v. 2 x express transit services to downtown via LaSalle Causeway
- vi. 1 x regular transit service to Coach terminal on JC Blvd
- vii. 1 x regular transit service to Kingstone Centre via LaSalle Causeway (CFB Kingston only)

f. Medical services **(Family Drs)** –

2 x Family medical clinics are insufficient to meet current and future demand from massive residential expansion from 2004 to present. (CFB medical services for uniformed military personnel only)

g. Local employment –

predominantly small independent businesses paying about minimum wage to non-owner employees. Primary employer is CFB Kingston where more families are single income with any second employment disrupted due to regular relocation disruptions.

h. Sanitary line –

primary trunk line running N/S along east side of Hwy 15 will reach capacity upon completion of current developments under construction (Riverview Shores, 1274 Hwy 15) and excluding any further commercial/industrial development of Innovation Park (also under application at 1423 Hwy 15).

i. Active transportation –

- i. There are no sidewalks or safe pedestrian space on rural road Gore Rd from 630 Gore Rd to Rose Abbey Drive to ensure safe separation of pedestrians from wheeled transportation with the increase in projected traffic created by the development.
- ii. The only direct non-vehicular access from 630 Gore Rd to Greenwood Park is a proposed pedestrian bridge crossing Butternut Creek in the woods in the south to connect to the GP Trail in the woods that would also carry the water supply/sanitary supply. The wooded trail is very dark at night (earlier and longer during winter).

(Note: All 4 OPA's currently on file for Kingston East will have a detrimental impact on all present infrastructure for current and future residents without significant and substantial investment by multiple levels of government in advance of approvals)

- 6. The proposed development will not meet the demand for “affordable” housing due to Taggart’s reputation and history of building “forever” luxury homes.
- 7. The proposal states that the City of Kingston urban settlement area boundary **must** be expanded more than 340 ha according to the report prepared by Watson & Assoc. Economist,s concluded 2023 to accommodate the community area needed for its projected population growth for Kingston by 2051. City of Kingston is under no obligation to expand the urban boundary while the projection of growth is not guaranteed. It appears to be more to support the developers than for the citizens of

Kingston. The City of Kingston is in no shape to effectively manage, direct, monitor or control the aggressive ambitions of the residential development companies.

The proposal to expand the urban boundary to incorporate the rural property 630 Gore Rd owned by GPL #1 a subsidiary of Taggart Construction should be denied.

Karen O'Hanley
391 Quarry Pond Court
Kingston, ON

9 June 2025

His Worship Mayor Bryan Paterson
City Hall
216 Ontario Street
Kingston, ON K7L 2Z3

Dear Mayor Paterson,

First of all, it was great seeing you again at the Echelon Wellness event early last month – it meant a great deal to those veterans present who have for so long suffered silently and now have support and some hope. And, of course, thanks you for your continued support to the Great Lakes Museum as we open for what will be a spectacular year.

Unfortunately, my engagement today is not on such a positive topic – it is in regards the Greenwood Park LP #1 Official Plan Amendment D09-003-2024 (Enclosure 1) with which, I am sure, you are aware of. I know that our Pittsburgh District Councillor Ryan Boehme is seized of this, that Councillors Lisa Osanic and Conny Glenn are very much concerned with the significant adverse effects of the proposed amendment and that Senior Planner Tess Gilchrist has received multiple inquiries from Gore Road residents, as well as those facing Butternut Creek on Fieldstone and Greenwood Park Drives – I am one of the latter.

When I was looking for place to live in my newly adopted City of Kingston after my retirement in 2008, my spouse, Hope, and I looked throughout the municipality and well beyond but we eventually chose the East end as it seemed more peaceful whilst easily accessible to the downtown core, which we both very much enjoy. One of the areas which interested us was the growing Greenwood Park development. We eventually excitedly settled on a lot – at the time, a hole in the ground – which Tamarack told us was ideal as it faced the Butternut Creek Nature Park, which, we were told, would never see any development.

Over the last 16 years we have come to adore the idyllic, serene and peaceful beauty of Butternut Creek and the neighbourhood. This is why, at the end of May, when I received Enclosure 1, I, like so many on Fieldstone and Greenwood Park Drives was shocked with what we had come to take for granted – sitting on our balconies/patios, enjoying the beauty of our environment and the flora and fauna therein (Enclosure 2). But then, if it were only the quality of life we now enjoy which was the only argument against wholesale high density residential development being proposed by one bent solely on profit, perhaps ours would be a weak argument.

On 5 March 2019, Kingston City Council unanimously agreed the following proposal: “...be it resolved, that the City of Kingston, officially declare a climate emergency for the purposes of naming, framing, and deepening our commitment to protecting our economy, our eco systems, and our community from climate change.” Under your leadership, Council approved the 2nd Pillar of Kingston’s 2023-2026 Strategic Plan – “Lead Environmental Stewardship and Climate

Action: Become a green city and take steps to address the climate change crisis.”

And yet, the proposed Official Plan Amendment (the treed 20.6-hectare property at 630 Gore Road) at Enclosure 1 runs counter to all the City’s green aspirations. Allow me to address a few.

- Butternut Creek crosses on the northwest corner of this property and also runs along the property west limit. In addition, there is a watercourse that is a tributary to Butternut Creek and bisects the property from east to west (Enclosure 3).
- Including the property within the future urban boundary of Kingston to develop it may impact the quality of water and the Creek, as well as displace/endanger wildlife that inhabit it and its surrounding area – this breaches the Montreal Pledge of the City of Kingston on protecting biodiversity and conservation.
- Residents of the Gore Road, as well as Fieldstone/Greenwood Park Drives have recently personally confirmed sightings of 20 mammal species, 24 birds (common species not noted) and more than 16 reptiles which will almost all be eliminated by the proposed development.
- Clear cutting this property, which has already started as part of a Provincially-approved landfill site, also runs counter to the climate emergency declared in 2019, as well as the Migratory Bird Convention Act.
- Butternut Creek Nature Park contains a near-continuous Environmentally Protected Area (EPA) which the 630 property encroaches. My understanding is that EPAs cannot be re-zoned and that it is even forbidden to build in the proximity of an EPA.
- The detailed development plan proposes an above-ground sewage pipe crossing Butternut Creek (and the EPA), not only posing a significant environmental hazard but also an incredible eyesore for residents in the immediate area as well as to all those who enjoy the beauty of the Butternut Creek Trail.
- The land between Butternut Creek and the Gore Road eastwards constitutes wetlands which are not suitable for urban development. Wetlands are amongst the most productive ecosystems in the world, comparable to rain forests and coral reefs. The combination of shallow water, high levels of nutrients and primary productivity is ideal for the development of organisms that form the base of the food web and feed the many species of mammals, reptiles and birds in Butternut Creek Nature Park, particularly during migration and breeding.

I would conclude by pointing to the fact that having a protected green space is important for maintaining the health of a community. During the COVID-19 pandemic, hundreds of people made use of the Butternut Creek Trail every day to reconnect with nature and maintain their mental health. Children and adolescents explore the Park throughout its extent year-round, playing, exploring and enjoying the presence of dozens of species of wildlife. During the winter months, sports enthusiasts can be seen cross-country skiing and skating/playing hockey on the pond to the east of the Creek. The Trail is used by dog-walkers, families, runners and walkers who all enjoy the peace and quiet from being surrounded by nature. Throughout the school year, teachers from the Greenwood Park schools can be seen nearly every day, leading their classes on excursions, pointing to the plant life and promoting the need to connect with nature at a young age.

The Park constitutes a safe, environmental haven for not only for the immediate Greenwood Park community but also for all of Kingston East – people from all parts of the City east of the Cataraqui drive to the Park to enjoy the beauty therein. Communities should not have to be worried that their green spaces are being taken away.

I am not anti-development but there are clearly many other areas along Highway 15 far more suitable for residential use where environmental concerns are not as acute. I may be accused of becoming a ‘tree hugger’ but, after all the death and destruction I have witnessed all over the world after 40 years in the infantry, I no longer take the beauty we have around us for granted. I look forward to attending the first City Council meeting on this issue and voicing my opinion, as do the current residents of Gore Road, Friends of Butternut Creek and the more than 50 households of Fieldstone/Greenwood Park Drives who have to date e-mailed me to express their outrage and complete opposition to the Official Plan Amendment at Enclosure 1.

As the experienced, dedicated and conscientious Mayor of the green City of Kingston, I would implore you to mobilise Council to oppose this project on behalf of Kingston East and the greater Kingston area. Thank you for your consideration of this matter which respects “protecting our economy, our eco systems, and our community from climate change.”

Sincerely,
- Serge

Brigadier General (Ret'd) Serge Labbé, MSC, CD
629 Fieldstone Drive
Kingston, ON K7K 0C1

cc: Councillor Ryan Boehme
Councillor Lisa Osanic
Councillor Conny Glenn
Lanie Hurdle, CAO, City of Kingston
Friends of Butternut Creek

Enclosures:

1. Greenwood Park LP #1 Official Plan Amendment D09-003-2024.
2. Butternut Creek Nature Park - Fieldstone Drive Looking East
3. Aerial Photograph of Butternut Creek Nature Park

609 Fieldstone Dr.,
Kingston, ON
K7K0B9

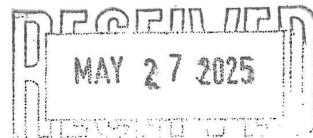
May 21, 2025

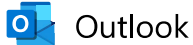
Mr. Tim Park,
Director Planning Services,
City of Kingston

Dear Mr Park,

We received the Public Notice of a Complete Application for the 630 Gore Road Development, D09-003-2024 for the building of 232 housing units. Sadly you haven't mentioned 811 Gore Road Development permit D09-008-2024, the development permit for a further 351 housing units. This is a whopping increase of 583 houses to a rural road. As our property at 609 Fieldstone Drive almost borders and definitely overlooks the property described in the 630 Gore Road development, we very much want to be kept informed as to the decisions, environmental studies and impact assessments that will be performed for **both** developments. We are very concerned as to the impact on the wetlands that are contained in the parcel of land in the 630 Gore Road development and also the loss of the forest above the wetlands. There will also be a negative impact on the traffic flow on the Waaban Crossing. We are very sad to see that Gore Road will lose it's rural tranquil character as it is a much loved road used by us and our neighbouring residents including many who drive here for the cycling, hiking and dog walking, essentially an extension of the Greenwood Park Trail.

Thank you,
Janine Psutka and Dave Barnett
609 Fieldstone Dr.,
Kingston, ON
K7K 0B9





Re: Activity along Gore Road

From Andrew Duncan ·

Date Sun 5/4/2025 2:32 PM

To [REDACTED] Boehme, Ryan N. <rboehme@cityofkingston.ca>; Gilchrist, Tess <tgilchrist@cityofkingston.ca>

Cc Carolyn Dowdell [REDACTED] info@crca.ca <info@crca.ca>

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

Hello Everyone,

I sat down this weekend, and thought about this issue a bit.

To summarize up front, at root of what is happening is a lack of communications on the part of the property owner and Taggart Construction. There are a number of neighbourhood-collective concerns at play, as well as individual ones. The people in this neighbourhood are not unreasonable: we acknowledge that we all have rights to do with our property what we wish. However, there are certain authorities that exist to mitigate the inevitable conflicts that arise from those rights, and authorities given to manage them. I am concerned the City, neighbourhood of Gore Road, and Carolyn and I as property owners with riparian and other rights were overlooked, deliberately or inadvertently, when this "soil re-use" was initiated. I am going to lay out these concerns, as well as propose potential remedies.

I should note before continuing that I am not an attorney. I do have experience in the Judicial Review process at the federal level, as my current job (which I am handing over) involves me working with a legal team to formulate a legal strategy on behalf of my organization. I have tried to read and understand Ontario Regulation 406/19 On-Site and Excess Soil Management, the Kingston Site Plan Control Bylaw, the Kingston Zoning By-Law Number 2022-62 (and its associate overlays), the Conservation Authorities Act, and a number of engineering websites. That being said, my opinions are based on "plain readings" and not on a deeper level of the common law framework around those various Acts/Instruments, nor on a practical/engineering level. So please take what I say with a grain of salt.

My concerns are based on three broad areas. First, I am concerned about the possible "sidelining" of municipal officials and the use of provincial regulations to ignore the Official Plan. This, coupled with presumptions of the results of the process for the next Official Plan, may have led to the city and local neighbourhood being overlooked when the decision was made by the property owner and associated developer to use it to store soil. Second, I have concerns that this action may undermine the perceived legitimacy of the process to renew the Official Plan in 2026. Third, I am concerned that the use of provincial regulations to circumvent Kingston's Site Plan Control Bylaw may be subjecting me as a well-user to undefined risks with little/no visibility on the property owner/Taggart Construction's mitigations to protect groundwater (in this notoriously swampy area), protect the local aquifer, and the Butternut Creek watershed.

My first concern is that the actions of the property owner/Taggart Construction may be deliberately obfuscating their intentions for 630 Gore Road to avoid the legitimate requirement to take into account

the needs and desires of local residents. As mentioned by Mr. Boehme in email correspondence, this has seemingly happened before. The construction of the Riverview Shores development preceded local consultations and City Council approval by claiming grading and road construction activities fell outside the jurisdictions of the Kingston Site Control By-Law and was instead governed by Ontario Regulations. The effect of this activity was to “moot” environmental concerns prior to consultation with the community and City approval. I can speak only with limited authority on behalf of the Gore Road neighbourhood, but I can advance that not all residents I know of have a “NIMBY” attitude towards development. For the most part (I believe), we simply would like to be consulted and informed so that the City, property owners, and developers can maximize the collective value of where we live. The role of the City in this collective decision-making is vital, and expressed in the recent (04 Mar 25) Site Plan Control Bylaw. This role is not at the forefront of O Reg 406/19 which has been cited by Taggart to justify this recent activity. In fact, O Reg 406/19 seems to acknowledge the primacy of local bylaws in para 3, (2), point 4, which emphasizes the requirement for a permit issued under a by-law passed under section 142 of the Municipal Act 2001. The regulation further points towards the concept of “beneficial purpose” which, one could argue, is exactly what the Site Control Plan Bylaw (which identified grading as a governed activity) and Official plan (which sets broad land-use IAW local desires) set out to define. It follows that one cannot “pre-position” soil to help in the grading of a lot prior to approval of that purpose.

Once again, I am not an attorney. I don’t know the case law around construction-related O Regs, the applicability of municipal bylaws (which are problematic as municipalities are creatures of the province), and the context of interactions of the City of Kingston with the property owners/Taggart. That said, this entire disruption could have been greatly calmed with better communications between the neighbourhood and the property owner/Taggart. I will leave it to the City of Kingston to assert its rights and privileges as our agent in this matter.

Secondly, I am concerned at how this incident fits against current efforts to renew Kingston’s Official Plan. This process will have an enormous impact on the Gore Road and Greenwood Park communities. Gore Road is unique in that it sits between Provincially Significant Wetlands on CFB Kingston, a series of feeder creeks into Butternut Creek, and flows into the Cataraqui River. Furthermore, since the pandemic it has become a very popular walking/running/hiking/cycling route for the whole subdivision. As Kingston becomes an increasingly dense city to mitigate against the negative climate effects of urbanization, Gore Road, Butternut Creek Park, and Manchin Sports fields are evolving into a shared community resource of near-rural areas (and potential parks/paths) that add value to the East End. There are also complicated questions of infrastructure, environmental stewardship (e.g. the considerable amphibian population), and traffic circulation at play. As such, the decision to incorporate all of Gore Road into the urban boundary is one that should be made by the community for the community, once again shaped through the City of Kingston and its recognized processes.

The actions of the property owners of 630 Gore Road, and Taggart, need to occur within the context of this decision-making. Once again, I acknowledge that property ownership comes with certain rights. However, those rights are exercised in a context set by a democratic agent such as the City of Kingston. The actions of the property owner and Taggart appear to usurp the process of the Official Plan renewal by trying to force changes to the nature of the neighbourhood before any decisions are made. It is akin to the actions of some developers deliberately damaging heritage buildings to avoid having to incorporate them into their plans. In this case, it appears Taggart is using a dilemma of “excess soil” and an O Reg to get-around Kingston Bylaws to create an eyesore, thereby making it easier to argue the boundary should incorporate Gore Road up to CFB Kingston because it has no environmental or aesthetic value that may actually be making the East End a desirable part of Kingston. While this argument may give away my personal bias, the ultimate decision shouldn’t be mine, or the property owners, or Taggart – it needs to be the people and City of Kingston’s.

