



City of Kingston
Appeals Committee
Agenda

2025-02

Monday, January 20, 2025, 12:00 p.m.

Councillors' Lounge

Third Floor, City Hall

Committee Composition

Councillor Oosterhof, Chair

Shawn Cahill

Blaine Fudge

Councillor Hassan

Tara Kainer

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or cloconnor@cityofkingston.ca
Register to receive the [Zoom](#) link.

Pages

1. Meeting to Order
2. Approval of the Agenda
3. Confirmation of Minutes

That the minutes of Appeals Committee Meeting Number 2025-01 held on Monday, December 16, 2024, be approved.

4. Disclosure of Pecuniary Interest
5. Delegations
6. Briefings
7. New Appeals

1. 2312 Princess Street

3

Note: This item was deferred at the Appeals Committee meeting on Monday, November 18, 2024.

A copy of the Notice of Appeal is attached.

Request for exemption from the requirements of By-Law 2009-140, A By-Law to Regulate Signs in the City of Kingston, sections 1, 6, and 9.

2. 820 Gardiners Road

11

Note: This item was deferred at the Appeals Committee meeting on Monday, November 18, 2024.

A copy of the Notice of Appeal is attached.

Request for exemption from the requirements of By-Law 2009-140, A By-Law to Regulate Signs in the City of Kingston, sections 1, 6, and 9.

8. Property Updates

9. Motions

10. Notices of Motion

11. Other Business

12. Correspondence

13. Date of Next Meeting

The next meeting of the Appeals Committee is scheduled for Monday, February 24, 2025 at 12:00 p.m.

14. Adjournment

**CITY OF KINGSTON SIGN BY-LAW 2009-140
NOTICE OF APPEAL
TO PROPERTY STANDARDS COMMITTEE**

To the Secretary, Property Standards Committee, the Corporation of the City of Kingston, City Hall, 216 Ontario Street, Kingston, Ontario K7L 2Z3, Phone 613-546-4291 Extension 1268 or Fax 613-546-5232

TAKE NOTICE of the appeal of the undersigned to the Property Standards Committee because of a ruling related to the above referenced Sign By-law.

The Appeal must be accompanied with information that includes the By-law section to be considered, the reason why the sign cannot be installed in a manner that would meet the By-law; as well as any plot plans, elevations and details of the sign showing the construction material, height, fastening, ground support, photographs etc.

Particulars of Appeal (By-law and Reference) are as follows:

By-law 2009-140, SECTION 1, 6, 9 states that:

Section 1 – Billboard Signs shall only be permitted on private property in commercial, industrial, agricultural, rural and development type zones as defined by the applicable zoning By-Law.

Section 6 - Billboard Signs shall be a minimum distance of 100 metres (328 feet) from another Billboard Sign, Roof Sign, another Off-Premise Sign, any residentially zoned property or an intersection.

This request is to obtain relief to this requirement because Section 9 - One Billboard Sign is permitted in place of, but not in addition to, a second Ground Sign in accordance with schedule G-1, where the Frontage permits two Ground Signs
See accompanying letter.

My Cheque # 15197 in the amount of ~~\$309.00~~ is enclosed
Or \$318.25

I will attend City Hall, Council Support at 216 Ontario Street, Kingston, Ontario to make the payment before my hearing, and provide proof of payment at the meeting. (I am aware this payment is due before my hearing and if not received, will render my application null and void.)

Jay Patry

(Name of Owner or Agent)

692 McKay Street

(Address)

Kingston, Ontario, K7M 7G2

(City, Province, Postal Code)



(Signature)



(Telephone Number)

(Fax Number)

jay@patrygroup.com

(E-mail Address)

AUTHORIZED OFFICER

APPEALS

APPEAL TO COMMITTEE - When the owner or occupant is not satisfied with the terms and conditions of the above-referenced By-law, they may appeal to the committee by completing a notice of appeal and including the application fee of \$300.00, and forwarding by mail OR by delivery in person to the Secretary of the Committee. If you are not going to attend this meeting, please advise in writing, of your grounds for appeal.

