



CITY OF KINGSTON
PLANNING COMMITTEE
MEETING NO. 09-2010
AGENDA
Thursday, May 20th, 2010
6:30 p.m. Council Chambers, City Hall

Please provide regrets to James Thompson, Committee Clerk at 613-546-4291, Ext. 1268; jcthompson@cityofkingston.ca

COMMITTEE COMPOSITION

Councillor M. Gerretsen	Councillor W. Glover
Councillor D. Hector	Councillor L. Osanic
Councillor V. Schmolka	Councillor E. Smith

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.
APPLICATION FOR OFFICIAL PLAN, ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

The following is a public hearing report to Planning Committee for Official Plan and Zoning By-Law Amendment and Draft Plan of Subdivision Applications for the property municipally known as 3480 Princess Street, which is a vacant parcel of land located on the north side of Princess Street between Baxter Avenue and Westbrook Road. The report describes the purpose and effect of the requested Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision and identifies the relevant policies and regulations that apply to the subject property.

The purpose of the requested Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision is to facilitate the construction of a twenty unit residential townhouse development, accessed by a private road and a commercial block. The subject site is approximately 1.2 hectares. The lands are designated 'Residential' and 'District Commercial' in the City of Kingston Official Plan and Zoned Special Development 'D-3' Zone in Zoning By – Law No. 76-26.

The report provides a brief description of the proposed development, the purpose of the proposed zone change, a description of the property and identifies the existing provincial policies, Official Plan policies and zone provisions. The report also identifies any documentation and reports submitted by the applicant in support of the proposed development applications.

File No. D09-051-2010, D14-182-2010 & D12-055-2010

3480 Princess Street
1278804 Ontario Corporation o/a Grant Construction – Applicant
IBI Group – Agent

(See Report PC-10-044)
(Schedule Pages 1-31)

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.
APPLICATION FOR ZONING BY-LAW AMENDMENT**

The purpose of this report is to provide general information regarding an application for Zoning By-Law Amendment which has been submitted by Podium Developments with respect to the property located on the west side of Alfred Street, south of Princess Street. The subject property is 0.2 hectare in area and contains a former Salvation Army building. The applicant is proposing to demolish the existing building and construct a multiple family dwelling containing 18 units. Amendments to the Zoning By-law are required to permit the multiple family dwelling, increase the lot occupancy and reduce the front, side and rear yard setbacks, amenity area and parking spaces.

File No. D14-180-2010

326 Alfred Street
Podium Developments - Applicant

(See Report PC-10-045)
(Schedule Pages 32-42)

Regular Planning Committee Meeting No. 09-2010

1. MEETING TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - a) Meeting No. 07-2010 held Thursday, April 15th, 2010
5. DELEGATIONS / BRIEFING

6. BUSINESS

- a) COMPREHENSIVE PLANNING REPORT
Zoning By-Law Amendment and Draft Plan of Subdivision
File No. D14-168-2009 & D12-052-2009
Address: 2939 Creekford Road
Applicant – Braebury Homes Corp, Agent – Macaulay Shiomi
Howson Ltd.

(Schedule Pages 43-115)

Recommendation:

THAT it be recommended to Council that the Application for Zoning By-Law Amendment (Our File No. D14-168-2009) submitted by Macaulay Shiomi Howson Ltd., on behalf of Braebury Homes Corporation for the property municipally known as 2939 Creekford Road, **BE APPROVED**.

THAT it be recommended to Council that the former City of Kingston Zoning By-Law No. 76-26, as amended, be further amended as follows:

1. By-Law No. 76-26 of The Corporation of the City of Kingston, entitled “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township of Kingston”, as amended, is hereby further amended as follows:
 - 1.1. Map 2 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from Development ‘D’ Zone and Environmental Protection Area ‘EPA’ Zone to Holding Special Residential Type 3 ‘R3-29-H’ Zone, as shown on Schedule “A” attached to and forming part of By-Law No. 2010-____.
 - 1.2. By Adding a new subsection 3(cc) thereto as follows:
“(cc) 2939 Creekford Road

Notwithstanding the provisions of Section 14 hereof to the contrary, for the lands designated ‘R3-29’ on Schedule ‘A’ hereto, the following regulations shall apply:

Permitted Uses

Single Detached Dwelling House
Semi Detached Dwelling House
Three or Four Unit Row Dwelling House

Lot Area (Minimum)

Single Detached Dwelling House 292 square metres
Semi-Detached Dwelling House 464 square metres
Semi-Detached Dwelling Unit 232 square metres
Row Dwelling Unit 170 square metres

Lot Frontage (Minimum)

Single Detached Dwelling House 9.75 metres
Semi-Detached Dwelling House 15 metres
Semi-Detached Dwelling Unit 7.5 metres
Row Dwelling Unit 6.1 metres

Corner Lot Frontage (Minimum)

Single Detached Dwelling House 12.75 metres
Semi-Detached Dwelling House 18.5 metres
Semi-Detached Dwelling Unit 10.5 metres
Row Dwelling Unit 9.2 metres

Front Yard Setback (Minimum)

To House 4.5 metres
To Garage 6.0 metres

Interior Side Yard Setback (Minimum)

Single Detached Dwelling House 1.2 metres
Semi Detached Dwelling House 1.2 metres
Row Dwelling House 1.2 metres

For all lots, dwellings constructed without an attached garage shall have a minimum interior side yard width of 3.0 metres on one side and 1.2 metres on the other.