I would note that these kinds of actions, ones that mean to forcibly change decision-making factors at play in a community-based democratic process by an outside party, is acknowledged as a form of unacceptable interference that undermines democratic legitimacy. Once again, I would ask that the City of Kingston consider this in their follow-on actions.

My third and final point is that I have concerns as to the deposit of soil on 630 Gore Road and its impacts on groundwater, the local aquifer, and the creeks adjacent to the deposits. I cannot find evidence that the owners of 630 Gore Road or Taggart conducted a risk assessment as to the impacts on local wells and cisterns. I also have no evidence that the soil that Taggart would like to deposit at the site is “low risk.” In my conversation with Taggart, I was informed the soil will likely come from other developments. Given the former use of one of those sites as a quarry, and the possibility that this history may have entailed some soil contamination, I do believe it is a legitimate concern. Some of this information is supposed to be linked to a registry established by O Reg 406/19. However, it currently does not appear that Taggart has completed the registration process (or may not be required to – there appear to be situations where there is no requirement – the regulation is difficult to read).

This unease could have been avoided with some proactive disclosure on the part of Taggart. I acknowledge they may not be legally required to disclose information on their soil and operations. That said, given they intend to deposit outside soil into a neighbourhood without access to City water, a reasonable deduction would be to address concerns ahead of any actions. This is especially the case given the following information I received from Cataraqui Conservation on the specific area Taggart is conducting their actions. On 21 July 24, I received an email from Cataraqui Conservation about the North portion of 630 Gore Road stating that:

“Further technical assessment may be required to demonstrate that the northern part of the property has safe access during times of flooding. The area is identified as a Highly Vulnerable Aquifer. There is Inferred Karst on the subject lands. Recommended Studies: Environmental Impact Assessment, Floodplain Impact Assessment, Geotechnical Assessment including a Soil and Bedrock (Karst) Analysis and a Slope Stability Study if development is proposed along the slopes adjacent to the watercourses, Tree Inventory and Preservation Plan, Stormwater Management Plan and Lot Grading & Drainage and Sediment & Erosion Control Plans.” (Email Mike Dakin to Andrew Duncan, dated 21 May 24).

To conclude my third point, I have serious concerns about the safety of my water and that of my neighbours should Taggart use 630 Gore Road for the storage of excess soil. This is in addition to my suspicions that this activity is meant to influence and set conditions for a decision by the City that has not yet been made.

Now that I have outlined my concerns, I wish to propose some remedies. Some may “jump” from political actions to more practical ones, and incorporate the multiple stakeholders involved. This is to try and overcome the communication errors and omissions by certain parties to this issue. My proposal is as follows:

- 1) As already decided, request that Bylaw Enforcement conduct a site inspection to determine if Taggart is in breach of any City of Kingston Bylaws or regulations;
- 2) Inform Mayor and Council of the City of Kingston of the actions of the property owners/Taggart, with a view to discussing the effects this may have on the Official Planning process and the confidence of the people of Kingston in that process; and
- 3) Request a local townhall with the property owners/Taggart to outline local concerns pertaining to the impacts on their neighbourhood, and to receive requests for information regarding environmental assessments that may/may not have been made.

If the property owners/Taggart respect the three requests outlined above, I believe that would go a long way to resolving some of the tensions that have arisen in the past few weeks. In closing, I would like to thank you for your engagement on this matter and look forward to working with you all in coming to the best possible option for a way ahead.

Thank You,

Andrew Duncan

Andrew J Duncan
[REDACTED]

From: Andrew Duncan [REDACTED]
Sent: 02 May 2025 17:37
To: Lefebvre <[REDACTED]>; Carolyn Dowdell [REDACTED]
Subject: Fwd: Activity along Gore Road

Andrew Duncan
[REDACTED]

----- Forwarded message -----

From: **Andrew Duncan** [REDACTED]
Date: Fri., May 2, 2025, 5:35 p.m.
Subject: Re: Activity along Gore Road
To: Gilchrist, Tess <tgilchrist@cityofkingston.ca>
Cc: Boehme, Ryan N. <rboehme@cityofkingston.ca>, Carolyn Dowdell [REDACTED]

Hello Tess,

Thank you for the information. I spoke to a representative of Taggart a few minutes ago and they indicated that they will provide me with provincial permit information on Monday.

When asked as to the purpose of the activity, he mentioned that the activity was in anticipation of an extension of the urban boundary, and that they want "to be ready."

I am going to take this weekend to gather my thoughts on this subject, and provide a more developed viewpoint. I have concerns as to the lack of a consultative framework around this activity (understanding there are few legislated requirements) and would like to better my understanding of the role of the City alongside that of the province in this matter.

Thank you very much for your prompt actions with regards to this matter, and for the support you've shown to Mr. Boehme and the community on this matter.

Thank you,

A.J. Duncan
695 Gore Road
Andrew Duncan

On Fri., May 2, 2025, 5:26 p.m. Gilchrist,Tess, <tgilchrist@cityofkingston.ca> wrote:

Hello Andrew,

I wanted to share the response I provided to a neighbour of yours a few moments ago regarding the site works at 630 Gore Road.

As of 3pm this afternoon, all activity on the property has ceased and City staff will be on-site Monday morning to further review the recent site works with the property owner.

Earlier this week the developer indicated that the work being completed was brushing activity ahead of an impending Ministry registration as a beneficial re-use site. Once the site is registered with the Ministry, they would be exempt from Municipal by-laws governing site alteration. The Site Alteration By-law does not apply to brushing activity.

However, a further review of the site today indicates that work has progressed beyond what is allowed, and staff have instructed the developer to halt all work.

Further site investigations will be completed in conjunction with relevant by-laws to determine if remediation is required.

Please note that these site works are not in relation to the proposed Official Plan Amendment application to include the subject lands within the urban boundary through the new Official Plan project. Any recommendations on urban boundary expansion lands are not anticipated until the new Official Plan is drafted in 2026.

Thank you,



Tess Gilchrist, MCIP RPP (she/her/hers)

Senior Planner
Planning Services

City of Kingston

Located at: [1211 John Counter Boulevard](#)
[216 Ontario Street Kingston, ON K7L 2Z3](#)
613-546-4291 ext. 3212
tgilchrist@cityofkingston.ca

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From: Andrew Duncan [REDACTED]
Sent: Tuesday, April 29, 2025 9:08 PM
To: Gilchrist, Tess <tgilchrist@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>
Cc: Carolyn Dowdell [REDACTED]
Subject: Re: Activity along Gore Road

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Hello Tess,

Thank you for getting back to me so promptly. I acknowledge the notification I received that the Bylaw Enforcement team has been informed.

The situation has evolved since the email on Monday. My wife informed me today that the construction teams have stripped a significant chunk of the area across from our home bare, and have parked some kind of vegetation removal machine, a bulldozer, and a backhoe. They have clearly removed a number of trees (not sure what size) and have possibly pushed this activity right to the edge of Butternut Creek.

Although I respect the rights of the owner of the lot, I think this may be pushing well beyond what would normally be considered permissible. I am concerned that the presence of the backhoe may indicate they intend to flatten the ground or begin some kind of excavation, which I know is an activity covered by Kingston bylaws and provincial regulations (E.G. O Reg 406/19).

To be blunt, whatever it is they are doing has already caused significant environmental damage, and I am concerned that somebody may making some assumptions regarding upcoming talks on the extension of the urban boundary.

I ask that this new information be kept on record.

Once again, thank you for your prompt reply.

Andrew J Duncan
[REDACTED]

On Mon, Apr 28, 2025, 4:10 p.m. Gilchrist, Tess <tgilchrist@cityofkingston.ca> wrote:

Hello Andrew - thank you for your email. I am looking into this and will get back to you shortly with more information.

In the meantime, if you have any other questions or concerns, please do not hesitate to email me.

Thanks,

Tess Gilchrist, MCIP RPP (she/her/hers)

Senior Planner
Planning Services



City of Kingston
Located at: [1211 John Counter Boulevard](#)
[216 Ontario Street Kingston, ON K7L 2Z3](#)
613-546-4291 ext. 3212
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From: Andrew Duncan [REDACTED]
Sent: April 26, 2025 11:26 PM
To: Planning Outside Email <Planning@cityofkingston.ca>
Subject: Activity along Gore Road

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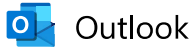
To Whom It May Concern,

My name is Andrew Duncan, and my spouse and I currently live at 695 Gore Road. Recently, there appears to be some kind of construction activity (in particular deforestation) on the lot across from ours. I am somewhat puzzled, as nothing appears in the DASH system. The rumour in the neighborhood is that Taggart Construction intends to dump exfil from a nearby construction site.

This is deeply concerning to me, as this will directly impact the neighborhood through increased traffic, and possible environmental impacts on Butternut Creek. Does the City of Kingston have any information regarding this development?

Thank you,

Andrew J Duncan
[REDACTED]



Update: 630 Gore Road

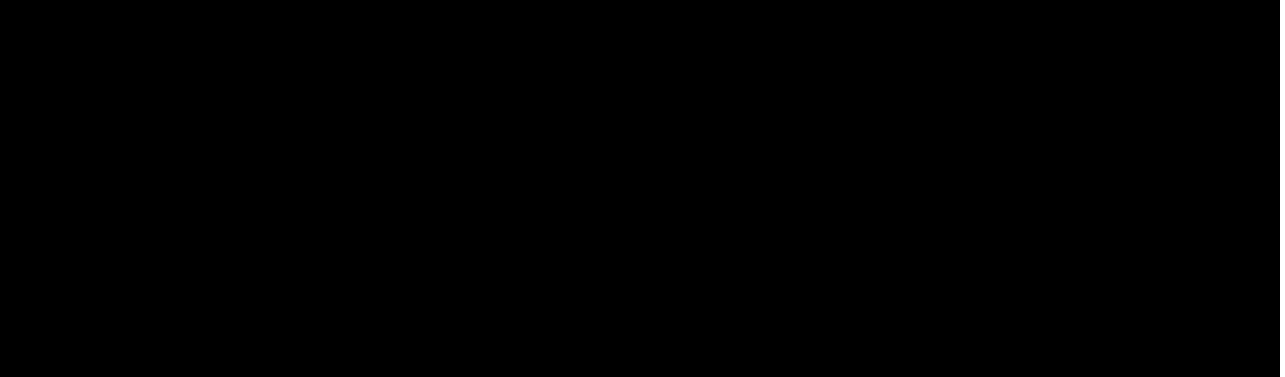
From Gilchrist, Tess <tgilchrist@cityofkingston.ca>

Date Wed 6/11/2025 3:10 PM

To Gilchrist, Tess <tgilchrist@cityofkingston.ca>

Cc Boehme, Ryan N. <rboehme@cityofkingston.ca>; Osanic, Lisa <losanic@cityofkingston.ca>; Glenn, Conny <cglenn@cityofkingston.ca>; Stephen, Wendy <wstephen@cityofkingston.ca>; Park, Tim <tpark@cityofkingston.ca>

Bcc Hoegi, Garret <ghoegi@cityofkingston.ca>; [REDACTED]



Good afternoon, all.

City staff have received numerous emails related to 630 Gore Road and Butternut Creek, most recently in relation to the Tree Permit that was filed on DASH June 6, 2025.

Although we would like to respond to everyone individually, this email is being sent to all of those who have provided correspondence by email in relation to 630 Gore Road, to ensure everyone receives the most current information.

Tree Permit:

No Tree Permit has been issued at this time, and until that happens, the Stop Work Order remains in effect.

The Tree Permit application has been received and is awaiting assignment to a member of our team for processing. Once assigned, the submitted documents will become available to the public on DASH and the application is circulated to Forestry and our Ecologist for their review/comments regarding the application for a Tree Permit.

The review process from start to finish (receipt of application / review / complexity of application / execution of associated agreements and posting of securities) typically takes about 2-3 weeks and is very much dependent on the completeness of the material submitted and if clarifications or revisions are requested by City staff.

A Tree Permit will only be issued once city staff are satisfied with the submitted material. Until then no work is to take place on the site, with the exception being the installation of snow fencing by hand to

delineate the perimeter of the 7.3 ha. site. No machinery is to be used for the installation of this fencing or further removals of trees.

If tree removals are proposed in the submitted Tree Permit application during migratory bird nesting season, prior to removal the applicant will be required to submit additional supporting documentation from a qualified professional, such as an ecologist or biologist, certifying that no active nesting is taking place in the identified trees to be removed. That documentation would be reviewed by the City's Ecologist and a determination made at that time if it was acceptable or not.

Review of Tree By-law:

A full review of the Tree By-law is not taking place until after then Natural Heritage Study, consolidated Official Plan and the City's Forest Management Strategy are completed. The review of the Tree By-Law will be a major undertaking involving a review of current and best practices, public engagement, and information meetings prior to a recommendation report regarding a new Tree By-Law coming forward to Council for consideration.

O.Reg. 406/19 - Re-use Site:

In December 2019, Ontario made a regulation under the *Environmental Protection Act*, titled "[On-Site and Excess Soil Management](#)" ("the regulation") to support improved management of excess construction soil. These changes reduce soil management costs, while protecting human health and the environment. In terms of the site alteration work taking place on site, the owners filed a notice with the Resource Productivity and Recovery Authority and 630 Gore Road is registered as a beneficial re-use site under O.Reg. 406/19. It is important to recognize this process is handled through the Ministry of Environment, Conservation and Parks, and is separate and discrete process from the Planning Act and is outside of the development approval review process undertaken by Planning Services. It is important to recognize the use of the subject property as a beneficial re-use site is not controlled by the City nor associated with the owner's associated application to amend the Official Plan for consideration of an urban boundary expansion.

Official Plan Amendment Application:

The Official Plan Amendment Application is currently going through technical review and there have been no public meetings held, or decisions made at this time regarding this request to amend the Official Plan. Please contact me if you would like to learn more about the new Official Plan and the urban boundary expansion process. You can also review information on the [Get Involved Kingston](#) page.

Stop Work Order:

Given the amount of concern the beneficial re-use site work generated, the owner was issued a Stop Work Order by the City. This step was taken to strike a balanced approach, first by providing a level of certainty to those concerned the work on site is not contravening the City's Tree By-Law, while at the same time allowing the owner to undertake work on their property to which they have the right to do. The Stop Work Order will remain in place until City staff are satisfied the following conditions in the Order have been met.

The conditions of the Stop Work Order issued to the property owner which have to be fulfilled prior to work resuming on the site are as follows:

“Prior to work recommencing on the Property, the Registered Owner shall complete the following:

1. Prepare and provide to the Director a plan delineating the property area being proposed for a beneficial re-use site under O.Reg. 406/19, showing extent of associated silt fencing and access roads/storage areas to the satisfaction of the Director.
2. Prepare and provide a tree inventory plan by a qualified arborist identifying all trees subject to the Tree By-Law, any trees identified for preservation or removal and all necessary tree protection measures to be installed within the delineated area to the satisfaction of the Director.
3. Apply for and obtain a Tree Permit and pay any associated financial securities under the Tree Permit.
4. Install tree protection fencing around all trees that are required to be retained to the satisfaction of the Director.”

The Stop Work Order is still in effect.

Thank you for your patience and passion, as we work through these processes.



Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner
Planning Services

City of Kingston
Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 ext. 3212
tgilchrist@cityofkingston.ca



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Update: 630 Gore Road - Tree Permit Application

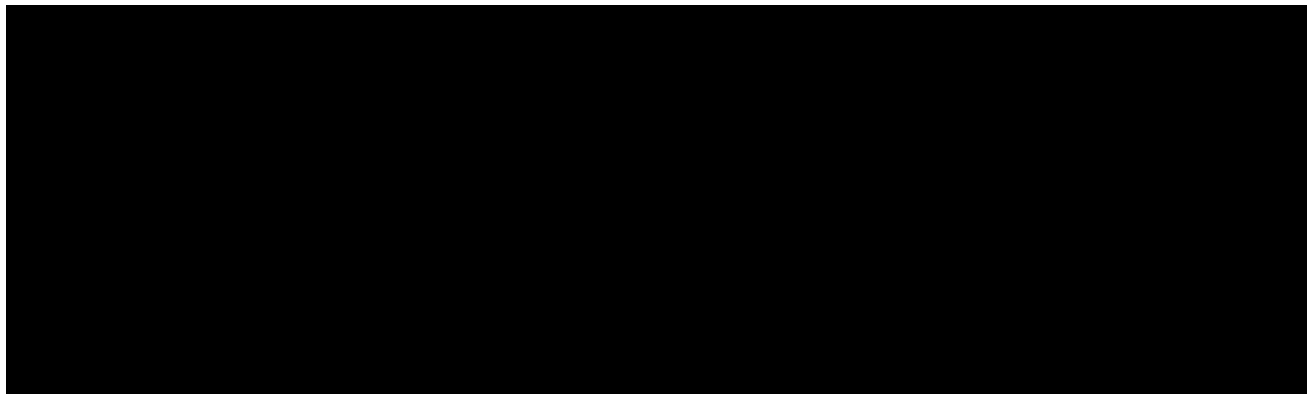
From Gilchrist, Tess <tgilchrist@cityofkingston.ca>

Date Thu 6/26/2025 5:02 PM

To Gilchrist, Tess <tgilchrist@cityofkingston.ca>

Cc Park, Tim <tpark@cityofkingston.ca>

Bcc



Good afternoon, all.

I am providing an update regarding the Tree Permit application submitted for 630 Gore Road.

The applicant has been advised in writing that their Tree Permit has been refused by the Director of Planning Services. Please note, the applicant does have the right under the Tree By-Law to appeal this decision within 30 days to Council. If they choose to exercise that option, a staff report will go to Council outlining the reasons for the refusal. The decision regarding the issuance or refusal of the Tree Permit will then be determined by Council.

They have also been reminded the stop work order on the property will remain in place until further notice.

Please note, their application to amend the Official Plan to include these lands within the urban boundary remains active and will be reviewed as part of the Official Plan Project. At this time we are anticipating holding a Community Meeting in the fall to review all of the urban boundary expansion applications, as part of the new Official Plan Project.

Thank you,



Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner

Planning Services

City of Kingston

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216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 ext. 3212



tgilchrist@cityofkingston.ca

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Re: Procedural Question and Natural History Study

From Gilchrist, Tess <tgilchrist@cityofkingston.ca>

Date Tue 6/17/2025 5:00 PM

To Andrew Duncan [REDACTED] Boehme, Ryan N. <rboehme@cityofkingston.ca>

Cc [REDACTED]

Hello Andrew, I'm happy to answer your questions.

There has been extensive background work done in support of the new OP. I will share additional links below.

1. Property owners can now file an OPA for urban boundary expansion at any time, based on provincial changes under the PPS 2024
2. Although the urban boundary expansion review is a high-level exercise, details such as transportation networks, servicing extensions and natural heritage features do play an important role in consideration, as well as a subject property's context to ensure land use compatibility.
3. For any properties included in an urban boundary expansion, draft plan of subdivision and zoning by-law amendment applications would be required. Both application types are subject to public consultation and the application process would review the detailed development plans for a property.

I am recording all correspondence received with respect to Application D09-003-2024 - 630 Gore Road (as well as the others), as part of the public consultation component required under the Planning Act.

All comments received are considered in staff review of applications.

Please note that any recommendations from staff on the new Official Plan will go to Council for approval, and then to MMAH for the final approval of a new Official Plan.

Background Studies:

1. [Population, Housing & Employment Growth Forecast](#) 24-016 - Council December 5, 2023 (page 52)
2. [Community Area Land Needs Assessment](#) 24-172 - Council August 13, 2024
3. [Employment Area Lands Review](#) 24-221 - Council September 3, 2024
4. [Commercial Land Review & Strategic Directions](#) 24-223 - Council September 17, 2024

Additional Reports:

- [Growth Allocations by Sub-Areas and Future Urban Boundary Expansion Review](#) 24-051 Planning Committee September 19, 2024
- [Kingston's Turning Point: A Growth Plan for Land Use and Transportation](#) 24-072 - Council May 7, 2024

For reference, this is the link to the Get Involved website for the [Official Plan and Integrated Mobility Plan](#).

We are anticipating holding a community meeting in the fall regarding the urban boundary expansion component of the new Official Plan.

We will send out notification to everyone who has provided comments on the OPA Applications, as well as the contact list on Get Involved Kingston.

Thanks,



Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner
Planning Services

City of Kingston
Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 ext. 3212
tgilchrist@cityofkingston.ca



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From: Andrew Duncan [REDACTED]
Sent: Monday, June 16, 2025 4:34 PM
To: Gilchrist, Tess <tgilchrist@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>
Cc: [REDACTED]
Subject: Re: Procedural Question and Natural History Study

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Hello Tess,

This is the first time I've seen Report 24-051. I've only seen the Watson and Associates Report, which did not include the last page with the rather broad "Study Area".

To confirm my understanding of the process based on my reading of below and report 24-072 (and my apologies for doing this, but I drank out of too many aluminum pots):

- 1) 811 Gore Road is "off the table" for *this* process as it was not complete. That said after this process, under the new PPS, they may re-apply at any time to extend the urban boundary on an "ad-hoc" basis. So once the new OP is approved (or even before), the owners of that lot may re-apply with a completed plan and the urban boundary expansion and details of the subdivision are decided concurrently.

- 2) Submission D09-003-2024 (630 Gore Road) at this point is only for consideration of the expansion of the urban boundary to include that property. A deduction from that is that only certain critical elements of the proposal will be examined. An example would be seeing if the proposal is in line with PPS 2.3.2 (New Settlement Areas...), PPS 3.6 (Sewage, Water, and Stormwater), PPS 4.2 (Water), municipal interpretations of these elements of the PPS, etc.
- 3) If D09-003-2024 (630 Gore Road) is approved for Urban Boundary expansion, then the detailed plan of subdivision is up for comment and decision. This will then focus on plan specifics, such as the location of intersections, allocation of open spaces, etc.

Please correct me if I'm wrong. My concern is if 2+3 are now one process I will have to "kitchen sink" the planning staff with a number of significant community *and* individual concerns. I'm also concerned my concerns as a neighbour to the site will go unnoticed as staff and council focus on higher-level issues.

Thank You,

Andrew J Duncan

From: Gilchrist, Tess <tgilchrist@cityofkingston.ca>

Sent: 16 June 2025 15:29

To: Andrew Duncan [REDACTED] Boehme, Ryan N. <rboehme@cityofkingston.ca>

Cc: [REDACTED]

Subject: Re: Procedural Question and Natural History Study

Good afternoon, Andrew.

There is a lot of information to review and I appreciate your well-considered and researched email. Hopefully the information below will provide some further context and clarification.

The Official Plan Amendment Application for 630 Gore Road is only to be considered for an expansion to the urban boundary. It is not a Draft Plan of Subdivision Application.

The Official Plan Amendment Application for 811 Gore Road is also only to be considered for an expansion to the urban boundary. However, it is incomplete and not currently under tech review at the City. I am glad that you are seeking confirmation on this, as the information you have been provided is inaccurate.

To date, the City has received a total of 5 complete OPA applications requesting to be considered for urban boundary expansion.

1. D09-003-2024 - 630 Gore Road
2. D09-004-2024 - 1623 Highway 15
3. D09-005-2024 - 790 Highway 2
4. D09-006-2024 - 3279-3403 Creekford Road
5. D09-007-2024 - 1054 Highway 2

The review of these applications is being undertaken through the new Official Plan project to ensure all aspects of urban boundary expansion are being reviewed holistically, together with opportunities and targets for meeting growth through intensification within the existing urban boundary. This process is very much informed by the direction provided in the PPS.

The City's process for reviewing the urban boundary expansion OPAs is laid out on pages 15 -18 of [Report 24-072](#), which was endorsed by Council May 7, 2024.

For any properties that are included in a future urban boundary expansion (please refer to the last page of [Report 24-051](#), noting that these are Study Areas only, not the final expansion areas), all property owners would then be required to file applications for Draft Plans of Subdivision and Zoning By-law Amendment, in relation to the proposed residential development of a property. Under the Planning Act, there are requirements for public notice, and all interested residents are encouraged to participate in these planning processes.

I have forwarded your email on to my colleague who is working on the Natural Heritage Study, and he will respond to you separately regarding your question #3.

Thank you,



Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner
Planning Services

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tgilchrist@cityofkingston.ca



The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

From: Andrew Duncan [REDACTED]

Sent: Monday, June 16, 2025 1:35 PM

To: Boehme, Ryan N. <rboehme@cityofkingston.ca>

Cc: [REDACTED]

Gilchrist, Tess <tgilchrist@cityofkingston.ca>; [REDACTED]

Subject: Procedural Question and Natural History Study

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Hello Ryan,

I hope all is well on your end. I am now moved into an apartment in DC and have some time to catch up on developments.

I have heard it on good authority that the plan for 811 Gore Road is now working its way through Technical Approval with the City. This raises some serious concerns for Carolyn and there is the real possibility that we may end up completely surrounded by subdivisions whose construction may occur concurrently. This will doubtlessly impact our quality of life and value of our property. *Even if we wanted to move away and allow the City and the developers to do what they want, we will now suffer financially due to the way in which the Official Plan amendment process is unfolding.*

The upcoming debate on the decision to extend the urban boundary to incorporate the developments at 630 and 811 Gore Road is therefore vital to us as residents of Kingston. So too are the specific debates on what form these subdivisions will take. As you are aware, the designers of the subdivision at 630 Gore Road intend to place an intersection at the end of my driveway, which one can argue using the Ontario Traffic Manual is contrary to some basic design principles. I anticipate similar issues with 811 Gore Road, given the two developments share the same engineering firm.

I would therefore like to better understand the procedure moving forward. Specifically:

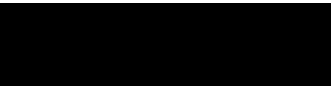
- 1) Is the urban boundary decision considered a separate process from that of the approval of the two subdivisions? I've looked through the City website, and it is unclear.
- 2) If the urban boundary decision is to be decided in a process separately from the approval of the two subdivisions, will residents be able to provide representations to both individual plans of subdivision?
- 3) Will the consulting firm drafting the Natural Heritage Study consider (or be directed to consider via the City) a townhall with members of the East End community? The last set of consultations did not include, in my opinion, a sufficient level of engagement with East End and Gore Road Residents. Nor did the consultative process run by Since the Natural Heritage Study is to be considered after the initial draft of the new official plan (which will likely prioritize housing imperatives over local concerns), it is essential East End residents have our say when balancing the environmental and social value of the creek with development plans.

I'm going to editorialize now - I have read the *Ministry of Municipal Affairs and Housing Provincial Planning Statement, 2024*. I do not believe any dense development along Gore Road conforms to 2.3.2 New Settlement Areas and Settlement Area Boundary Expansions. The proposed developments do not accommodate an "appropriate range and mix of land uses" for the City of Kingston, do not align with the capacity of "planned infrastructure and public service facilities" (as risky solutions to the sewage issue will need to be offloaded to the municipality), and that the approval of such dense subdivisions does not provide for "the phased progression of urban development." I also believe the development will completely destroy the rural character of the neighbourhood, which is why Carolyn and I made Kingston our home to begin with. This is in addition to the serious environmental concerns the "Friends of Butternut Creek" are identifying, including that Butternut Creek may flow underground through a series of caves and karsts that make the Creek incredibly unique at the provincial level. I believe these points need to be incorporated into any critical examination Council makes for both the urban boundary expansion. If it is subsequently decided by the City to approve the plans I believe further critical examinations of the specific plans of subdivision are warranted to mitigate impacts to the surrounding community, especially the residents of Gore Road who will bear the brunt of the costs of the development. Our rural neighbourhood would be forced to transform into an urban subdivision, which is not what any of us want. Some of this can be mitigated much to the probable chagrin of the developers. This could include phasing construction, enhanced offsets and buffers to reduce the impact of the subdivisions on my property, and proper placement of roadways (as opposed to the poor placement suggested by the planners). That said, we need our say before any of this can be considered.

If you can get some answers to the three questions above, I'd appreciate it. As I repeatedly stressed before I am not adverse to change - but I am becoming concerned the City and developers are becoming overly focused on housing to the detriment of the health of the neighbourhoods already in place.

Thank You,

Andrew J Duncan





Outlook

Urgent Request to Uphold Environmental Commitments and Protect Butternut Creek Area

From Adam Jenkins [REDACTED]

Date Tue 6/17/2025 9:25 AM

To Mayor of Kingston <mayor@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>; Park, Tim <tpark@cityofkingston.ca>; Gilchrist, Tess <tailchrist@cityofkingston.ca>; [REDACTED]

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Dear Mayor Paterson, Councillor Boehme, Councillors, and Planning Staff,

I am writing to you today as a concerned citizen regarding the proposed development near 630 Gore Road and the Butternut Creek area in Kingston's east end.

As you are aware, this land lies outside the current urban boundary and includes forests, wetlands, and part of the Butternut Creek watershed, an ecologically sensitive area that plays a vital role in local biodiversity, flood mitigation, and climate resilience. The proposed development by Greenwood Park Ltd. and Taggart would require amending the Official Plan to bring this land inside the urban boundary, allowing it to be rezoned for suburban housing.

What's deeply concerning is that significant clearcutting has already occurred on this land before public consultation and without Council approval. This action is not only premature, but it directly contradicts our city's stated environmental values and processes. Thanks to community advocacy, a Stop Work Order is currently in place, but there remains risk that a tree-cutting permit could be issued, one which, under current bylaws, should be denied due to avoidable environmental harm, unapproved development, and impact on significant woodland.

Why This Matters:

- Kingston's Climate and Biodiversity Commitments:
This development undermines Kingston's Climate Emergency Declaration,

Montreal Biodiversity Pledge, and tree canopy targets by removing mature trees, harming wildlife corridors, and encouraging low-density sprawl.

- **Threats to Butternut Creek Ecosystem:**
This area supports amphibians, birds, pollinators, and sensitive wetland species. The porous karst landscape also connects directly to underground aquifers. Disturbance here threatens long-term water quality and local biodiversity.
- **Erosion of Public Process:**
Starting work without public input breaks down trust in our planning process. Residents nearby were not informed, and City enforcement only followed public outcry. This sets a precedent we cannot afford.
- **Better Ways to Build:**
Smart growth doesn't require destroying sensitive ecosystems. We can prioritize:
 - Infill and medium-density housing on underused urban lands.
 - Redevelopment of existing serviced properties.
 - Climate-friendly, cost-effective design that supports livable communities

Our Request:

We respectfully ask that the City of Kingston:

1. Maintain the Stop Work Order and deny any tree-cutting permit at 630 Gore Road.
2. Reject the Official Plan Amendment that would allow development in this ecologically sensitive area.
3. Protect Butternut Creek, its surrounding forests and wetlands, and stand by Kingston's climate and environmental commitments.

This land is a vital part of our city's natural infrastructure. Once it's gone, we can't get it back. Let's not compromise our future for short-term development pressures when better options exist.

Thank you for your time and leadership on this important issue.

Sincerely,
Adam Jenkins, CFP
Concerned Citizen



630 Gore Road

From Aleks Krstic [REDACTED]
Date Sun 6/8/2025 9:08 PM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>; Park,Tim <tpark@cityofkingston.ca>

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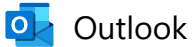
Hello Tess and Tim,

Could you please provide the supporting documents for the Tree Permit Application and the Site Alteration Permit at 630 Gore Road including:

1. Tree inventory
2. Plan delineating the Site Alteration
3. Biologist/ecologists certification of no nesting occurring in the 7.3 ha area

In addition, could you please provide us with the hydrogeological study to show what effects this work will have on the groundwater in the area and our health and safety. Many residents on Gore Road depend on well water systems and are deeply concerned about contamination of our groundwater. We will hold both of you legally liable for any contaminants that are discovered in the well water as a result of the work.

