



City of Kingston
Committee of Adjustment
Agenda

2025-04

Monday, March 24, 2025

5:30 p.m.

Council Chamber

Committee Composition

Peter Skebo, Chair

Councillor Cinanni

Ken Dakin

Douglas Perkins

Gaurav Rehan

Jeff Scott

Somnath Sinha

Jordan Tekenos-Levy

Lisa Osanic

Please provide regrets to Allison Hannah, Committee Clerk at 613-546-4291, extension 1209 or ahannah1@cityofkingston.ca.

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Pages

1. **Introduction by the Chair**

2. **Call to Order**

3. **Approval of the Agenda**

4. **Confirmation of Minutes**

1. **Previous Meeting Minutes**

That the minutes of Committee of Adjustment Meeting Number 2025-04, held on Monday, February 24, 2025, be approved.

5. **Disclosure of Pecuniary Interest**

6. **Delegations**

7. **Request for Deferral**

8. Returning Deferral Items

9. Business

1. Application for Permission - 11 The Point Road

10

File Number: D13-008-2025

District: 12 - Pittsburgh

Owner: Ruth Bailey and John Dorland

Applicant: Martin Mack

The Report of the Commissioner of Growth & Development Services (COA-25-035) is attached.

Recommendation:

That the application for permission, File Number D13-008-2025, for the property located at 11 The Point Road to construct a second storey addition, be Approved; and,

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-035.

2. Application for Permission - 8 Orchard Street

29

File Number: D13-006-2025

District: 11 - King's Town

Owner: Jennifer McCluskey

Applicant: Jennifer McCluskey

The Report of the Commissioner of Growth & Development Services (COA-25-029) is attached.

Recommendation:

That the application for permission, File Number D13-006-2025, for the property located at 8 Orchard Street to increase the height of the existing house from 6.4 metres to 8.6 metres with no expansion in footprint, be Approved; and,

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-029.

3. Application for Minor Variance and Permission - 1037 Montreal Street

71

File Number: D13-001-2025

District: 7 - Kingscourt-Rideau

Owner: Hughson Development Corporation

Applicant: Hughson Development Corporation

The Report of the Commissioner of Growth & Development Services (COA-25-026) is attached.

Recommendation:

That the application for permission, File Number D13-001-2025, for the property located at 1037 Montreal Street to expand a legal non-complying balcony, be Approved; and,

That the application for minor variance, File Number D13-001-2025, for the property located at 1037 Montreal Street to exceed the maximum permitted horizontal balcony projection, be approved, as described below:

Variance Number 1: Balconies- Maximum Horizontal Projection from Main Wall

By-Law Number 2022-62: 4.20.2.1

Requirement: 2.0 metres

Proposed: 2.44 metres

Variance Requested: 0.44 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-026.

4. Application for Minor Variance and Consent - 913 Front Road

92

File Number: D10-001-2025 & D13-009-2025

District: 4 - Lakeside

Owner: Harold Kleywegt

Applicant: Harold Kleywegt

The Report of the Commissioner of Growth & Development Services (COA-25-027) is attached.

Recommendation:

That minor variance application, File Number D13-009-2025 for the property located at 913 Front Road to reduce the required minimum lot frontage as part of a lot addition of an existing access easement over the lands at 911 Front Road, be approved, as described below:

Variance Number 1: Minimum lot frontage

By-Law Number 2022-62: Table 11.5.1

Requirement: 10.0 metres

Proposed: 7.0 metres

Variance Requested: 3.0 metres; and,

That approval of the minor variance application be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-25-027; and,

That consent application, File Number D10-001-2025, to transfer through lot addition an existing access easement over 911 Front Road to the benefiting party at 913 Front Road, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-25-027.

5. Application for Minor Variance and Consent - 2370 Battersea Road

115

File Number: D13-080-2024 & D10-002-2024

District: 1 - Countryside

Owner: Mark and Sonya Bianchet

Applicant: Mark Bianchet

The Report of the Commissioner of Growth & Development Services (COA-25-031) is attached.

Recommendation:

That minor variance application, File Number D13-080-2024 for the property located at 2370 Battersea Road to provide relief from the minimum lot frontage requirement to sever one parcel of land, be approved, as described below:

Variance Number 1: By-Law Number

2022-62: Section 8.3.1 (2) Minimum Lot Frontage

Requirement: 60.00 metres

Proposed: 54.86 metres

Variance Requested: 5.14 metres

That approval of the minor variance application be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-25-031; and,

That consent application, File Number D10-002-2024, to sever an approximately 4.65 hectare parcel of land with approximately 54.86 metres of frontage along Battersea Road., be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-25-031.

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

142

File Number: D13-057-2024 & D10-030-2024

District: 7 - Kingscourt-Rideau

Owner: The City of Kingston

Applicant: Habitat for Humanity – Kingston Limestone Region

The Report of the Commissioner of Growth & Development Services (COA-25-036) is attached.

