



City of Kingston
Committee of Adjustment
Addendum

2025-04
Monday, March 24, 2025
5:30 p.m.
Council Chamber

Committee Composition

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

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

Pages

9. Business

6. Application for Minor Variance and Consent - 225 Wilson Street

***1. Updated Exhibit A**

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The consent of the Committee is requested for the replacement of Exhibit A with an updated version of Exhibit A to Report Number COA-25-036.

13. Correspondence

***1. Correspondence received, regarding Application for Consent and Minor Variance - 2370 Battersea Road**

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Recommended Conditions

The approval of minor variance application, File Number D13-057-2024, to permit a reduced minimum lot area, reduced minimum lot frontage, an increased maximum building depth, and increased maximum driveway widths, shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the subject lands and the proposed semi-detached homes as shown on the approved drawings attached to the notice of decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca) and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Office of the Chief Coroner as a part of the Ontario Ministry of the Solicitor General (1-877-991-9959), the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

5. Stormwater Management Brief

Prior to the issuance of a Building Permit, the applicant must submit a Stormwater Management Brief to be reviewed and approved by the City.

6. Grading Plan

Prior to the issuance of a Building Permit, the applicant must submit a Grading Plan to be reviewed and approved by the City.

7. Tree Preservation Measures

Prior to the issuance of a Building permit, the applicant shall install tree protection and preservation measures for the adjacent City-owned trees at 145 MacCauley Street, in accordance with the direction provided by the Tree Inventory and Preservation Plan for 225 Wilson Street, Kingston, dated November 20, 2024 and prepared by Richardson Tree Care. Tree Protection Zones for these City-owned trees are to be inspected by Public Works – Forestry Staff prior to grading or construction activities on the site.

Application for Minor Variance and Consent – 2370 Battersea Rd

I am the owner of the property located at 2358 Battersea Road. The new severance would, therefore, be right beside my property. When I purchased this property two years ago, I paid a premium for it based on the rules and regulations that are in place which would prevent such a severance of the surrounding lands. Knowing that severing the property surrounding my land was not allowed, I was comfortable in paying much more for this property. Allowing an exception to these rules would completely invalidate what was a major consideration in what has been the most significant and sizable purchase decision of my life.

Alex Tait

2358 Battersea Road

Addressed to Secretary Treasurer, Committee of Adjustment

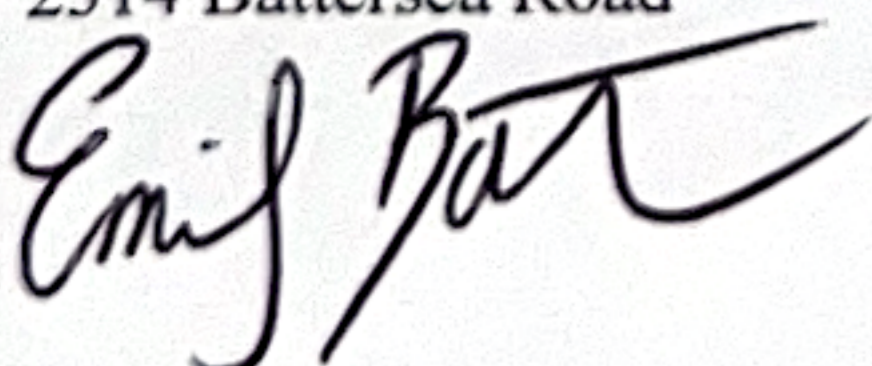
Please accept this as my **written opposition** to the proposed application Consent & Minor Variance located at 2370 Battersea Road (File Number D13-080-2024 and File Number D10-002-2024).

The proposed application for Consent & Minor Variance located at 2370 Battersea Road (File Number D13-080-2024 and File Number D10-002-2024) will **negatively** impact neighboring lots including my household located at 2314 Battersea Road. I formally **object** to the application for a minor variance to sever one parcel of land from the property located at 2370 Battersea Road. My reasons for opposing the minor variance are as follows:

1. Strict adherence to rules and regulations are fundamental to maintain order and equitable outcomes.
 - The applicant should not be granted exemption to the required minimum lot frontage as this will result in unfair and inequitable results to the neighboring lots who had to abide by the Zoning Bylaws.
2. Increased demand on water supply in neighboring lots.
 - With current climate change, there are concerns with water demand in this area. Granting this minor variance will add another residential household placing increased stress on the neighboring wells.
3. Loss of Privacy
 - By severing this residential lot, the view beyond my backyard will be invaded by yet another house. I started with a view of only forestry and now, if the minor variance is approved, the privacy of my backyard will be occupied by 2 houses (2280 Battersea Road & 2370 Battersea Road). Currently, the privacy within our bedrooms is compromised due to 2280 Battersea Road's house/driveway.
4. Devaluing Property
 - The value of a property is determined by many factors including desirability, proximity to neighboring lots, and property characteristics. Approving this minor variance will add another residential home just beyond our backyard negatively impacting the desirability of our rural property/home due to the close proximity of the neighboring lot. The property characteristics of our backyard will be significantly impacted as the construction of a home will inevitably remove the natural forestry landscape.
5. Adversely affecting rural view
 - One of the benefits of rural living is minimal housing within the surrounding area. Granting this minor variance will negatively impact the view of our backyard which is currently untouched forestry on the left side. If a residential home is built just beyond our backyard, this will ultimately lead to deforestation urbanizing our once cherished rural view.

Thank you for your consideration in this matter, it is greatly appreciated.

Emily Batson
2314 Battersea Road



Addressed to Secretary Treasurer, Committee of Adjustment

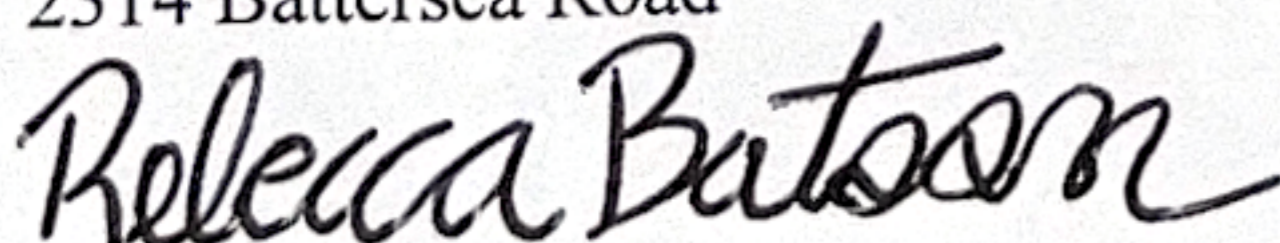
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Thank you for your consideration in this matter, it is greatly appreciated.

Rebecca Batson
2314 Battersea Road



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Thank you for your consideration in this matter, it is greatly appreciated.

Rachel Batson
2314 Battersea Road