Property Account

Invoice - Date

Description

Amount

D30-1259-2024 - 09/05/2

notice of appeal application


318.25

318.25

Jay Patry Enterprises LLC

692 McKay St.
Kingston, Ontario
K7M 7G2

CIBC
256 Bagot St.
Kingston, Ontario
K7L 4Y5

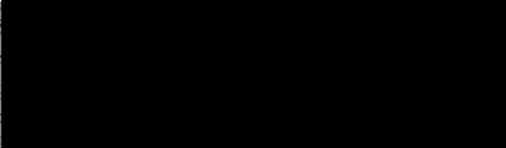

09172024
DATE M M D D Y Y Y Y

**** THREE HUNDRED EIGHTEEN AND 25/100 DOLLARS

\$318.25

TO THE
ORDER
OF

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



⑈015197⑈ ⑆005420010⑆ 89⑈31410⑈

Mr. Steve Delahunt
Building and Plumbing Official, Building Services
City of Kingston
1211 John Counter Blvd
Kingston, ON K7K 6C7

Arcadis Professional Services
(Canada) Inc.
55 St. Clair Avenue West
7th Floor
Toronto, Ontario M4V 2Y7
Canada
Phone: 416 596 1930
www.arcadis.com

Date: September 18, 2024

Our Ref: 115239-24

Subject: **Applications for Sign By-law Appeal for 820 Gardiners Road and 2312 Princess Street**

Dear Mr. Delahunt,

This letter accompanies applications for Sign By-law Appeal on behalf of Jay Patry for proposed signs at 820 Gardiners Road ([D30-1256-2024](#)) and 2312 Princess Street ([D30-1259-2024](#)). Also included with these applications are drawing sets for each site containing plot plans and sign details. We note that we contacted Hydro One on August 2, 2024 for comment and have not yet received a response.

The following is a formal response containing the information requested via email on August 2, 2024:

- 1) *Please fill out and indicate on the form that the building department has taken payment for these. Also note that the correct fee is 318.25 and is required to be paid to our department prior to sending the appeal permit to the city clerks.*

Response: The form has been completed and is attached. Cheques have been issued, copies of which are attached.

- 2) *Please fill out the form and indicate the following as reasoning for the appeal.*
 - a. *Section 1 – Billboard Signs shall only be permitted on private property in commercial, industrial, agricultural, rural and development type zones as defined by the applicable zoning By-Law.*
 - b. *Section 6 - Billboard Signs shall be a minimum distance of 100 metres (328 feet) from another Billboard Sign, Roof Sign, another Off-Premise Sign, any residentially zoned property or an intersection.*
 - c. *Section 9 - One Billboard Sign is permitted in place of, but not in addition to, a second Ground Sign in accordance with schedule G-1, where the Frontage permits two Ground Signs*

Response: This has been indicated on the form and is discussed in response to comment 5 below.

- 3) *The setback of both signs to the property line and hydro wires*

Response:

820 Gardiners Road:

Front setback: 3 metres

Northern interior setback: 4.5 metres

Setback from western hydro line: 4 metres

Setback from southern hydro line: approximately 3.7 metres

2312 Princess Street:

Front setback: 3.8 metres

Eastern interior setback: 5.7 metres

Setback from hydro lines: 3.7 metres

- 4) *Provide the final height of the sign from grade*

Response: For both properties, the height of the sign from grade is 6.05 metres.

- 5) *Provide a written reasoning as to the purpose of the appeal. Why can the bylaw not be met?*

Response:

820 Gardiners Road

Relief needed from:

Schedule B-1

1. Billboard Signs shall only be permitted on private property in commercial, industrial, agricultural, rural and development type zones as defined by the applicable zoning By-Law. - **Zoned Residential (URM2).**
6. Billboard Signs shall be a minimum distance of 100 metres (328 feet) from another Billboard Sign, Roof Sign, another Off-Premise Sign, any residentially zoned property or an intersection. – **Residentially Zoned property.**
9. One Billboard Sign is permitted in place of, but not in addition to, a second Ground Sign in accordance with schedule G-1, where the Frontage permits two Ground Signs – **61.3 m of frontage**

The requested relief is appropriate as the sign will be located on a designated major arterial road. The signs are located away from the proposed on-site residential development. The sign will be approximately 25 metres from the building with an intervening parking area between the two. The residential uses within 100 metres of the sign are located at the rear of the site and the immediately abutting development to the north and south is commercial. Further there are other intervening commercial uses in closer proximity to the existing residential than the proposed sign. The reduced frontage and proposed sign will not impact the functionality of the property and the frontage is similar to other recently approved variances.