Aleksandar Krstic



butternut creek

From Adelheid Nicol [REDACTED]
Date Wed 6/11/2025 7:48 PM
To Gilchrist, Tess <tgilchrist@cityofkingston.ca>

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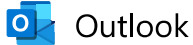
Dear Tess Gilchrist,

I would like to add my name to the list of concerned citizens regarding the new development at 630 Gore road. It is difficult to say how much the creek will be affected by the huge enclosed area that the developer has indicated as part of a new development as the notice states there will be a "residential subdivision, as well as open space and environmental protection area land uses." It is unclear how much the creek will be affected, but given that the whole area is rather narrow, I imagine it would be affected greatly unless the developer planned to build only adjacent to Gore road (which doesn't look like it).

I certainly am not an expert on the topic, but I hope that a proper environmental assessment will be conducted before any additional work will be done as this creek area is home to many important living animals and plants. Under schedule 7A of the city of Kingston official plan, Natural heritage area 'A' (https://www.cityofkingston.ca/media/3h1bgdij/council_plan_officialplan_schedule7a.pdf) it forms part of a "provincially significant wetland".

Interestingly, I was told when I purchased my home in 2018 that this was a conservation area and would not be touched. Over the past 7 years I have noticed people truly enjoying walking by this area. The pathway allows people to enjoy it without encroaching on it. I know people from outside the neighbourhood (e.g., people from Pt. St. Mark, people who live near the 401) who come to enjoy the wildlife of this little treasure. With sustainable development we should be ensuring that we do as little damage to this vulnerable ecosystem.

Thank you for your consideration.
Adelheid Nicol (1249 Greenwood Park Drive)



Outlook

City File No.: D09-003-2024 - NO

From Cindy Dunning [REDACTED]
Date Mon 5/26/2025 5:12 AM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>

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Good morning,

I am writing to request that development of Butternut Creek area (City File No D09-003-2024) NOT happen.

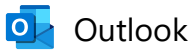
This area is very important as a natural space. I understand that housing is important but so too is green space.

This green space provides habitat for a diverse community of animals from local birds to migratory birds, reptiles and amphibians, and a variety of mammals. In fact, I believe this is a sensitive wetland area for our local at risk turtle population.

Human development is important but not at the cost of our natural world.

The City has been saying for years that it wants to be a green and sustainable place. Please show us this means more than just words.

Thanks
Cindy Dunning
Kingston resident



630 Gore Road

From [REDACTED]
Date Tue 6/3/2025 8:33 AM
To Gilchrist, Tess <tgilchrist@cityofkingston.ca>

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<https://aka.ms/LearnAboutSenderIdentification>]

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Hello Tess,

It is with dismay and disbelief that I find myself writing this email regarding the actions taking place at 630 Gore Road and the potential for yet more unaffordable housing in an environmentally sensitive area that is currently the only real nature park we have in the east end of the city that is not surrounded by housing on both sides. Currently we have the Rose Abbey development backing on to the creek which is more than enough.

I am also concerned regarding the surrounding infrastructure needs and environmental impacts in terms of roads and sewers needed to support this potential development.

It is also clear from what is happening (or has been) at 630 is clearly tree removal and not "brush". I am pleased to hear that this has been halted.

Therefore, I am AGAINST expanding the Eastern urban boundary beyond Butternut Creek.

This city is in desperate need of affordable housing in its core, not further urban sprawl that benefits millionaires and city coffers with easy tax revenue.

Kingston has declared a "climate emergency". It's time we considered all actions as part of this declaration.

Thanks and regards

Glenn Harrall
3 Buckingham Court, Kingston, K7K6V8



Outlook

Proposed development 630 Gore Road

From Grazia Scoppio [REDACTED]
Date Mon 5/26/2025 8:37 PM
To Gilchrist, Tess <tgilchrist@cityofkingston.ca>
Cc [REDACTED]

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City of Kingston Planning Services

Attention: Tess Gilchrist, Senior Planner

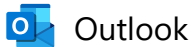
We received the notice regarding the proposed plan amendment for development of residential homes at 630 Gore Road

As owners of a house that backs on the conservation Butternut Creek my husband and I have serious concerns about the negative impact of this proposed development on the beautiful conservation land and wildlife.

We are therefore opposed to this proposed development and would like to be notified of any further information or meetings on this regard.

Grazia Scoppio & Tim Spence
673 Fieldstone Drive
Kingston, ON
K7K 0C6

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Outlook

Urban boundary expansion

From Henry Swoboda [REDACTED]

Date Fri 6/6/2025 9:59 AM

To Oosterhof,Gary <goosterhof@cityofkingston.ca>; Chaves,Paul <pchaves@cityofkingston.ca>; Osanic,Lisa <losanic@cityofkingston.ca>; Stephen,Wendy <wstephen@cityofkingston.ca>; Amos,Don <damos@cityofkingston.ca>; Hassan,Jamshed <jhassan@cityofkingston.ca>; Tozzo,Brandon <btozzo@cityofkingston.ca>; McLaren,Jeff <jmclaren@cityofkingston.ca>; Cinanni,Vincent <vcinanni@cityofkingston.ca>; Glenn,Conny <cglenn@cityofkingston.ca>; Ridge,Gregory <gridge@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>; Mayor of Kingston <mayor@cityofkingston.ca>

Cc Gilchrist,Tess <tgilchrist@cityofkingston.ca>; Park,Tim <tpark@cityofkingston.ca>

To whom it may concern,

Look up at the smoke in our skies. Smell it. Feel the sting in your eyes when you step outside. This is what happens when we prioritize unchecked development and endless economic growth over care—for the land, for each other, and for our future.

I am writing specifically in response to the proposed expansions to our urban boundary. These changes would destroy important ecosystems, remove mature trees, and pave over the natural infrastructure that helps protect our air, water, and climate. We must not treat forests and wetlands as empty space awaiting development. They are living systems essential to our health, our resilience, and our survival.

We've lost our connection to the natural world, and now we are living with the consequences. Even before this era of annual wildfires, air pollution was silently claiming over 15,000 Canadian lives each year. Now the damage is not just silent—it is visible, and increasingly deadly.

The sky is telling us we must change.

Trees, and the ecosystems that sustain them, are the lungs of the planet. When we degrade them, through action or inaction, we sacrifice our own lungs, our health, our mental well-being, and our future.

It is time to stop building for profit and start building for people. We need housing that is affordable, ecologically responsible, and aligned with the real needs of Kingstonians, not more luxury developments that serve only a few while undermining the ecological systems that support us all.

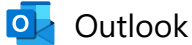
This is a moment to re-evaluate what we value. Let us centre care—for each other, for our environment, and for the shared future we are still capable of protecting—before it is too late.

Sincerely,

Henry Swoboda, MD

Canadian Association of Physicians for the Environment

Kinston resident



Re: New development, Gore Rd

From jeff wylie [REDACTED]
Date Fri 7/4/2025 10:45 AM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>

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Ms. Gilchrist

Thank you for the informative email. We appreciate your timely response, being kept in the loop, and knowing how we can keep ourselves better informed. Any updates you can provide is also appreciated.

Jeff and France Wylie

On Thu, Jul 3, 2025 at 4:43 PM Gilchrist,Tess <tgilchrist@cityofkingston.ca> wrote:
Good afternoon, Jeff and France - thank you for your comments.

I have added your name and email to the Notification List pertaining to 630 Gore Road.

The Official Plan Amendment (OPA) Application for 630 Gore Road is requesting to be considered for an urban boundary expansion for the purpose of a future residential subdivision.

All OPA's requesting to be considered for urban boundary expansion are being reviewed holistically through new Official Plan Project.

For your general reference, there are 5 complete OPA's requesting to be considered for urban boundary expansion through the new OP Project:

- D09-003-2024 - 630 Gore Road
- D09-004-2024 - 1623 Highway 15
- D09-005-2024 - 790 Highway 2
- D09-006-2024 - 3279-3403 Creekford Road
- D09-007-2024 - 1054 Highway 2

I am the File Planner on these 5 OPA's and welcome any inquiries.

We are anticipating holding a Community Meeting in the fall to review the urban boundary expansion, as part of the new Official Plan Project.

You can also sign up for Official Plan Project updates on the [Get Involved Kingston](#) website.

I will send another update via email to the Notification List when new information is available regarding 630 Gore Road.

Thank you,



Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner
Planning Services

City of Kingston
Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 ext. 3212
tgilchrist@cityofkingston.ca

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The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

From: jeff wylie [REDACTED]
Sent: Friday, June 27, 2025 12:01 PM
To: Gilchrist,Tess <tgilchrist@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>; Oosterhof,Gary <goosterhof@cityofkingston.ca>
Subject: New development, Gore Rd

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Good day:

We are writing to express our opposition to the proposed new development at 630 Gore Rd (Butternut Creek area). This proposal seems to be inconsistent with the city's stated environmental goals. As stated by the City:

Urban planning: The city is integrating goals into urban planning, including considerations for building design, **land use, and transportation infrastructure.**

Natural environment: The city is **actively working to protect and enhance the natural environment** through initiatives like tree preservation, native plant programs, and promoting wildlife-friendly gardens.

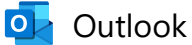
This new project does the exact opposite. It will require the destruction of a healthy natural environment. It will require the building of new roads, sewers, and other infrastructure.

As I travel around the city I often remark about how much wasted space there is in the city. For example, behind Quattrocchi's on Montreal street. Also on Montreal St, between Railway and Joseph. But we guess the City isn't going to build there because wealthy people don't like the

neighbourhood. Sad. Has the City ever approached large industrial land owners like Novelis or Invista to see if the city can acquire some of their land? These are only a couple of examples. We are confident suitable space can be found inside the urban area of the city to accommodate this project without having to expand outward even more.

So we are hoping the City will reject this project and look inward to meet the growing needs of our community.

Jeff and France Wylie



Fwd: Proposed overdevelopment of Rural Gore Road will be destructive to the quality of life for current residents

From Jackie Powell [REDACTED]
Date Wed 6/11/2025 3:15 PM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>

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----- Forwarded message -----

From: **Jackie Powell** [REDACTED]
Date: Wed, Jun 11, 2025 at 3:08 PM
Subject: Proposed overdevelopment of Rural Gore Road will be destructive to the quality of life for current residents
To: [REDACTED]
rnboehme@cityofkingston.ca <rnboehme@cityofkingston.ca>, <nicole.honderich.444@parl.gc.ca>, <ted@tedhsu.ca>

Dear Stakeholders of Kingston East Development:

Thank you for taking the time to read my letter. You have been receiving a lot of correspondence regarding the proposed large subdivisions for rural, undeveloped, cul de sac Gore Road. My goal in this letter is to highlight how this will destroy current residents quality of life so that the city will rethink how to develop Kingston in a sensible way.

Gore Road should not be developed with two subdivisions of 1000 homes.

- It will add congestion to a community that cannot absorb the congestion. It will create traffic nightmares.
- It will be expensive for the city to build infrastructure (sewer, water, electrical, communications, quality capacity roads, expropriate farmland to create an emergency road exit, expand city bus routes).
- It is housing that is not meeting the needs of Kingston employers and employees like other planned developments will be doing.
- It is a terrible location with expensive requirements.

In Kingston East, we have 3 transportation bottlenecks.

- One, the causeway (a 2 lane bridge) is closed every Sunday and a new bridge is scheduled to be built closing this route (2 lanes) for the next 5 years. An expanding military base will continue to grow with the expanding highway 2 subdivisions heading east, adding congestion.
- Two, Highway 401 and highway15 (a 2 lane road) will be a traffic bottleneck when the new 2000 home subdivision is built on the farmland at that corner. (Remember the Ministry plans to redo the 401 exits for a 6 lane highway).

- Three, Wabaan Crossing (2 lanes) is currently under construction at Montreal Street and John Counter. This is the exit of Gore Road (2 lanes), where all Gore Road traffic exits from Kingston East. Traffic congestion at that corner is currently very difficult.

To add to this, the city has approved and planned the North Kingstown massive development from Wabaan Crossing and John Counter to Railway Street to house 13,000 units. See the article in Kingstonist:

<https://www.kingstonist.com/news/kingston-city-council-approves-highrise-apartment-clusters-along-montreal-street-corridor/>

This means that the Wabaan Crossing bridge (Gore Road's exit and entrance) will experience construction bottlenecks for 10 more years. All of Kingston East, with the addition of 2000 homes at highway 401, will be converging with the North Kingstown construction/development and growing population for the next decade. Our traffic nightmare will not be improving for a decade.

Problem:

If you add 1000 homes on Gore Road to exit into these bottlenecks, you are heaping hardship and overload on the current residents of the Greenwood family/Tamarak/Caraco developments. Kingston East is becoming trapped. We have no way out of here. We cannot get to the rest of Kingston with its 4 lane roads, and its wide variety of cross streets, and its huge city bus networks. We have no cross streets. We have no 4 lane roads. We have one bus route. We have one road. Highway 15.

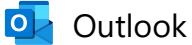
Adding more homes on a rural lane that is bordered by an expanding military base and a gorgeous Butternut Creek nature park and an industrial park that will soon explode with a new recreational facility and a massive film studio is a very, very, very poor decision. This is urban planning at its worst. I think the city has many, many more options.

To be clear, building two subdivisions on rural road Gore Road in Kingston East is a financially poor decision for the city, creates massive traffic hardship on all the families who have purchased homes in the current Kingston East subdivisions, destroys a very important greenbelt that Tamarak and Caraco promised purchasers would always be available to residents for recreational use, and undermines resources that should be going to city wide developments addressing the real needs of Kingston employers and employees in finding a place to live.

Building on Gore Road is the wrong location, at the wrong time, with the wrong logic.

Please share my concerns in this letter with any and every stakeholders that you can including the developers from whom I purchased my current and lovely home. They need to cast their nets elsewhere.

Jackie Powell
653 Fieldstone Drive
Kingston East, Greenwood Park Subdivision
[REDACTED]



Opposition to Urban Expansion into Butternut Creek Wetland Greenspace

From Kate Thompson [REDACTED]

Date Sun 8/17/2025 11:01 AM

To Boehme, Ryan N. <rboehme@cityofkingston.ca>; Gilchrist, Tess <tgilchrist@cityofkingston.ca>

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I am writing as a resident of Riverview neighbourhood in Kingston, to express my strong opposition to the proposed urban expansion into proposed urban expansion into the Butternut Creek wetland greenspace.

It is commendable that Kingston has already made significant progress against its assigned housing target of 8,000 new homes by 2031 under the More Homes Built Faster Act. The 966 new houses started in 2024 exceeded the annual goal by 145% - clearly demonstrating that Kingston is capable of meeting its housing obligations without encroaching on ecologically sensitive areas.

Wetlands like Butternut Creek are irreplaceable ecosystems that provide flood mitigation, water filtration, carbon sequestration, natural cooling in our increasingly hot summers, and critical habitat for wildlife. Additionally, the space offers much-needed opportunities for recreation and mental well-being on the east side of our city. The preservation of Butternut Creek is essential not only for biodiversity but also for the long-term environmental health and climate resilience of our community. Once developed, these lands cannot be restored to their original ecological function, and our city will lose benefits that no engineered solution can truly replicate.

While I understand the pressures of growth and housing demand, I urge you to consider more sustainable alternatives—such as densification within the existing urban boundary, redevelopment of underused land, and investment in affordable housing solutions that do not come at the expense of our natural heritage. Moreover, several areas within Kingston are already zoned for housing development, including Purdy's Mill Road, North King's Town, the Montreal Street Corridor, and Union Park; not to mention the developments already underway in Riverview and Quarry Pond. The total of these locations offer ample opportunity for responsible growth and meeting our provincial housing targets, without sacrificing our natural heritage.

I respectfully ask that you oppose any development that encroaches on wetlands and green space, and instead champion planning approaches that balance growth with long-term environmental stewardship. Our city has a responsibility to protect these natural areas not only for today's residents, but for future generations.

Thank you for your attention to this matter and for your continued service to our city.