Recommendation:

That minor variance application, File Number D13-057-2024 for the property located at 225 Wilson Street to permit zoning deficiencies associated with the severance of the existing parcel and the development of the new semi-detached homes, be approved, as described below:

Retained Lot:

Variance Number 1: Minimum Lot Area

By-Law Number 2022-62: Table 11.8.1.1(b)

Requirement: 330 square metres for a semi-detached house

Proposed: 315 square metres

Variance Requested: 15 square metre

Variance Number 2: Minimum Lot Frontage

By-Law Number 2022-62: Table 11.8.1.2(b)

Requirement: 9 metres for a semi-detached house

Proposed: 7.75 metres

Variance Requested: 1.25 metres

Variance Number 3: Maximum Building Depth

By-Law Number 2022-62: Table 11.8.1.12(a)

Requirement: 18 metres

Proposed: 25 metres

Variance Requested: 6 metres

Variance Number 4: Maximum Driveway Width

By-Law Number 2022-62: Section 7.4.8.5

Requirement: 40% of the street line

Proposed: 50% of the street line

Variance Requested: 10%

Severed Lot:

Variance Number 5: Minimum Lot Area

By-Law Number 2022-62: Table 11.8.1.1(b)

Requirement: 330 square metres for a semi-detached house

Proposed: 315 square metres

Variance Requested: 15 square metre

Variance Number 6: Minimum Lot Frontage

By-Law Number 2022-62: Table 11.8.1.2(b)

Requirement: 9 metres for a semi-detached house

Proposed: 7.75 metres

Variance Requested: 1.25 metres

Variance Number 7: Maximum Building Depth

By-Law Number 2022-62: Table 11.8.1.12(a)

Requirement: 18 metres

Proposed: 25 metres

Variance Requested: 6 metres

Variance Number 8: Maximum Driveway Width

By-Law Number 2022-62: Section 7.4.8.5

Requirement: 40% of the street line

Proposed: 50% of the street line

Variance Requested: 10%; and

That approval of the minor variance application be subject to the conditions attached as Exhibit A (Recommended Conditions – Minor Variance) to Report Number COA-25-036; and,

That consent application, File Number D10-030-2024, to create new severed and retained lots on the subject property with approximately 320 square metres in area and 8 metres of frontage onto Wilson Street each, be provisionally approved subject to the conditions included in Exhibit B (Recommended Conditions – Consent) to Report Number COA-25-036.

File Number: D13-011-2025

District: 5 - Portsmouth

Owner: Siderius Developments Ltd

Applicant: Fotenn Consultants and Siderius Developments

The Report of the Commissioner of Growth & Development Services (COA-25-032) is attached.

Recommendation:

That minor variance application, File Number D13-011-2025, for the property located at 40 Sir John A MacDonald Boulevard to reduce the minimum front yard setback and minimum exterior side yard setback associated with Block 2 of the draft plan of subdivision, be approved, as described below:

Variance Number 1: Minimum Front Setback

By-Law Number 2022-62:12.5.1(4)

Requirement: 7.5 metres

Proposed: 2.2 metres

Variance Requested: 5.3 metres; and,

Variance Number 2: Minimum Exterior Setback

By-Law Number 2022-62:12.5.1.(6)

Requirement: 7.5 metres

Proposed: 1.5 metres

Variance Requested: 6 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-032.

8. Application for Minor Variance - 523 Johnson Street

193

File Number: D13-003-2025

District: 9 - Williamsville

Owner: Bruce Conroy

Applicant: Bruce Conroy

The Report of the Commissioner of Growth & Development Services (COA-25-028) is attached.

Recommendation:

That minor variance application, File Number D13-003-2025, for the property located at 523 Johnson Street to permit the addition of a second storey addition above an existing one-storey rear mudroom, be approved, as described below:

Variance Number 1: Minimum Interior Setback

By-Law Number 2022-62:Table 12.4.1.7

Requirement: 0.6 metres

Proposed: 0 metres

Variance Requested: 0.6 metres

Variance Number 2: Maximum Building Depth

By-Law Number 2022-62:Table 12.4.1.11

Requirement: 18 metres

Proposed: 22 metres

Variance Requested: 4 metres; and

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-028.

9. Application for Minor Variance - 24 Lakeshore Blvd

219

File Number: D13-094-2024

District: 4 - Lakeside

Owner: Cynthia Grekul

Applicant: Rod Stokes Consulting Inc.

The Report of the Commissioner of Growth & Development Services (COA-25-033) is attached.

Recommendation:

That minor variance application, File Number D13-094-2024, for the property located at 24 Lakeshore Boulevard to construct a porch enclosure and to expand an existing deck at the rear of the single detached house, be approved, as described below:

Variance Number 1: Waterbody Separation Distance (Enclosed Porch)

By-Law Number 2022-62: Section 4.23.1

Requirement: 30 metre

Proposed: 29 metres

Variance Requested: 1 metre

Variance Number 2: Waterbody Separation Distance (Deck Expansion)

By-Law Number 2022-62: Section 4.23.1

Requirement: 30 metres

Proposed: 25 metres

Variance Requested: 5 metres

That approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-025-003.

10. Revised Meeting Schedule

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Recommendation:

That the Committee consider revised hearing dates from June, 2025 to December, 2025 as identified in this report.

10. Motions

11. Notices of Motion

12. Other Business

13. Correspondence

14. Date of Next Meeting

The next meeting of the Committee of Adjustment is scheduled for Monday, April 28, 2025 at 5:30 p.m.

15. Adjournment