2312 Princess Street

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9. One Billboard Sign is permitted in place of, but not in addition to, a second Ground Sign in accordance with schedule G-1, where the Frontage permits two Ground Signs - **Frontage of 23 m**

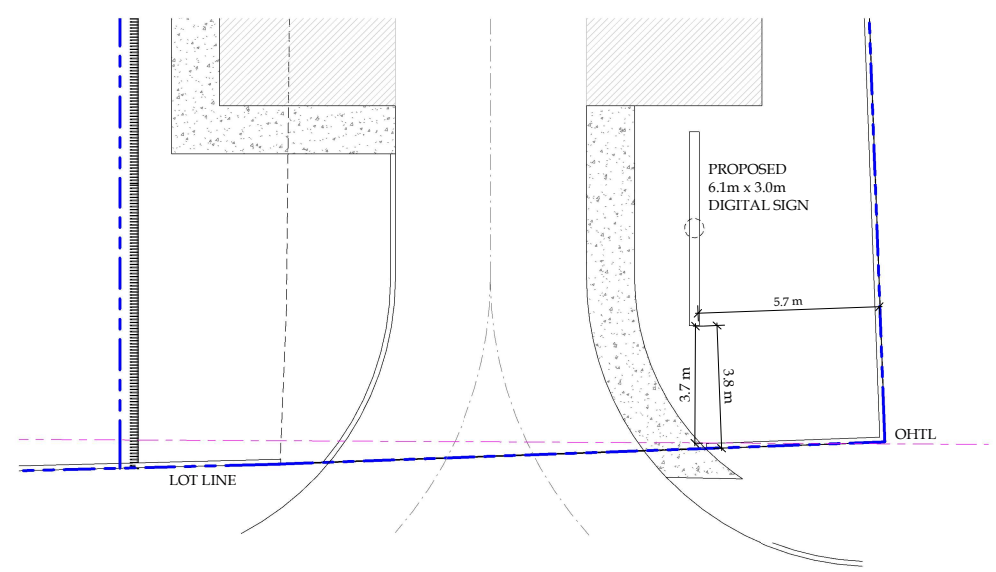
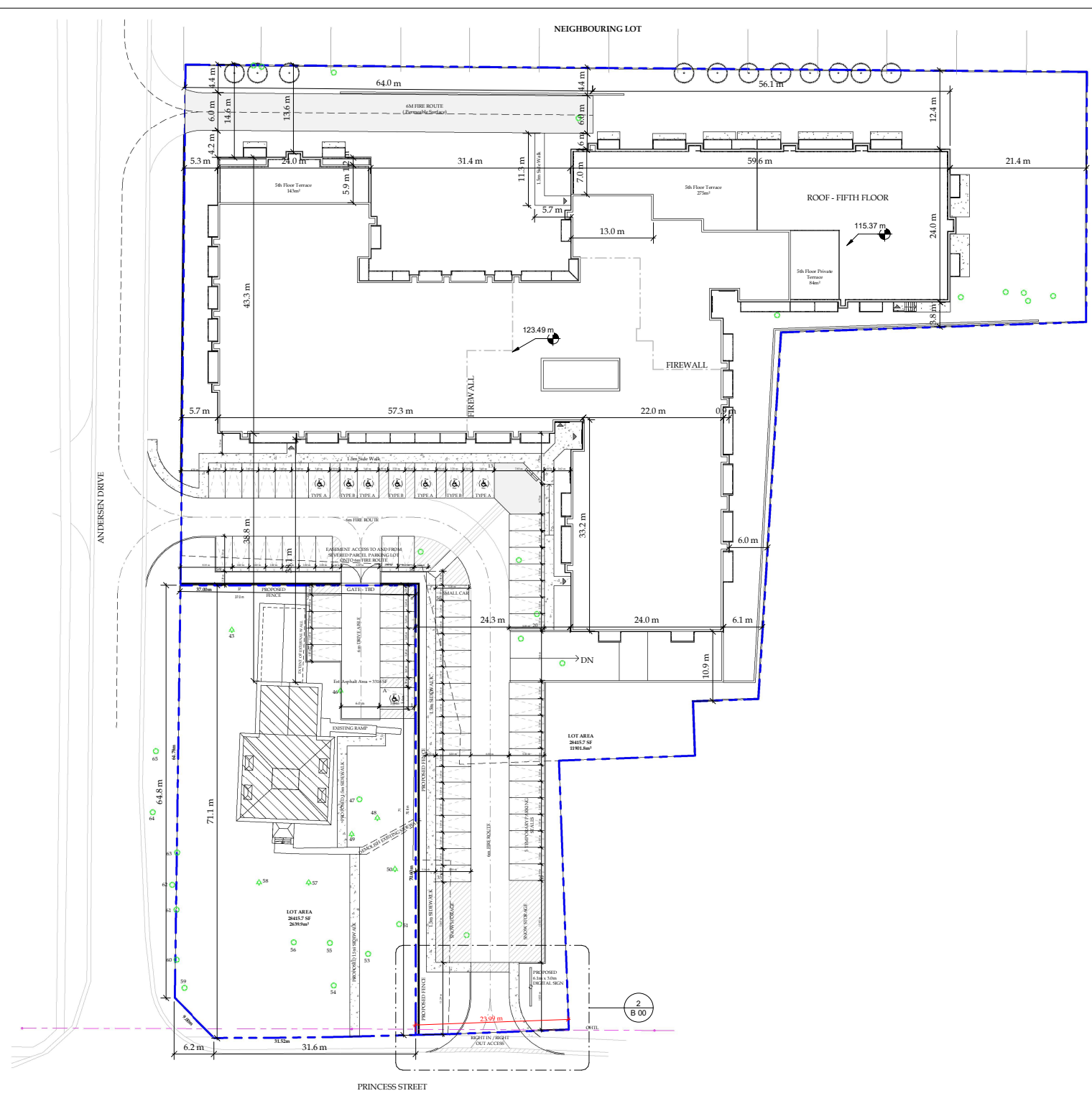
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Sincerely,
Arcadis Professional Services (Canada) Inc.