Kate Thompson

876 Riverview Way
Kingston



Tree permit - 630 Gore Road

From Mark Fathers [REDACTED]
Date Sun 6/15/2025 7:35 PM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>; BiHall@postmedia.com <BiHall@postmedia.com>; Boehme, Ryan N. <rboehme@cityofkingston.ca>; Park,Tim <tpark@cityofkingston.ca>; Wheeler,Matt <mwheeler@cityofkingston.ca>; Friends of Butternut Creek [REDACTED] Henry Swoboda [REDACTED] Sally Fathers [REDACTED]

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Hello Tess,

Yesterday I saw a deer on the property and a few days ago there was a Coyote. The subject property is part of a corridor the animals need and use to move around. This is a precious wilderness area that is fragile.

The builder has submitted a tree permit for the removal of 64 trees (80% of the trees on the property) and all of the associated brush that supports this habitat. The removal of the trees and supporting brush will permanently scar the area and is only necessary IF the city expands the boundary.

I am anxious a decision is imminent on the tree permit; and unsure what notification the community will have if a permit is authorized.

It is most prudent to stop any irreversible clear cutting; until the city determines, IF this area is going to be inside the city boundary. There are a lot of negatives with developing this property into 234 Residential units.

May I recommend that no tree permit be authorized until the decision on extending the city boundary is confirmed by council. The clear cutting will be unnecessary if the boundary is not extended.

Thank you

Mark Fathers
1309 Greenwood Park Drive
Kingston Ontario



Outlook

Supporting Documents for 630 Gore Road

From Marko Krstic [REDACTED]
Date Sat 6/7/2025 5:57 PM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>; Park,Tim <tpark@cityofkingston.ca>

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Hello Tess and Tim,

Could you please provide the supporting documents for the Tree Permit Application and the Site Alteration Permit at 630 Gore Road including:

1. Tree inventory
2. Plan delineating the Site Alteration
3. Biologist/ecologists certification of no nesting occurring in the 7.3 ha area

The residents of Gore Road and the surrounding area are united in complete opposition to the proposed development plan, which would put the health and safety of our community and wildlife at risk. Under no circumstance will it be accepted and we will strongly oppose it at all levels, even if it requires pursuing legal action.

Marko Krstic



Re: Greenwood Park subdivision - 630 Gore Road

From Marc Laplante [REDACTED]

Date Wed 5/28/2025 6:44 AM

To Boehme, Ryan N. <rboehme@cityofkingston.ca>

Cc Mayor of Kingston <mayor@cityofkingston.ca>; Gilchrist, Tess <tgilchrist@cityofkingston.ca>

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Ryan,

Thank you for your reply.

I am sure you have received messages from many other Greenwood Park residents about this project. My concerns are not just for the obvious environmental and traffic issues that will come with the project, but also with the very process itself.

The fact the roadway into the project site has already been started, and heavy equipment is on the site, makes any public meetings on this subject appear to be just window dressing. I can not see why any developer would jump start the project without having received tacit approval from the City and therein lies the rub.

I hope you will be able to allay the concerns of the residents of your district.

Thank you.

Marc LaPlante

On Mon, May 26, 2025 at 22:42 Boehme, Ryan N. <rboehme@cityofkingston.ca> wrote:

Hi Marc,

Apologies, I thought someone had gotten back to you. Here is the most recent information that I have. Perhaps Tess can add anything new.

Here is the most up to date info:

RE: 630 Gore Road

Good afternoon Councillors, you are all receiving this e-mail as each of you have each made separate inquiries regarding the above noted property.

City staff first received reports of tree cutting on the property at the beginning of May. Forestry staff attended the site on May 5th and saw no evidence of removals that would be in contravention of the Tree By-Law. They did note brushing had taken place with some removal of dead trees and Ash Trees. As a result of the site visit, an order was issued by the Director of Planning Services to install tree protection around all trees abutting the work. By-law Enforcement attended the site on both May 22nd and 23rd after reports of tree cutting and advised there was no evidence of tree cutting having taken place. They also noted all tree preservation measures as previously requested by the Director of Planning Services were in place.

In December 2019, Ontario made a regulation under the *Environmental Protection Act*, titled "[On-Site and Excess Soil Management](#)" ("the regulation") to support improved management of excess construction soil. These changes reduce soil management costs, while protecting human health and the environment. In terms of the site alteration work taking place on site, the owners have filed a notice with the Resource Productivity and Recovery Authority and 630 Gore Road is registered as a beneficial re-use site under O.Reg. 406/19. It is important to recognize this process is handled through the Ministry of Environment, Conservation and Parks, and is separate and discrete process from the Planning Act and is outside of the development approval review process undertaken by Planning Services.

I can confirm 630 Gore Road is subject to an Official Plan Amendment (OPA) which is proposing a change of use from rural to residential. I want to make it clear that at this time no planning approvals have been recommended or given and no application for subdivision has been received by the City. The OPA is still in its preliminary technical review stages and public consultation will be forthcoming. It is important to note that despite the OPA application and its non-approval status, that does not stop the property owner from exercising their rights to undertake the work they are currently engaging in as long as they are meeting all applicable City of Kingston By-Laws and Provincial Regulations.

Both the CRCA and MECP are aware of the activity taking place on the property and have reviewed and are monitoring through their respective lenses of jurisdiction and will take appropriate action if deemed necessary. To date, neither agency has identified any issues or concerns.

I trust this information is of assistance to you.

Regards,

Tim.

Tim Park (he/him)

Director, Planning Services

Planning Services

Ryan Boehme
Councillor-Pittsburgh District
City of Kingston

----- Original message -----

From: Marc Laplante [REDACTED]
Date: 2025-05-26 7:43 p.m. (GMT-05:00)
To: Mayor of Kingston <mayor@cityofkingston.ca>, "Boehme, Ryan N."
<rboehme@cityofkingston.ca>, "Gilchrist, Tess" <tgilchrist@cityofkingston.ca>
Subject: Re: Greenwood Park subdivision - 630 Gore Road

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Hello again,
I am just following up on this email which I sent on May 18th.
I haven't received a reply from anyone since then.
This matter is concerning, not only the actual proposal, but the opaque manner in which it appears to be handled by the City and the developer.
I would very much appreciate a response.
I can also be reached at
Thank you.
Marc LaPlante

On Sun, 18 May 2025 at 14:39, Marc Laplante [REDACTED] wrote:

Dear Sirs,

We have been residents of Greenwood Park since we built a home here fifteen years ago. We recently received the notice of an Official Plan Amendment from Foteen Consultants, regarding a new subdivision to be located at 630 Gore Road.

This concerns me for several reasons.

1) The Notice states "A Public Meeting will be scheduled at a later date...". This would suggest that this development is very much at a proposal stage, and that any decision will be based on thoughtful consultation and an objective risk assessment. This thought is belied by the fact that

construction of an main access road has already commenced, as witnessed by the photo I took of the site on May 16, 2025. Public consultation would be pointless if the developer is confident enough to start the service for the site.



2) The Notice confirms that this location is considered an "open space / environmental area". It is easy to see from both a map and on foot why this would be an environmentally sensitive area, much of it is wetland; bordering Butternut creek, with a large area of swale, subject to seasonal flooding.

3) Any increase in housing density on Gore Road, east of Fieldstone Drive, would subject that roadway to a significant increase in traffic, initially with the heavy equipment required in the construction stage, followed by the daily travel of the new residents. Gore Road currently is in poor condition - the shoulders are broken, often forcing one vehicle onto the shoulder when two vehicles meet. This is an issue presently, and a significant increase in traffic volume at that end of Gore Road would seriously imperil any pedestrians or cyclists.

Maybe I'm misunderstanding, and my concerns are unfounded. This proposal appears to be advancing before any public review and will harm the Greenwood Park community.

24 May 2025

City of Kingston, Planning Services
216 Ontario Street
Kingston, ON
K7L 2Z3

Ref: Public Notice of a Complete Application City File Number D09-003-2024

I am writing about the application notice that you have sent me information about. I am strongly opposed to the plan by Taggart and Tamarack to build a sub-division in the Butternut Creek Environmental and Conservation Area. I am appalled that this is even being considered.

When we purchased our home in 2011, I spoke with the Planning Department by phone. I was told there was no plan for development of any area to the east of our home for at least the next 25 years. I was also told that there was no excess sewer and water treatment capacity available to allow for more houses in our area. For those reasons, we went ahead and paid the significant extra lot fees demanded by Tamarack so we could have the vista we now so thoroughly enjoy.

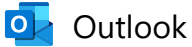
I was completely caught off-guard by the letter that you have sent. I wish to register my strongest possible objections to the proposal by Taggart and Tamarack. It is incomprehensible that they think in this large city with large undeveloped property, that a beautiful nature preserve and environmental conservation area needs to be desecrated with their proposed development.

I trust that the City of Kingston will take the responsible position and turn down the proposal. Yes we definitely need more housing density in Kingston and throughout Ontario. But there are many other areas of the city lands that are still undeveloped.

Please continue to notify me of any on-going developments in your handling of this application.

Sincerely,

Ronald Blank
1289 Greenwood Pk Dr
Kingston, ON
K7K 0E3



630 Gore Road Official Plan Amendment

From Robin wyne-Edwards [REDACTED]
Date Fri 5/16/2025 5:33 PM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>

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Hi Tess,

We purchased our home at 550 Gore Road over 20 years ago and are adjacent to 630 Gore Road, sharing approximately 800 feet of property line. Part of the appeal of the purchase of our property was the designation as Rural, Low Rise Residential, and the Environmental Protection Area behind us.

It was our understanding that neither designation could be changed under any circumstances. The neighborhood has been developed as Rural, with approximately 14 homes that comply with this designation.

The construction of a subdivision in this long established neighborhood is counter to the existing land use and would not be welcome. Needless to say, we strenuously object to the proposed Official Plan Amendment.

Looking forward to a favourable resolution to this issue.

Mr. Robin Wynne-Edwards and Dr. Lynn Kelly
550 Gore Road



Outlook

Tree permit question regarding 630 Gore Rd development

From sally ciona [REDACTED]
Date Wed 6/11/2025 1:48 PM
To Park,Tim <tpark@cityofkingston.ca>
Cc Boehme, Ryan N. <rboehme@cityofkingston.ca>; Gilchrist,Tess <tgilchrist@cityofkingston.ca>; [REDACTED] Wheeler,Matt <mwheeler@cityofkingston.ca>; Osanic,Lisa <losanic@cityofkingston.ca>; Mark Fathers [REDACTED]

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Good afternoon,

I'm wondering if there is any new information regarding the tree permit for the 630 Gore Rd development?

I live close to the proposed site and very concerned about the wetlands, forest and wildlife that will be impacted.

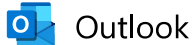
Besides the turtles, snakes and usual wildlife seen in the area (porcupine, fox, coyote and fishers) there are a plethora of birds that travel through the Butternut Creek corridor. I have been keeping track of birds seen since the new year (new hobby) along the Greenwood Park pathway and my yard. Birds seen so far this year include: great horned owl, blue jay, cardinal, chickadee, Canada geese, Baltimore orioles, house finch, mourning dove, brown headed cowbird, hairy and downy woodpecker, rose breasted grosbeak, red wing blackbird, eastern wood peewee, eastern towhee, red eyed vireo, grey catbird, common yellowthroat, wood thrush, robin, song sparrow, yellow warbler, northern house wren, dark eyed junco, and pine warbler. I am positive there are many others I haven't noted yet as more birds return north.

I have learned that an application for tree removal was submitted prior to development approval. But I also have learned there was a stop work order as trees were already being cut down. I would hate to lose this ecosystem before a development application is even approved.

If you can any new and current information to share I would be most interested.

Sally Fathers
1309 Greenwood Park Dr

Sent from my iPhone



Official Plan Amendment (D09-003-2024)

From Susan Semple [REDACTED]
Date Mon 5/26/2025 3:07 PM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>

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Dear Ms. Gilchrist,

I am writing today because I have several questions regarding the Official Plan Amendment, City File No D09-003-2024 at 630 Gore Road.

Firstly, I would like to know how the City of Kingston could even consider allowing the destruction of such an environmentally sensitive area. The wetlands and woodlands along Gore Road are acknowledged to be "provincially significant" according to the information on DASH. Of course, the green canopy enhances the aesthetic appeal of the community and creates a tranquil environment for walkers, runners, and bikers. However, it also mitigates urban heat in the summer, improves air quality, and most importantly, it boasts significant biodiversity, being home to a wide variety of wildlife, including birds, bats, frogs, snakes, salamanders, deer, foxes, coyotes, squirrels, chipmunks, weasels, rabbits, mice, fishers, and of course numerous types of insects. With the planet heating up so quickly and the spectacular amount of wetland and woodland razed in Greenwood Park over the past 15 years, it seems irresponsible to consider even more destruction of greenspace in this area. For this reason, I vehemently disagree with the proposal for a new residential subdivision along Gore Road.

My other questions are as follows:

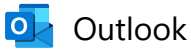
- 1) Has the City of Kingston already approved the plan?
- 2) It says in DASH that 0 trees will be removed? How is that possible?
- 3) Will an environmental impact study be carried out, considering the "provincially significant" nature of the woodlands and wetlands in this area?

Of course, I would like to be notified of any public meeting or consultation relating to this proposal.

Thank you in advance for your time and attention.

Sincerely,

Susan Semple
674 Fieldstone Drive
Kingston, Ontario
K7K 0C6
[REDACTED]



Outlook

Development concerns- east end of Kingston

From Chantal Shingler [REDACTED]

Date Wed 6/11/2025 9:39 PM

To Gilchrist, Tess <tgilchrist@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>;
thsu.mpp.co@ola.org <thsu.mpp.co@ola.org>

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Good evening,

My name is Chantal and I am Greenwood Park resident. I have lived in Greenwood Park since 2020.

I would like to bring your attention to a development proposal for this area off of Gore Road. I've read that another 230 homes are to be built on a wet land? Butternut creek is right there, which is a valuable green space and resource. I'm very concerned about building that many homes near a wet land.

Not to mention our infrastructure cannot handle it- Our public school - Maple Elementary is already bursting with portables on the pavement- this is a huge school of over 800 students, probably the biggest elementary school in Kingston. We don't even have The Quarry development done yet- this is going to add to the pressure of the existing facilities (roads, schools, high school, recreation centre) Are there plans to alleviate the school pressures with increased enrolment?

We have a vacant property beside the St Martha school that could be used for development, why is it still vacant (field for what exactly ?)

I do not agree on building and planning irresponsibly to address quick housing needs, which I know there are. Butternut Creek has to be protected, there is wildlife and water sources that we can't just build on top of.

Id like to know what can be done to prevent irresponsible planning. Adding another 230 single homes is irresponsible.

Where do you build? Repurpose vacant buildings, build space saving units (build up)

Please do your part as elected officials and protect our green space close to water sources. We've already lost the Quarry to developers. Please protect the creek.

Plan neighbourhoods responsibly.

Sincerely,

Chantal Shingler



Outlook

Strong Opposition to Proposed Residential Development of 630 Gore Road

From Siwei Zhang [REDACTED]
Date Thu 5/22/2025 10:48 AM
To Gilchrist, Tess <tgilchrist@cityofkingston.ca>

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

Dear Ms. Gilchrist,

I hope this message finds you well.

I am writing as a resident of the Greenwood Park community to express my strong opposition to the proposed residential development adjacent to our neighborhood, currently under planning review.

This area borders a protected green space that has long served as a vital part of our community—offering clean air, natural beauty, and a peaceful environment. The proposed plan to clear a significant portion of the woodland for housing is deeply concerning for several reasons:

1. **Environmental and Quality of Life Impact:** The large-scale removal of trees will significantly degrade our local environment. It will reduce air quality, increase population density, and negatively affect the visual character of the area, which many residents value deeply.
2. **Property Value Concerns:** This development will likely lead to a notable decrease in the value of existing homes. Many of us invested in this neighborhood specifically for its proximity to green space and its current residential density.

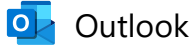
While I understand the need for thoughtful urban growth, I urge the City to reconsider this proposal and prioritize the long-term well-being of existing communities and the natural environment.