Nancy Wartman
Senior Planner

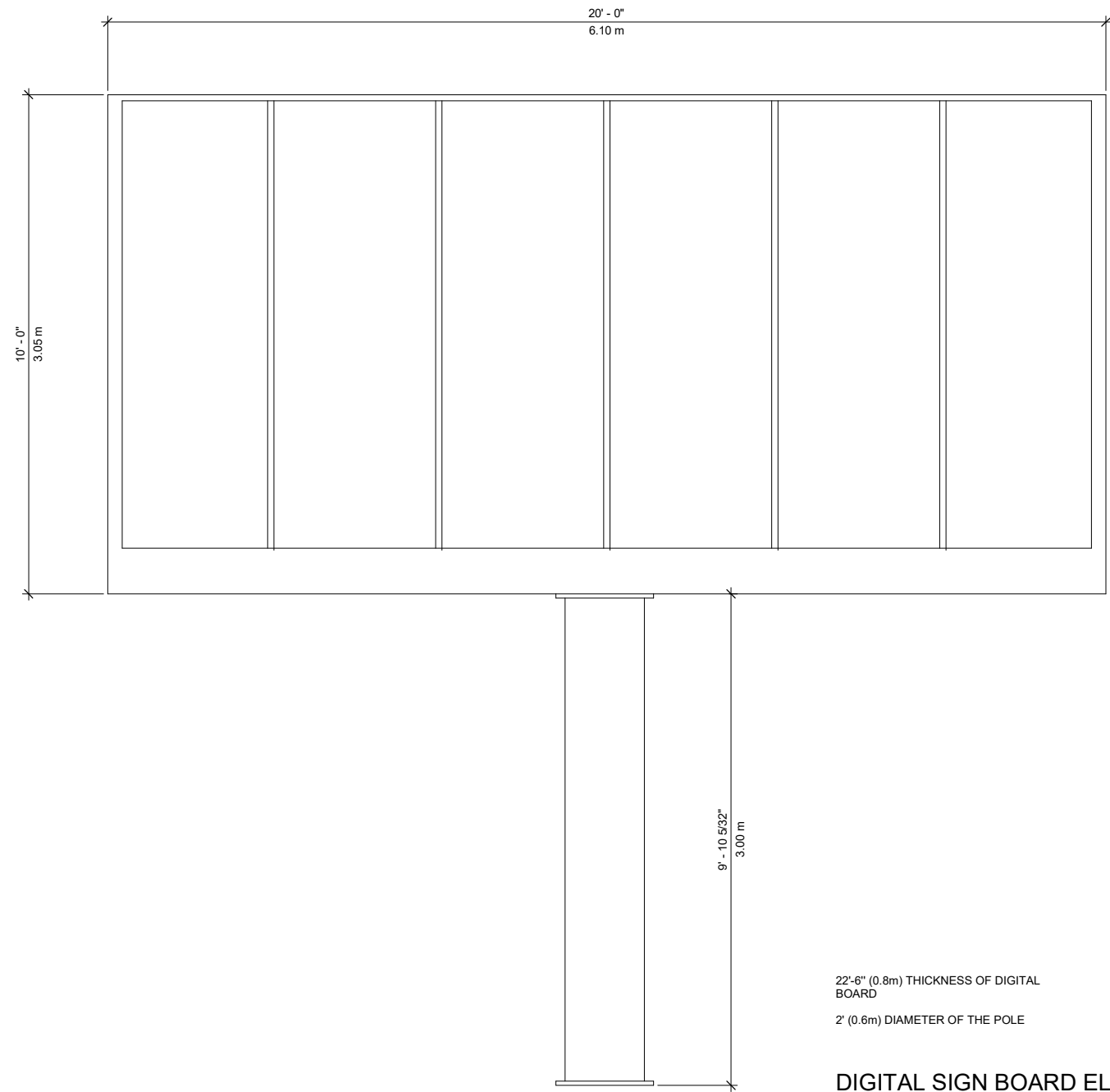
Email: Nancy.wartman@arcadis.com
Direct Line: 613 531 4440 x 63307