Thank you for your attention to this matter. I would appreciate any updates on the planning process and any opportunities for public engagement.

Sincerely,

Siwei Zhang and my family

684 Fieldstone Dr. Kingston, K7K 0C6



Natural habitat key for many species and humans

From Turtles Kingston <turtleskingston@gmail.com>

Date Mon 5/26/2025 9:21 AM

To Gilchrist,Tess <tgilchrist@cityofkingston.ca>

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Hello Tess

It has been brought to our attention that there is a proposal to amend zoning for future development of the butternut creek. As you likely know, this creek is connected to the provincially significant butternut wetland complex to the north east of it.

We recognize and understand the need to add housing in the city but we emphasize the need for any additions to not impact significant natural features for our local organisms and places of significant for our local residence.

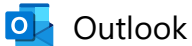
This location is both a great natural heritage area to protect and a place of community significance.

We urge you to maintain this property as a natural heritage feature!

Would you be available to chat further about natural heritage considerations in the city with a focus on the needs of our local turtle community?

Thank you

Tara



Outlook

Nature and Our Forest Canopy needs Help!

From [REDACTED]
Date Thu 6/5/2025 4:03 PM
To Gilchrist, Tess <tgilchrist@cityofkingston.ca>
Cc Mayor & Council <Mayor&Council@cityofkingston.ca>

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Hello Planner Gilchrist;

I wish to express that I am vehemently AGAINST expanding the city's eastern urban boundary beyond Butternut Creek. We are losing far too many trees, green space and habitat and if the City wishes to address the climate crisis and mitigate the effects of a warming environment, we must be doing everything we can to preserve our natural infrastructure. There is a point at which what the City says is meaningless when they don't appear to care about the most fundamental tool we have (trees and nature) to address this existential threat. Furthermore, there should NOT be a sewer crossing the environmentally sensitive Butternut Creek so that Greenwood Park LP #1 can build a residential subdivision at 630 Gore Rd.

Please see the following link concerning green space being abused on a number of fronts and trees being indiscriminately cut down for alleged future development. We are still awaiting the results of the OLT concerning whether development in the Tannery lands should go forward. In the meantime, there is destruction going on that needs to be addressed and bylaws enforced to protect this land. Squatters must not be allowed to simply camp out on this property. Why are these bylaws not being enforced? Is the responsibility of citizens to keep tabs on all this destruction to bring it to the City's attention?

https://open.substack.com/pub/noclearcutskingston/p/our-forest-canopy-needs-our-help?utm_source=share&utm_medium=android&r=3b4fkx

I implore you to look into this at your earliest convenience and shut down these abuses.

Thank you

Yvonne Hiemstra
1588 St. Lawrence Ave.
Kingston, ON
K7L 4V1

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Outlook

I have today received a notice regarding 630 gore road proposed development

From Christine Thompson [REDACTED]

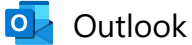
Date Fri 5/16/2025 3:54 PM

To Gilchrist,Tess <tgilchrist@cityofkingston.ca>

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My address is 1263 Greenwood park drive. I purchased this property in 2023 mostly due to the serenity of the trail and forest behind it giving the home a rural feel. Would you please advise how close the proposed development will come to the existing trail at my location. I realize the creek will prevent development from the creek to the trail but I have no idea of how far the creek is away from the trail, again specifically at my address. If you cannot provide this please direct me as to where I can obtain this information. Please note I am opposed to any development of these beautiful rural areas, home to a great deal of wildlife I in particular to the rat snake prevalent in these areas and supposedly a protected species.

Thank you,
Christine Thompson



Outlook

630 Gore Road

From Kerry Hill [REDACTED]
Date Fri 6/6/2025 2:23 PM
To Gilchrist, Tess <tgilchrist@cityofkingston.ca>
Cc Park, Tim <tpark@cityofkingston.ca>

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Dear Ms Gilchrist,

I am following up on a letter written to you by a citizen concerned about the City's urban boundary expansion plan. It is clear to many Kingstonians that building into rural greenfields is not warranted when there is so much space for housing within the urban boundary. Report PC25-008 presents a plan for building 7,800+ housing units in North King's Town, as one example of underused yet infrastructure-supported land.

Destruction of woodlands, riparian corridors and wetlands will certainly not mitigate local climate change. The City relies on the rural tree canopy (33%) to calculate our total canopy cover (23%, 7% in the urban core, a long way from the 30% recommended by the 3-30-300 model noted by Tyler Searls' presentation at the City's Forest Management Strategy Workshop last April). Simply planting street trees, as saplings, does and will not compensate for the loss of biodiversity that occurs when natural habitat is removed.

You appear to have a very narrow view of what defines a woodland. It provides habitat for a wide variety of animals and plants. It is also the nursery for birds that migrate hundreds to thousands of miles to raise their young here. It seems that the City's current Tree By-law is deficient in protecting this habitat, as dead or dying ash trees provide food and nesting sites for hole-nesting birds including the protected Red-headed Woodpecker and. Further, trees and shrubs smaller than 15 cm DBH are the optimal nesting sites for most migratory songbirds.

As we (No Clearcuts Kingston) stated in our recent newsletter, the Migratory Bird Act states explicitly that habitat cannot be disturbed during the nesting season. In Kingston this is April 15th to August 31st. I have contacted the Canadian Wildlife Service about the destruction of habitat at 630 Gore Road. They assure me that I will be hearing from their Directorate in the next week or so.

I appreciate that Tim Park has placed a temporary stop work order on continued development of the 'excess soil' storage site on the property. **I urge you to maintain the stop work order until we hear back from them.**

Regards,

Kerry Hill

K7L 4V1



Citizen Comment – Urban Boundary Expansion - 630 Gore Road

Aim

This document aims to raise objections to the proposal to include 630 Gore Road in the City of Kingston's settlement area. This document will argue that the proposal falls short of the Ontario Ministry of Municipal Affairs and Housing Provincial Planning Statement 2024, the Current City of Kingston Official Plan, the Draft City of Kingston Official Plan, and the Draft Natural Heritage Study Technical Report. The proposal for 630 Gore Road presents unacceptable environmental and infrastructure risks to the City of Kingston, failing to align with previously identified settlement expansion criteria and city planning requirements that reflect its values.

Key Policy Frameworks

This submission will refer to several documents to examine the proposal for 630 Gore Road. The Ontario Ministry of Municipal Affairs and Housing Provincial Planning Statement 2024 (PPS) is the first. This provincial document outlines considerations for land-use and development proposals in light of housing pressures. The second document is the current Kingston Official Plan (Current OP), which incorporates the concerns and perspectives of Kingston residents into how they wish to see their community develop. The third document is the Draft Kingston Official Plan (Draft OP). While not yet approved, this document takes the most recent viewpoints and opinions of the residents of Kingston into account. The final document, the Technical Report – Natural Heritage System Mapping (Draft NHS), part of the Draft Natural Heritage Study, outlines the environmental and natural heritage aspirations of the citizens of Kingston and will shape the Second Draft of the Kingston Official Plan. Therefore, the documents used to draft this submission reflect both current policy and bylaws and the most recent aspirations of Kingston's citizens.

Natural Heritage and Water Concerns

The proposed expansion requires a bridge and full municipal servicing corridor across Butternut Creek, which contains associated wetlands, valleylands, and riparian woodlands. Under the PPS, development is prohibited in significant wetlands and restricted on adjacent lands unless an Environmental Impact Study demonstrates no negative impacts on natural features or their ecological functions (PPS 4.1.8).¹ The PPS further requires municipalities to protect, improve, or restore the quality and quantity of water and limit development in sensitive surface water features (PPS 4.2.1).² Kingston's Current OP designates such areas as Environmental Protection Areas, where new development is prohibited or subject to stringent setbacks and environmental

¹ Ministry of Municipal Affairs and Housing, *Provincial Planning Statement, 2024* (King's Printer for Ontario, 2024), 22, <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

² Ministry of Municipal Affairs and Housing, *PPS 2024*, 22.

studies (OP s. 3.10, 6.1).³ The Draft OP maintains these protections, identifying Butternut Creek as part of the City's natural and cultural heritage system and binding the city to respect its value to the local community.⁴ The Draft NHS builds on this direction by advocating for ecological corridors.⁵ Based on statements in the Current OP and Draft OP, it can be reasonably argued that Butternut Creek has been implicitly recognised as such a feature in the Rideau Community Secondary Plan, linking a Provincially Significant Wetland to the Cataraqui River.⁶ Therefore, the necessity of a servicing bridge places this proposal in direct tension with provincial minimum standards, the binding Current OP, and emerging local natural heritage policy.

It should be noted that unresolved questions remain regarding the applicant's environmental evaluation, which is being examined by a wetland evaluator hired by the residents of Gore Road. In particular, the status of the wetland feature bisecting the northern portion of the site may not have been fully assessed before it was damaged by the applicant through the use of a provincial-level Excess Soil Reuse Site permit, circumventing the City of Kingston's Site Plan Control Bylaw. If this wetland feature is confirmed as part of the adjacent Provincially Significant Wetland, the development would face even greater significant policy barriers under the PPS and the Current OP. It is recommended that the City of Kingston undertake an independent environmental evaluation to verify the creek and wetland features' status, including determining whether they may constitute a Provincially Significant Wetland.

Inefficient and High-Risk Servicing

The PPS requires that expansions be supported by sufficient infrastructure that is feasible, financially viable, and protective of the environment (PPS 3.6.1–3.6.2), while also directing municipalities to avoid the uneconomical expansion of services onto rural lands (PPS 2.6.3).⁷ The Current OP follows this requirement, directing that municipal services be extended only where they represent a logical, cost-effective continuation of existing systems (OP s. 4.2).⁸ The Draft OP states that extension of municipal services outside the urban boundary is discouraged, reinforcing that expansions must align with servicing strategies (Draft OP 7A1.2).⁹ Servicing through wetlands such as Butternut Creek poses long-term risks to water quality, hydrology, and ecosystem connectivity, and in the case of infrastructure failure, may contaminate the local aquifer and injure the riparian rights of existing well-users along Gore Road. By comparison, other candidate expansion lands within the Urban Boundary can be serviced by direct, at-grade

³ City of Kingston, *City of Kingston Official Plan*, 31 August 2024 (City of Kingston, n.d.), 177–80; 319–28, accessed September 20, 2025, https://www.cityofkingston.ca/media/ocdnsef3/clerks_plan_officialplan.pdf.

⁴ The Corporation of the City of Kingston, *First Draft of the New Official Plan*, First Draft (City of Kingston, 2025), 119, 193, <https://getinvolved.cityofkingston.ca/yg220k>.

⁵ North-South Environmental Inc., *Technical Report - Natural Heritage System Mapping* (City of Kingston, 2025), 131–32, https://getinvolved.cityofkingston.ca/natural-heritage-study/news_feed/draft-mapping-and-technical-report-community-consultation.

⁶ City of Kingston, *Official Plan*, 456–62.

⁷ Ministry of Municipal Affairs and Housing, *PPS 2024*, 18, 12.

⁸ City of Kingston, *Official Plan*, 272.

⁹ The Corporation of the City of Kingston, *Draft Official Plan*, 177.

extensions of existing roads and pipes, without requiring a pumped sewer crossing over a sensitive watercourse or near local rural well users. 630 Gore Road therefore conflicts with PPS and OP servicing efficiency principles, raises long-term financial sustainability concerns, and puts residents at increased health and financial risk.

Weak Alignment with Settlement Expansion Criteria

Kingston's land needs assessment confirms the city will require approximately 340 hectares of new urban land by 2051. However, this assessment is based on an economic growth estimate that is increasingly questioned.¹⁰ PPS 2024 requires evaluating each expansion against multiple criteria, including demonstrated need, infrastructure capacity, agricultural status, and the ability to support orderly, phased development (PPS 2.3.2.1).¹¹ The Current OP provides parallel guidance: growth must minimise premature public expenditures, maximise existing infrastructure, and reduce fragmentation (OP s. 2.1.1–2.1.4).¹² Although the 630 Gore site is not prime agricultural land, it fails on two critical measures. First, the need for a bridge and pumping infrastructure undermines the PPS requirement that services be “planned or available” feasibly and cost-effectively.¹³ Second, the terrain in and around Butternut Creek prevents contiguous integration, increasing the risk of an isolated enclave rather than an orderly extension of Kingston's urban fabric. The Draft NHS emphasises that settlement expansions should avoid fragmenting ecological corridors and valleylands—precisely the risk posed here.¹⁴ Compared with other sites that can deliver growth along existing corridors, 630 Gore Road is a very weak performer under both provincial and municipal criteria.

Draft Official Plan Conflicts

Both the Current OP and the Draft OP require that new greenfield neighbourhoods be planned as complete communities that integrate with surrounding areas, are transit-supportive, and respect and incorporate natural features (OP s. 2.6; Draft OP s. 2B7).¹⁵ The proposed subdivision at 630 Gore Road fails on these measures. Physically separated from adjacent neighbourhoods by Butternut Creek, the community would be connected only by a bridge crossing, making it effectively an enclave disconnected from the urban fabric. The single road leading to this community's proposed entrances is approximately 2.5km from Highway 15, undermining Kingston's commitment to minimise climate impacts. Its high-density layout would radically differ from surrounding rural neighbourhoods, undermining the Draft OP's objective of coherent, connected community design. Moreover, rather than treating Butternut Creek as a structuring natural heritage feature that can form a shared community resource along the North-South axis of Kingston East, the development plan positions it as a barrier to be spanned, contrary to the Draft

¹⁰ The Corporation of the City of Kingston, *Draft Official Plan*, vii.

¹¹ Ministry of Municipal Affairs and Housing, *PPS 2024*, 9.

¹² City of Kingston, *Official Plan*, 40–44.

¹³ Ministry of Municipal Affairs and Housing, *PPS 2024*, 9.

¹⁴ North-South Environmental Inc., *NHS Study*, 131–32; 65–66.

¹⁵ City of Kingston, *Official Plan*, 66–72; The Corporation of the City of Kingston, *Draft Official Plan*, 18.

Natural Heritage Plan's reporting from Community Engagement Workshops that creek corridors be integrated into neighbourhood form as protected ecological and recreational linkages.¹⁶ In this respect, the proposal is inconsistent with both existing and emerging municipal policy that reflects the values of Kingston's citizens, who seek neighbourhood forms that are connected, coherent, and ecologically integrated.

Conclusion

The PPS, the OP, the Draft OP, and the Draft NHS all point in the same direction: while Kingston may consider expanding its urban boundary to meet housing needs, the 630 Gore Road site is among the weakest candidates for inclusion. It requires uneconomical and environmentally risky servicing, threatens a natural heritage corridor, and would create a disconnected and incoherent neighbourhood form. By contrast, other candidate lands contiguous to the urban boundary and not separated by geography can deliver the required housing more efficiently and sustainably. Furthermore, in light of serious concerns regarding the status of wetlands on the property, an independent environmental evaluation should be required to assess the creek and associated wetlands, particularly given the possibility that they may constitute a Provincially Significant Wetland — a matter insufficiently addressed in the proponent's materials and which, if confirmed, would directly engage the protections under the PPS and the Current OP. Council can use its discretion to exclude sites that perform poorly or have not been thoroughly evaluated against PPS and OP criteria. **This citizen therefore recommends that Council exclude 630 Gore Road from further consideration as a proposed expansion to the Urban Boundary, as this would protect Butternut Creek in line with provincial and city policy while ensuring that development within Kingston proceeds in an environmentally responsible and financially sustainable manner.**

Prepared By: Andrew J. Duncan, CD, MA, MPA, MDS

Date Prepared: 21 September 2025

¹⁶ North-South Environmental Inc., *NHS Study*, 75–76.

References

City of Kingston. *City of Kingston Official Plan*. 31 August 2024. City of Kingston, n.d. Accessed September 20, 2025. https://www.cityofkingston.ca/media/ocdnsef3/clerks_plan_officialplan.pdf.

Ministry of Municipal Affairs and Housing. *Provincial Planning Statement, 2024*. King's Printer for Ontario, 2024. <https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>.

North-South Environmental Inc. *Technical Report - Natural Heritage System Mapping*. City of Kingston, 2025. https://getinvolved.cityofkingston.ca/natural-heritage-study/news_feed/draft-mapping-and-technical-report-community-consultation.

The Corporation of the City of Kingston. *First Draft of the New Official Plan*. First Draft. City of Kingston, 2025. <https://getinvolved.cityofkingston.ca/yg220k>.

Gilchrist,Tess

From: Aleks Krstic [REDACTED]
Sent: September 23, 2025 10:42 PM
To: Gilchrist,Tess
Subject: Re: Notice of Community Meetings - Official Plan Amendments for Urban Boundary Expansion

You don't often get email from alekskrstic@hotmail.com. [Learn why this is important](#)

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

Hello Tess,

I'm writing this letter in order to voice my opposition to the planned development on 630 Gore Road. As you are aware, the property in question has a large wetland that was officially recognized as a Provincial Significant Wetland (PSW) which means that any sort of residential development undertaken on the property would inevitably lead to environmental degradation and contamination of the groundwater, leading to further contamination of nearby wells in the surrounding area, particularly since Gore Road is in a very high groundwater sensitivity area. Wetlands are vital ecosystems that provide critical functions, including filtering and purifying water, regulating water flow to prevent flooding and drought, acting as significant carbon sinks to mitigate climate change, and providing crucial habitats for a wide variety of wildlife. They also offer important cultural and recreational value and are essential for the health of surrounding ecosystems, although they are one of the most threatened ecosystem types globally. Building on, or near any wetland would be an environmental catastrophe for our neighbourhood since health and environment are of high priority. Furthermore, having a large influx of new housing and neighbours would undermine the rural character of the neighbourhood which was a big reason why we decided to move to our property on 555 Gore Road in 2009. Gore Road was always a rurally zoned area and there is no reason to change that when there are so many other potential building sites in the city of Kingston that would be much better candidates for residential development. Also, the increase in road traffic due to significantly more residents in the neighbourhood would overwhelm roadways and lead to an increase in pollution, traffic accidents and noise, further undermining the peace and tranquillity of Gore Road that was a cherished feature of living here.

We are calling on the City of Kingston to do the right thing and uphold zoning bylaws and the environmental integrity of our rural neighborhood. This is not the right place to build a large residential development and the City should do its part to protect the environment and wetland ecosystems. This is rural environmentally protected land and it should stay as such. Put the environment first and not vested private interests who prioritize their own personal gain over the wellbeing of the broader community.

Sincerely,

Aleks Krstic

Resident of 555 Gore Road

From: Gilchrist,Tess <tgilchrist@cityofkingston.ca>
Sent: September 11, 2025 10:51 AM
To: Gilchrist,Tess <tgilchrist@cityofkingston.ca>
Cc: Agarwal,Sukriti <sagarwal@cityofkingston.ca>; Bar,James <jbar@cityofkingston.ca>
Subject: Notice of Community Meetings - Official Plan Amendments for Urban Boundary Expansion

Good morning -

Please find attached a Notice of Community Meetings for the Official Plan Amendment Applications requesting an urban boundary expansion, through the new Official Plan Project.

No recommendations or decisions are being made at these Community Meetings with respect to these applications. Community Meetings are being scheduled to provide applicants with an opportunity to present their proposals and receive feedback from the public and members of the Planning Committee. Anyone who attends a Community Meeting may speak about the proposals being presented and ask questions. Written comments may also be submitted.

Please be advised that written comments submitted to the City may form part of the public agendas and minutes, and therefore will be made available to members of the public at the meetings, through requests, and through the website of the Corporation of the City of Kingston. Contact information, such as phone numbers and email addresses, will be redacted from documents shared with the public.

Community Meeting Schedule

Wednesday, October 1, 2025; 6:00 p.m.

- File Number: D09-007-2024
 - Subject Lands:1054 Highway 2
- File Number: D09-005-2024
 - Subject Lands: 790 Highway 2

Thursday, October 2, 2025; 6:00 p.m.

- File Number: D09-003-2024
 - Subject Lands: 630 Gore Road
- File Number: D09-006-2024
 - Subject Lands: 3279 & 3403 Creekford Road

Thursday, October 9, 2025, 6:00 p.m.

- File Number: D09-004-2024
 - Subject Lands: 1623 Highway 15 & 1376 Butternut Creek Road
- File Number: D09-009-2024
 - Subject Lands: 1501 Highway 15

This Notice of Community Meetings was also provided by advertisement in The Kingston Whig-Standard today. Notices have also been sent by mail to all property owners within 120 metres of the subject properties and notice signs were updated on the subject properties. This email includes all residents

who have submitted written comments on the proposed Official Plan Amendment applications or requested notification. A courtesy notice will be placed in the Kingston Whig Standard on September 23, 2025.

Please contact me if you have any questions or would like further information.

Thank you,



Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner
Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 ext. 3212

tgilchrist@cityofkingston.ca

The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

Gilchrist, Tess

From: Chelsey Skeaff [REDACTED]
Sent: September 23, 2025 12:38 PM
To: Gilchrist, Tess
Cc: O'Connor, Christine
Subject: 630 Gore Rd. File #:D09-003-2024

You don't often get email from chelseyskeaff@gmail.com. [Learn why this is important](#)

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

Dear Tess Gilchrist and Councillors,

I am writing to express my deep concern about the proposed development at 630 Gore Rd, which would add 234 residential units to our community. While I recognize the importance of thoughtful growth, this particular development poses serious risks to both our neighborhood green space and to already overcrowded schools that serve our families.

1. Butternut Creek as an Educational and Cultural Space

Butternut Creek is not simply a patch of greenery — it is an outdoor classroom and cultural learning space uniquely positioned for local children at Maple and St. Martha schools. The Limestone School Board has recently invested in Indigenous education, with a dedicated Indigenous Studies teacher who takes students into the creek area year-round. Children learn about traditional medicines, the Four Sisters teachings, the uses of native plants, and more. In addition, teachers at both schools regularly use Butternut Creek to support curriculum-based science and environmental learning.

Losing or diminishing this natural space would mean losing an irreplaceable educational tool. Few communities are fortunate enough to have this kind of living classroom steps away from their schools.

2. School Overcrowding and Strained Resources

Our neighborhood schools are already struggling to meet demand:

Maple and St. Martha Schools have an average of 25 students per class and have recently had to add two modular classrooms. These were placed not in a grassy area, but on concrete recreational space — a clear signal that capacity has been stretched to the limit.

La Salle, originally intended as a high school, had to be converted into an intermediate/high school because Maple once ran up to grade 8 and could no longer contain its student volume.

If we conservatively estimate two children per new housing unit, this development could add nearly 468 new students — the equivalent of 18 or more full classrooms. Our schools are simply not prepared to absorb such an increase without significant loss of quality in education and student well-being.

In Closing

The proposed development at 630 Gore Rd does not just threaten a green space — it threatens a community resource that nurtures our children academically, culturally, and socially. Combined with the already overwhelming school enrollment pressures, the impact would be profoundly detrimental to families who live here.

I urge you to reconsider this development and to prioritize preserving Butternut Creek as a cherished space for education and community well-being.

Thank you for your time and consideration.

Sincerely,
Chelsey Skeaff

On Mon, Sep 22, 2025, 10:42 AM Friends of Butternut Creek [REDACTED] wrote:

Hi Chelsey

Thank you, it is helpful, furthermore, it is better that **more people write** their specific concerns regarding:

630 Gore Rd. File #:D09-003-2024

to:

Senior Planner, Tess Gilchrist writing the address and file number above, TGilchrist@cityofkingston.ca

C.C. Christine O'Connor cloconnor@cityofkingston.ca

C.C. Councillor Ryan N Boehme rboehme@cityofkingston.ca

Please also add: [REDACTED]

From your unique perspective, you can emphasize at least two points:

- How Butternut Creek is an educational space, uniquely positioned for the local kids at Maple and St Martha schools to learn about nature, indigenous knowledge, etc....
- How overcrowded local schools are, namely: Maple, St Martha, La Salle using the answers below as starting points.

The 630 Gore Rd urban boundary expansion proposes to add 234 residential units. You could assume an average of 2 kids per unit to get a total of 468 kids for example.... dividing by 25 kids/class....

If you would like to call me, to further chat about this please let me know!

Hope you can help us with your important viewpoint!

Cheers
Sandra

On Mon, Sep 22, 2025 at 9:31 AM Chelsey Skeaff [REDACTED] wrote:
Hi Sandra,

I can do my best at answer these questions.

How many classrooms are taught in the "modular classrooms" in the original green space of Maple School?

There have been two portable or "modular classrooms" added to the school about a year ago. Although they are not in the 'green space' of the school, they were added on the concrete area that was used for kids recreational space and it is a clear sign of the growth.

-How many kids are on average per classroom?

Average is probably about 25 kids per class.

- Is it normal that the school teaches up to 8th grade, or is that because there is no room for middle/intermediate school in La Salle high school?

The school did in fact go up to grade 8 at one point, and then yes, they had to turn LaSalle into intermediate/highschool due to volume.

Like we have mentioned in the past, the school (especially recently) has taken on a very involved role in Indigenous and Natural education, using the green space on VERY frequent basis. The board has provided a specific Indigenous studies teacher, that comes to the school and take classes into Butternut Creek year round to explore and learn about different traditions and teachings related to our native land (this includes making teas, four sisters teachings, plant uses ect). And multiple teachers use it on their own for other learning experiences and tools as well.

Hope this is helpful!

Chelsey

On Mon, Sep 22, 2025, 8:00 AM Friends of Butternut Creek [REDACTED] wrote:

Good morning Chelsey

:)

In case you haven't received it, I am attaching the community meeting and additional information for 630 Gore Rd urban expansion application. The meeting is on October 2nd and we should all submit comments ASAP to Senior Planner Tess Gilchrist noting the address and file number

TGilchrist@cityofkingston.ca

I thought you could help us by providing information on the current overpopulation on schools in the area. For example:

-How many classrooms are taught in the "modular classrooms" in the original green space of Maple School?

-How many kids are on average per classroom

- Is it normal that the school teaches up to 8th grade, or is that because there is no room for middle/intermediate school in La Salle high school?

Any additional information that you could provide would be greatly appreciated!

Cheers

Sandra P. T. Diaz

FRIENDS OF BUTTERNUT CREEK

 <https://www.friendsofbutternutcreek.ca/>

P.O. Box 44018

Kingston RPO Barriefield,

ON, K7L 0B4

Debra Lefebvre
532 Gore Road
Kingston, Ontario
K7L 0C3

September 23, 2025

Mayor Bryan Paterson, Members of the
Planning Committee, and City Council
City of Kingston
216 Ontario Street
Kingston, Ontario
K7L 2Z3

Dear Mayor Paterson, Members of the Planning Committee, and City Council:

Subject: File Number: D09-003-2024
Opposition to the Official Plan Application for 630 Gore Road Inclusion in a
Future Urban Boundary Expansion for Proposed Development

I am writing to express my strong opposition to the proposed expansion of the City's urban boundary to include the Gore Road area, which is currently designated as rural. This proposed change would put the health and safety of residents, the integrity of our water systems, and the region's ecological stability at serious risk. I have outlined my concerns below.

1. Public Health and Safety Risks

Residents of Gore Road rely heavily on private wells and septic systems, drawing water from the underlying aquifer system. This region sits atop and adjacent to karst topography which is a geological formation characterized by porous limestone bedrock, underground channels, and sinkholes. These systems allow water and contaminants to move quickly and unfiltered into the groundwater supply. Urbanizing such an area introduces high risks of groundwater disturbances and contamination from activities associated with construction, road runoff, stormwater, as well as construction debris. Once polluted, karst aquifers are extremely difficult and costly to remediate, putting drinking water quality and public health directly at risk.

Urban expansion would also increase impervious surfaces, reducing groundwater recharge and raising the risk of localized flooding, erosion, and even sinkhole formation. Gore Road's rural infrastructure, which is minimal at best, is not equipped to handle these hazards, nor the additional strain on emergency services like fire, EMS, and police, whose response times may be compromised.

Rural areas like Gore Road offer quiet, natural soundscapes that support mental wellness and quality of life for all citizens of Kingston, and particularly of those in the East End. Urban expansion

brings increased noise from traffic, construction, and infrastructure which would compromise the natural soundscape. Urban expansion would cause the loss of green buffers and open space, which have proven benefits in reducing stress, depression, and anxiety. The shift from rural to urban can have unmitigated psychological impacts and undermine community cohesion and overall well-being, impacts that are often unacknowledged in technical planning, but felt deeply by residents.

2. Environmental and Ecological Risks

I was dismayed when upon review of the June 2025 Natural Heritage Study, the 630 Gore Road area subject to urban expansion was either not included in the study or the results were deliberately omitted from the report. Without access to the most up-to-date study results for 630 Gore Road, I relied on other reliable data sources to support this segment of my opposition to the urban boundary expansion proposal. The Gore Road area contains or borders wetlands, forests, and wildlife corridors that provide critical habitat for birds, amphibians, reptiles, turtles, pollinators, and other species, many of which are sensitive to habitat loss or already at risk. Nearby features such as the Butternut Creek Wetland Complex, a Provincially Significant Wetland, play essential roles in flood control, water filtration, and biodiversity protection. Urban development would fragment these ecosystems and destroy natural buffers that protect both people and wildlife.

3. Better Options Within the Urban Boundary

The City of Kingston already has sufficient capacity within its existing urban boundary to support projected growth. Rather than expanding into ecologically sensitive rural land, the City should focus on infill development, redevelopment of underutilized sites, and sustainable density. These approaches align with climate goals, protect natural heritage, and make better use of existing infrastructure.

As a concerned citizen of the environment, resident of Gore Road, and registered nurse, I strongly oppose the proposed boundary expansion into Gore Road. To do so threatens public health, water security, emergency preparedness, and the natural environmental systems that sustain our region. Once rural lands are urbanized, especially in karst-influenced, hydrologically sensitive areas, the damage is permanent and costly.

I urge Council to reject this proposal and maintain Gore Road's rural designation in order to protect residents, ecosystems, and the future sustainability of Kingston.

Respectfully,



Debra Lefebvre, RN, BScN, MPA, NP (Candidate)

Gilchrist, Tess

From: Marko Krstic [REDACTED]
Sent: September 23, 2025 10:07 PM
To: Gilchrist, Tess
Subject: Re: Notice of Community Meetings - Official Plan Amendments for Urban Boundary Expansion
Attachments: ontario_wetlands_gore_road_significant.png

You don't often get email from marko.krstic@outlook.com. [Learn why this is important](#)

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

Hello Tess,

I am writing this message ahead of the Community Meeting on Oct. 2 to express my strong opposition to the proposed development on 630 Gore Road.

The entire area for the proposed site is classified as a significant swamp wetland on the Ontario Ministry of Natural Resources and Forestry Wetland Map (see attached image). For those of us familiar with the area, it is obvious that the land is not at all suitable for a 230+ unit development, regardless of the questionable "studies" submitted by Greenwood Park and Fotenn.

The application is within a very high ground water sensitivity area and no hydrogeological studies have been presented to assess the risk of water contamination. The construction of the development would have a significant impact on well water, which the surrounding neighbourhood relies on, and nearby environmentally protected ponds as well as local agriculture (farmland, orchards) and livestock (stables).

The development would be located on a dead-end narrow road, with a history of traffic accidents, which is not at all suitable to accommodate hundreds of new drivers.

In addition, members of the community were not consulted or informed before "soil re-use"/dumping activities were started.

There is no reasonable justification to put a 230+ unit development on a wetland in an established rural community on a dead-end road. The development would put the health and safety of local residents and wildlife at risk and is universally opposed by the community. The fact that we have reached a point where such an obviously flawed proposal is being seriously considered by local planners is an enormous cause of concern and raises questions about the integrity of our regulatory process.

The health and safety impact (e.g., ground/well water contamination) of any potential development will be continuously monitored and publicized, and all those who participated and approved the development will be held legally responsible. All potential future residents of the development will also be fully informed of the risks (e.g. potential structural foundation issues) based on constructing the homes on an Ontario designated significant wetland.