2-00 Site Plan 3 - Callout 1
1 : 100

Date	Revision	2312 PRINCESS STREET	SIGNAGE - SITE PLAN	
			Project number	Project Number
			Date	09 - APR - 22
			Drawn by	Author
			Checked by	Checker
			B 00	
			As indicated	

2024-05-09 9:28:19 AM



Date	Revision

Digital Sign Board	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A0	
3/4" = 1'-0"	

2024-05-08 3:05:22 PM

Nathan Richard [Redacted]

Reply Reply all Forward  

To: O'Connor,Christine

Thu 1/16/2025 8:57 AM

Cc: [Redacted]

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

Good Morning Christine,

Thank you for the informaiton.

We would like to request a deferral for both signs. Could you consider this email as the deferral request or do you think asking the committee in person on Monday is preferred by the committee?

Regards,
Nathan Richard, P. Eng.
Spherical Worx Inc.

[Redacted]

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(Name of Owner or Agent)

692 McKay Street

(Address)

Kingston, Ontario, K7M 7G2

(City, Province, Postal Code)



(Signature)



(Telephone Number)

(Fax Number)

jay@patrygroup.com

(E-mail Address)

AUTHORIZED OFFICER

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CIBC
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TO THE
ORDER
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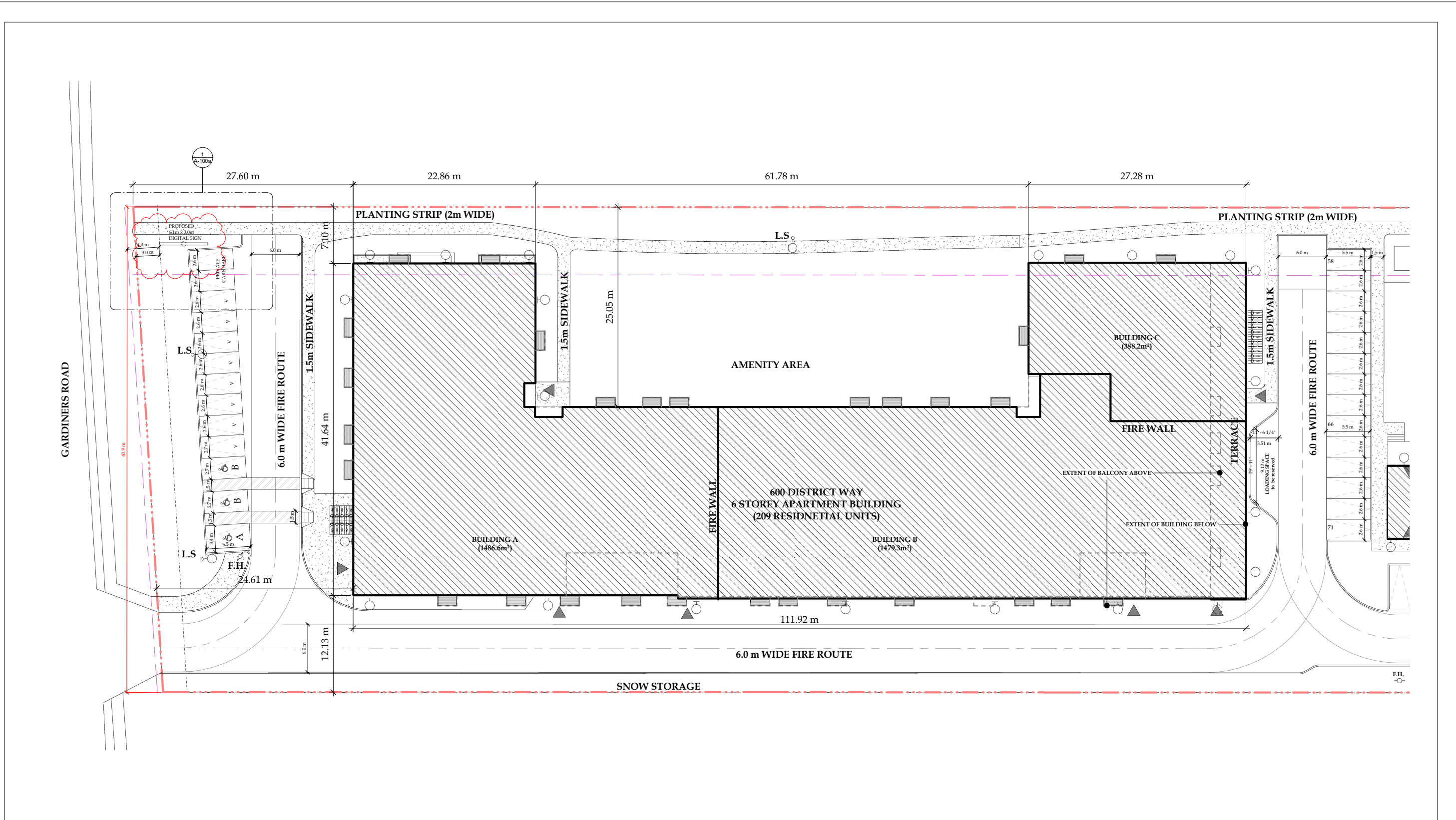
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Nancy Wartman
Senior Planner

Email: Nancy.wartman@arcadis.com
Direct Line: 613 531 4440 x 63307

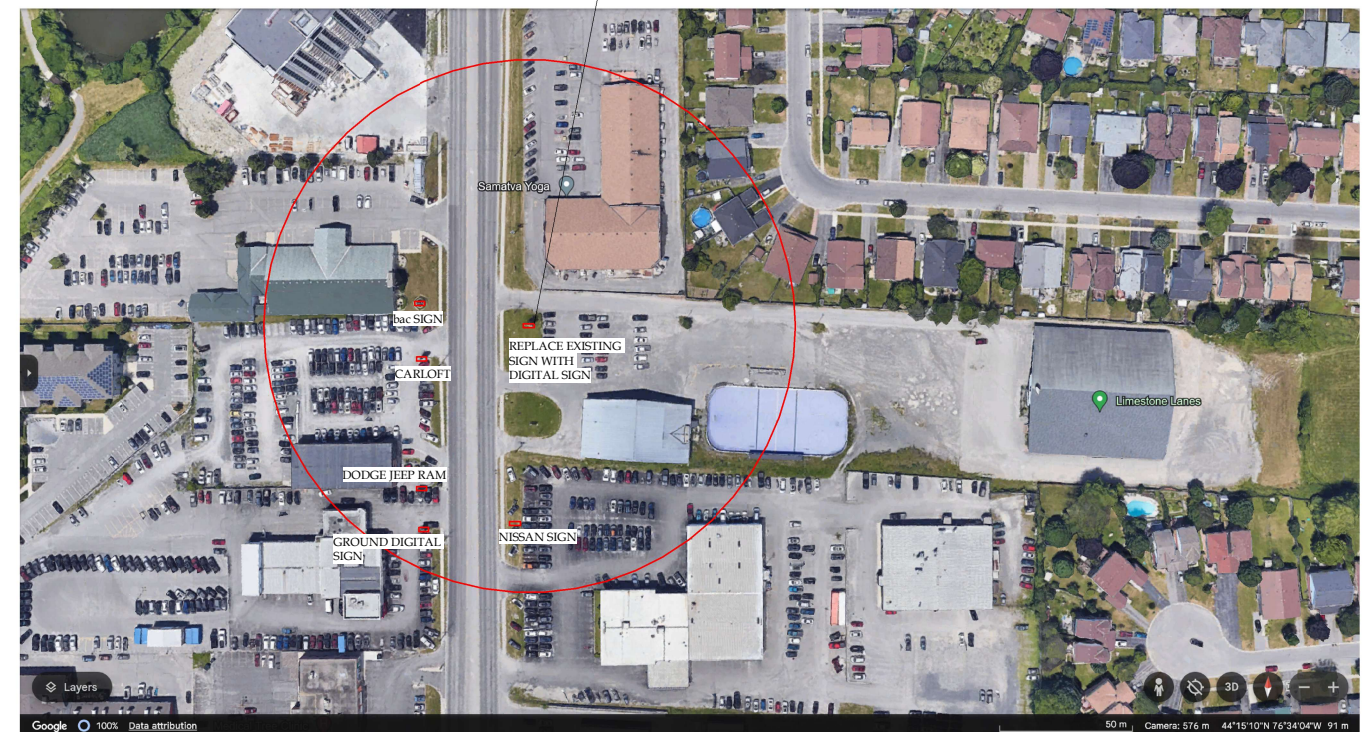
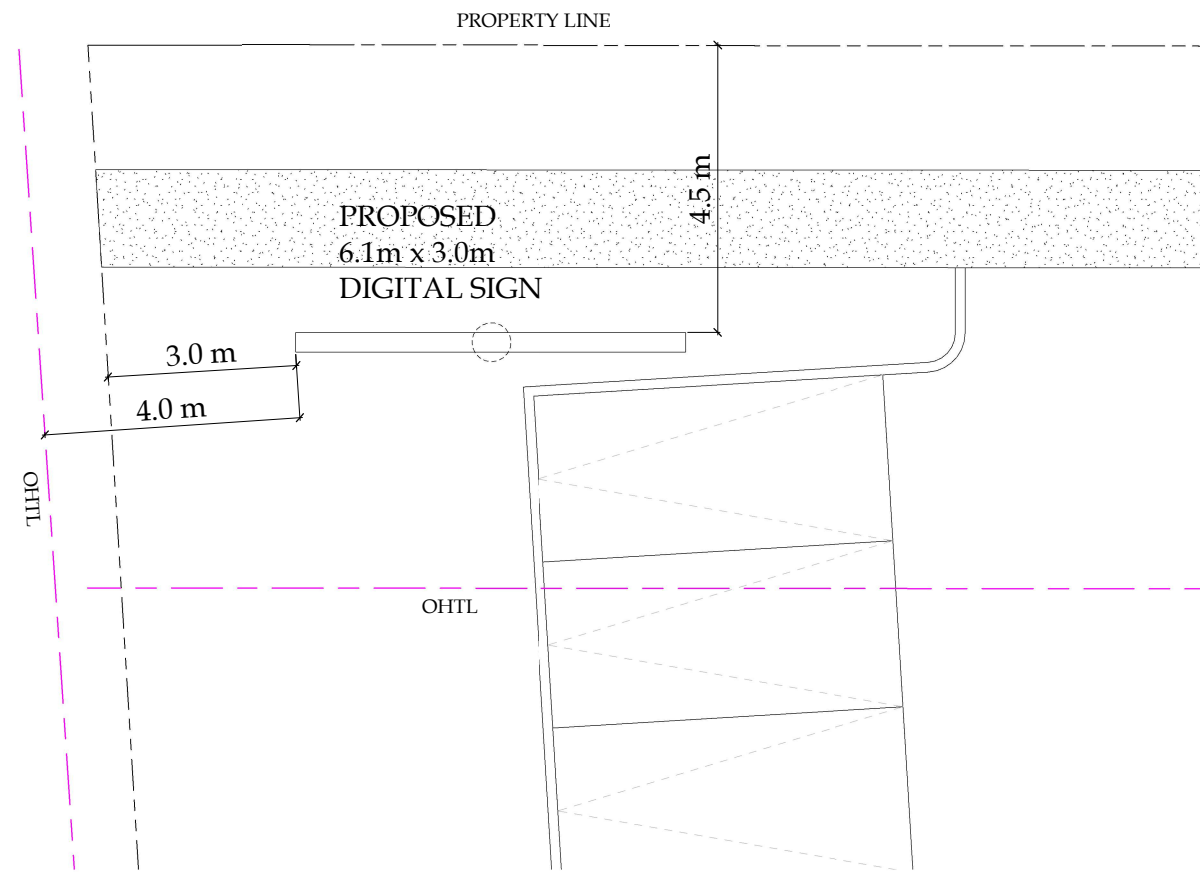