Sincerely,
Marko Krstic
[REDACTED]

From: Gilchrist,Tess <tgilchrist@cityofkingston.ca>
Sent: September 11, 2025 10:51 AM
To: Gilchrist,Tess <tgilchrist@cityofkingston.ca>
Cc: Agarwal,Sukriti <sagarwal@cityofkingston.ca>; Bar,James <jbar@cityofkingston.ca>
Subject: Notice of Community Meetings - Official Plan Amendments for Urban Boundary Expansion

Good morning -

Please find attached a Notice of Community Meetings for the Official Plan Amendment Applications requesting an urban boundary expansion, through the new Official Plan Project.

No recommendations or decisions are being made at these Community Meetings with respect to these applications. Community Meetings are being scheduled to provide applicants with an opportunity to present their proposals and receive feedback from the public and members of the Planning Committee. Anyone who attends a Community Meeting may speak about the proposals being presented and ask questions. Written comments may also be submitted.

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Community Meeting Schedule

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Thursday, October 2, 2025; 6:00 p.m.

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 - Subject Lands: 1623 Highway 15 & 1376 Butternut Creek Road
- File Number: D09-009-2024
 - Subject Lands: 1501 Highway 15

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who have submitted written comments on the proposed Official Plan Amendment applications or requested notification. A courtesy notice will be placed in the Kingston Whig Standard on September 23, 2025.

Please contact me if you have any questions or would like further information.

Thank you,



Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner
Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 ext. 3212

tgilchrist@cityofkingston.ca

The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

Wetland

 Authoritative



Private Member 

Ontario Ministry of Natural Resources and Forestry

Summary

Provides a spatial representation and attribute information for wetlands in Ontario.

View Full Details

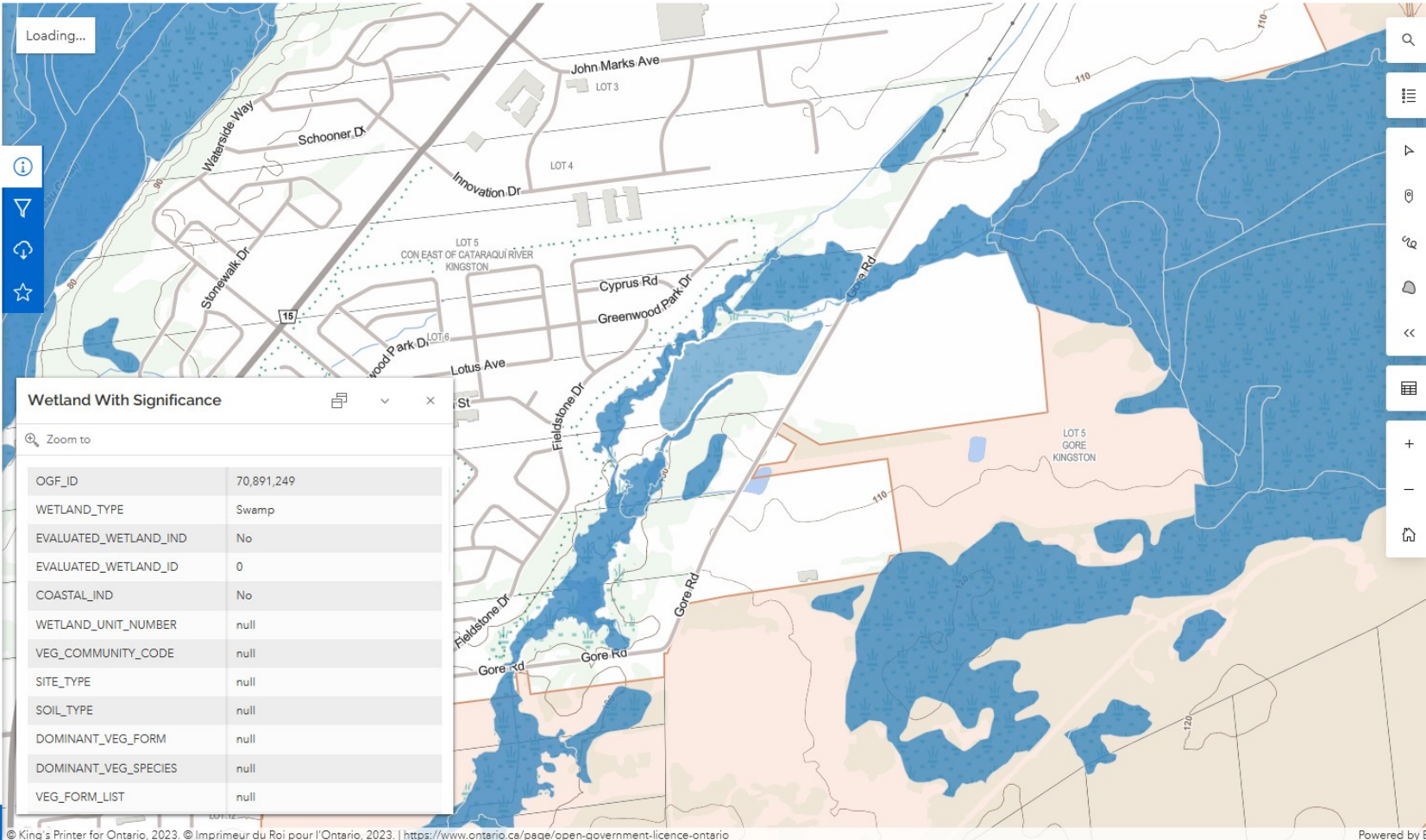
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Details

-  **Dataset**
Feature Layer
-  **December 11, 2024 at 12:00:00 AM EST**
Info Updated
-  **As Needed**
Data Updated: September 18, 2025 at 8:38:59 AM EDT
-  **May 1, 1978 at 12:00:00 AM EDT**
Published Date
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Wetland With Significance

Zoom to

OGF_ID	70,891,249
WETLAND_TYPE	Swamp
EVALUATED_WETLAND_IND	No
EVALUATED_WETLAND_ID	0
COASTAL_IND	No
WETLAND_UNIT_NUMBER	null
VEG_COMMUNITY_CODE	null
SITE_TYPE	null
SOIL_TYPE	null
DOMINANT_VEG_FORM	null
DOMINANT_VEG_SPECIES	null
VEG_FORM_LIST	null

Gilchrist,Tess

From: Ma. A W [REDACTED]
Sent: September 23, 2025 6:32 PM
To: Gilchrist,Tess
Subject: [Subject lands: 630 Gore road- D09-003-2024]

You don't often get email from m.a.waalwijk@gmail.com. [Learn why this is important](#)

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

Dear Planning Department,

I am writing as a concerned resident regarding the proposed rezoning of the [Subject lands: 630 Gore road- D09-003-2024] for development. This area currently provides one of the few accessible natural spaces in our community, and its loss would be deeply felt.

Our neighbourhood is growing quickly, yet we do not have large parks, conservation areas, or dedicated greenspaces for residents. The waterfront, which could have served as a public natural retreat, has been largely taken up by private homes. This leaves very limited options for families, children, and individuals to enjoy the outdoors in a meaningful way.

The rural road and nature zone in question offer more than just scenery—they provide a vital escape from urban life. Access to nature has been proven to support physical health, reduce stress, and improve mental well-being. Especially in a dense and expanding neighbourhood, preserving such areas is not a luxury but a necessity for community health and balance.

While I understand the need for development, I urge the city to prioritize sustainable growth by protecting greenspaces that benefit everyone. Once a natural area is lost to construction, it cannot be restored. Future generations deserve access to open spaces where they can walk, play, and connect with nature.

Thank you for considering the long-term well-being of our community in your planning decisions.

Sincerely,

Marianne A Waalwijk

109 Dalglish ave

Kingston Ontario K7K 7E3

Gilchrist, Tess

From: Robin Wynne-Edwards [REDACTED]
Sent: September 21, 2025 4:14 PM
To: Gilchrist, Tess
Subject: Citizen Comment Re: 630 Gore Road

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

Hi Tess,

I sent this email listing the wildlife we have observed over the years to the NHS in August and I'm forwarding it to you for inclusion in the Citizen Comments for the October 2 Public Meeting.

Thanks, Robin

Begin forwarded message:

From: Robin Wynne-Edwards [REDACTED]
Date: August 6, 2025 at 9:27:28 AM EDT
To: tpark@cityofkingston.ca, Niall Oddie <noddie@cityofkingston.ca>, [REDACTED]
Subject: NHS Comment on Wildlife

We have lived at 550 Gore Road, next door to 630 Gore Road for 23 years. Over that time, this is a list of the wildlife that we have seen:

The larger mammal list (bigger than a squirrel) is fairly complete. The birds and reptile lists are very incomplete.

Mammals
Mink
Otter
Skunk
Beaver
Fisher
Raccoon
Red Fox
Coyote
Porcupine
Chipmunk
Muskrat
House Mouse
Deer Mouse
Cottontail Rabbit
Red Squirrel
Meadow Vole

Grey Squirrel
Star Nosed Mole
White Tailed Deer
Bat (species unknown)

Birds (Very Common Species not Noted)

Great Blue Heron
Turkey Vulture
Snow Goose
Sharp Shinned Hawk
Coopers Hawk
Red Tailed Hawk
Mallard Duck
Ring Necked Pheasant
Mourning Dove
Wild Turkey
Cuckoo
Great Horned Owl
Barred Owl
Downy Woodpecker
Hairy Woodpecker
Pileated Woodpecker
Starling
Northern Flicker
American Redstart
Dark Eyed Junco
Cardinal
Baltimore Oriole
Ovenbird (heard, not seen)
Whip-Poor-Will (heard, not seen)

Reptiles

Eastern Newt
Mudpuppy
Spotted Salamander
Red Backed Salamander
Bullfrog
Green Frog
Leopard Frog
Tree Frog
Spring Peeper
Toad
Snapping Turtle
Painted Turtle
Milk Snake
Garter Snake
Water Snake
Brown Rat Snake

Thanks, Robin
Robin Wynne-Edwards
550 Gore Road
Kingston, ON K7L 0C3

Re: 630 Gore - questions about underlying data

From Friends of Butternut Creek [REDACTED]
Date Wed 9/24/2025 5:45 PM
To Gilchrist,Tess <tgilchrist@cityofkingston.ca>; Park,Tim <tpark@cityofkingston.ca>
Cc Mark Fathers [REDACTED] Boehme, Ryan N. <rboehme@cityofkingston.ca>; Serge Labbe [REDACTED]
[REDACTED]
Vicki Schmolka [REDACTED] Andrew J Duncan [REDACTED] Osanic,Lisa
<losanic@cityofkingston.ca>; Responsible Development Kingston
[REDACTED] Celeste Booth [REDACTED] Maureen
Buchanan [REDACTED] Marinus Sorensen [REDACTED] Robin
Wynne-Edwards [REDACTED] Robert MacInnes [REDACTED] Kerry Hill
[REDACTED]

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Good morning Tess and Tim

I am glad to hear that a second round of consultation of the Natural Heritage Study (NHS) with "open data" for the urban boundary expansion sites, a.k.a. blackout areas, is coming this Fall.

However, since this consultation is after the community meetings for the urban expansion applications in early October, you must realize that meaningful public feedback has already been compromised.

Could you please let me know when technical documents related to the proposed expansion areas, such as studies on infrastructure capacity – water and wastewater – and the integrated mobility plan will be available to the public? Not having these reports available now also constrains the public's ability to comment at the October meetings.

Furthermore, for the public, it is extremely confusing and time consuming to not have all the information available at this time. We need to review at least 5 sets of policy documents in advance of the October meetings, in addition to the planning documents for each proposed site and then will have to review them again once the missing information is provided.

1. Current Kingston Official Plan (OP)
2. Draft OP
3. Current NHS
4. Draft NHS
5. Provincial Planning Statement (PPS)

Are you planning on having another public consultation, i.e. community meetings, for the urban expansion sites at a later date prior to the planning department having formulated a recommendation on the urban expansion sites?

Sincerely,

Sandra P. T. Diaz, BSc. MSc.

FRIENDS OF BUTTERNUT CREEK

friendsofbutternutcreek.ca

P.O. Box 44018

Kingston RPO Barriefield,

ON, K7L 0B4

On Tue, Sep 23, 2025, 3:37 PM Gilchrist, Tess <tgilchrist@cityofkingston.ca> wrote:

Hello Mark,

Please note that there will be no decisions made by Planning Committee at the Community Meetings scheduled on October 1, 2 and 9, 2025. These are information sessions only.

The applications requesting to be considered for an urban boundary expansion continue to be reviewed through the new Official Plan Project to ensure that all available information is considered.

With respect to the NHS, the revised natural heritage system mapping will include the urban boundary expansion lands (e.g. the greyed-out polygons will be removed). A second round of consultation, including another open house, will be scheduled later this fall to present the revised mapping and the draft Natural Heritage Study Report, which will contain various policy recommendations.

These critical City projects are ongoing, and we appreciate your participation.

If you would like to submit written comments to be included on the Agenda for Planning Committee on October 2, 2025, for 630 Gore Road, please send them to me.

If you have any questions about attending (in-person or virtually) or what to expect procedurally, please let me know.

Thank you,

Tess Gilchrist, RPP, MCIP (she/her/hers)

Senior Planner

Planning Services

City of Kingston

Located at: [1211 John Counter Boulevard](#)

[216 Ontario Street Kingston, ON K7L 2Z3](#)

613-546-4291 ext. 3212

tgilchrist@cityofkingston.ca

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The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

From: Mark Fathers [REDACTED]
Sent: September 22, 2025 8:25 PM
To: Gilchrist, Tess <tgilchrist@cityofkingston.ca>; Boehme, Ryan N. <rboehme@cityofkingston.ca>
Cc: Serge Labbe [REDACTED] [REDACTED] Friends of Butternut Creek
[REDACTED]
Subject: 630 Gore - questions about underlying data

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Hi Tess,

I have included a few slides to better explain the challenges with making decision on 630 gore in the absence of critical information. As seen in the slides, the community needs the data and images from beneath the blacked out areas on the map to make informed decisions.

For 630 Gore - the best use of the land is not high density housing. There are better uses of the land for long term growth in Kingston. The developer can destroy vital ecological land to put up houses but that is not in the best interests of all residents in the East.

I am not anti development, I am not opposed to any development on this land rather we need the city to balance out the best use of land in its various forms. This is a key transit route for a number of animals, and home to many smaller animals that do not roam. We need to preserve some of this vital land for our connection to nature - where we live.

Please see the slides as they better highlight my concern about the absence of decision quality information.

Mark

Mark Fathers

1309 Greenwood park drive

Gilchrist,Tess

From: Sydney B [REDACTED]
Sent: September 23, 2025 9:12 PM
To: Gilchrist,Tess
Subject: File Number: D09-003-2024 Subject Lands: 630 Gore Road

You don't often get email from sydneybc@outlook.com. [Learn why this is important](#)

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Hello,

Can we talk about urban boundary expansion for a minute?

Many citizens on the east end spend time running, cycling, walking and strolling, simply enjoying the beautiful sounds and naturescapes that Gore Road brings. Taggart Construction has made an application to expand the urban boundary to include the ecologically sensitive area of Butternut Creek on Gore Road. This region sits atop and adjacent to karst topography which is a geological formation characterized by porous limestone bedrock, underground channels, and sinkholes. The area contains or borders wetlands, forests, and wildlife corridors that provide critical habitat for birds, amphibians, reptiles, turtles, pollinators, and other species, many of which are sensitive to habitat loss or already at risk. Nearby features such as the Butternut Creek Wetland Complex, a Provincially Significant Wetland, play essential roles in flood control, water filtration, and biodiversity protection. Rural areas like Gore Road offer quiet, natural soundscapes that support mental wellness and quality of life for all citizens of Kingston, and particularly for those of us in the East End.

Not to mention the east end of Kingston already feels overwhelming industrialized and suburban with little to no supportive infrastructure. Any additional housing will not only destroy the beautiful and crucial green space but also strain an already overloaded area. I recommend reviewing the industrial complex on Innovation Drive and see about adding some apartment style housing atop those new and upcoming builds before we start bulldozing the beautiful natural land we all enjoy and rely on during periods of heavy rain and the like.

Thanks
Sydney B
k7k7j3