Date	Revision

Owner
820 Gardiners

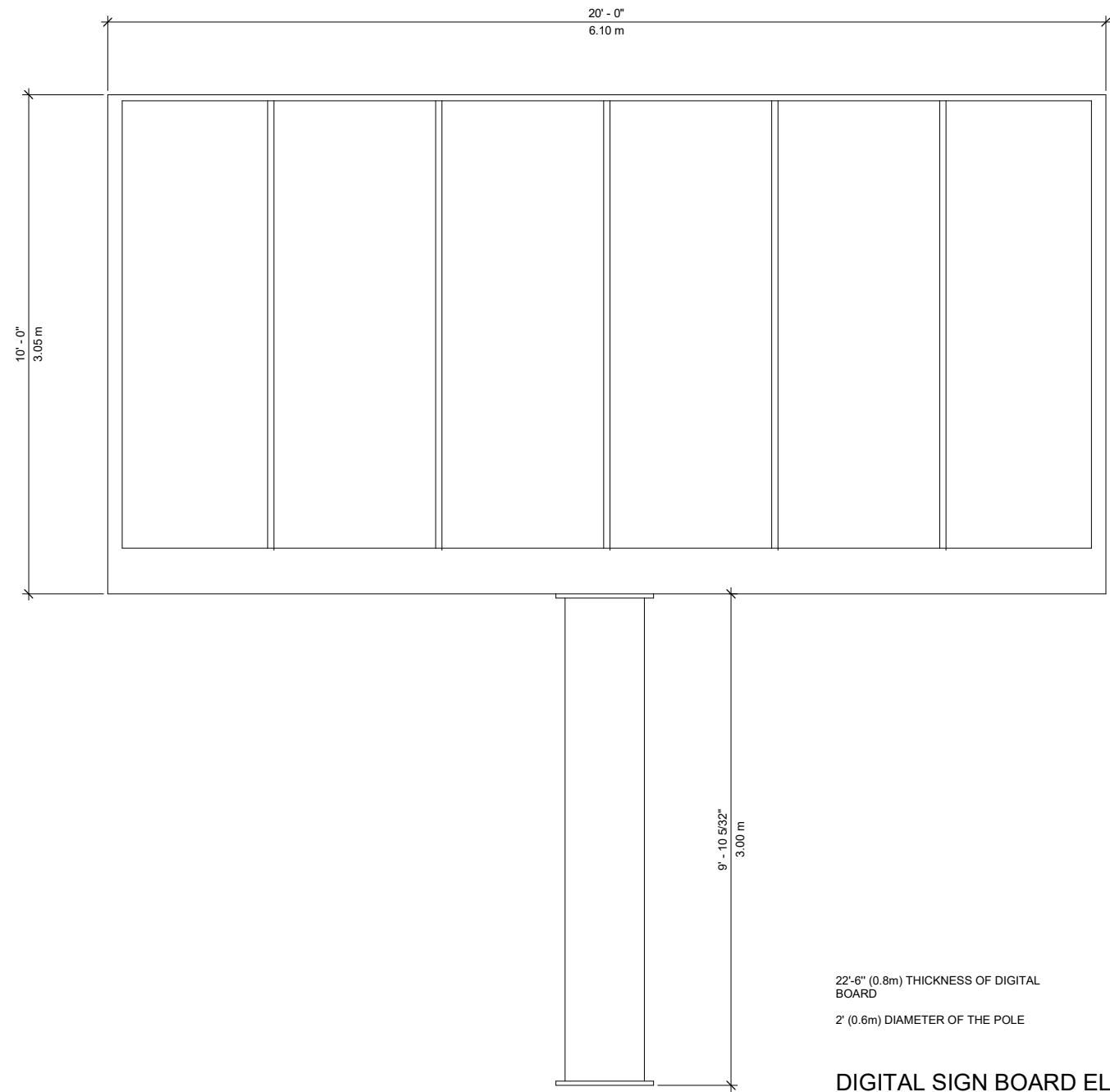
Site Plan	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-100	
1 : 200	

2024-05-09 9:10:47 AM



Date	Revision	Owner 820 Gardiners	Signage Detail	
			Project number	Project Number
			Date	Issue Date
			Drawn by	Author
			Checked by	Checker
			A-100a	
			As indicated	

2024-05-09 9:10:49 AM



Date	Revision

Digital Sign Board	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A0	
3/4" = 1'-0"	

2024-05-08 3:05:22 PM

Nathan Richard [REDACTED]

Reply Reply all Forward  

To: O'Connor,Christine

Thu 1/16/2025 8:57 AM

Cc: [REDACTED]

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