Exterior Side Yard Setback (Minimum) 3.0 m on local roads and 6.0 metres on all other road classifications

Rear Yard Setback (Minimum)

Single Detached Dwelling House 6.0 metres
Semi-Detached Dwelling House 6.0 metres
Row Dwelling House 6.0 metres
Lots backing onto Cataraqi Wood Drive 8.5 metres

Lot Coverage (Maximum)

Single Detached Dwelling House 50%
Semi-Detached Dwelling House 50%
Semi-Detached Dwelling Unit 50%
Row Dwelling House 50%

Interior Garage Width:

For lots less than 12 metres wide, interior one-car garage dimensions shall be a minimum 3.0 metres wide by 6.0 metres deep. A maximum width of 5.0 metres may be applied to permit a one-car garage with storage.

Driveway Width (Maximum)

Single Detached Dwelling House 6.0 metres or 50% of the lot frontage, whichever is the lesser
Semi Detached Dwelling Unit 6.0 metres or 50% of the lot frontage, whichever is the lesser, but not less than 4.0 metres
Row Dwelling Unit 4 metres

Front Yard Parking is prohibited except on a driveway leading to a garage or parking area in the interior side yard or rear yard. The minimum parking surface provided shall be 4.0 metres wide by 6.0 metres deep.

Landscaped Open Space 30%

Maximum Height 10.5 metres

SIGHT TRIANGLES

Notwithstanding any regulations to the contrary:

i) **USES PROHIBITED:**

Within any area defined as a sight triangle, the following uses shall be prohibited:

- a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- b) a fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 metre in height above the elevation of the centreline of the adjacent street;
- c) an uncovered surface parking area;

- d) a finished grade which exceeds the elevation of the centreline of the adjacent street by more than 1.0 metre.
- ii) Two sight triangles are required on a corner lot.

The location of the first sight triangle shall be located by drawing a line between a point on the exterior side lot line that is 4.5 metres from the intersection of the front lot line and the exterior side lot line and a point on the front lot line that is 8.5 metres from the intersection of the front lot line and the exterior side lot line.

The location of the second sight triangle shall be located by drawing a line between a point on the exterior side lot line that is 8.5 metres from the intersection of the front lot line and the exterior side lot line and a point on the front lot line that is 4.5 metres from the intersection of the front lot line and the exterior side lot line.

Where the exterior side lot line and the front lot line do not intersect at a point, the hypothetical point of intersection of the two lot lines shall be deemed to be the intersection of the two lot lines.”

- 2.0 That the Amending By-Law be presented to City Council for all three Readings.

THAT it be recommended to Council that the application for Draft Plan of Subdivision (File No. D12-052-2009) submitted by Macaulay Shiomi Howson Ltd., on behalf of Braebury Homes Corporation for the property municipally known as 2939 Creekford Road BE APPROVED, subject to the following conditions:

1. **Approved Draft Plan:**

That this approval applies to the Draft Plan of Subdivision, prepared by Macaulay Shiomi Howson Ltd., dated April 15, 2010 which shows the following:

- 3 residential lots (Lots 1-3);
- 19 residential blocks (Blocks 4 - 22);
- 2 blocks for future Development (Blocks 23 – 24);
- 1 Block identified as Lands Owned by Applicant (Block 25)
- 4 block(s) for 0.3 m reserves (Blocks 26 - 29); and
- 4 new roadways (Street 'A', Street 'B', Cataraqui Woods Drive and Tremont Drive).

2. **Streets and Civic Addressing:**

- (a) That the road allowances included in this Plan shall be shown and dedicated as public highways.
- (b) That the road allowances within the Plan shall be designed in accordance with the Municipality's engineering standards and shall be dedicated to the Municipality free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.
- (c) That Prior to Final Approval, the Owner shall submit proposed street names for approval by the Planning and Development Department and shall be included on the first submission of the engineering drawings. The Streets within this Plan shall be named to the satisfaction of the City, in consultation with the Planning and Development Department, in accordance with the City's Civic Addressing and Road Naming By-law.
- (d) That prior to Final Plan Approval, the Owner shall provide confirmation that civic addresses have been assigned to the proposed lots and blocks by the City's Planning and Development Department, in accordance with the City's Civic Addressing and Road Naming By-Law. The Owner shall be advised that the civic addresses are tentative until such time that the final plan is registered and the final lot layout has been confirmed.

- (e) For lots with more than one road frontage, the lots will be addressed on the road frontage on which primary vehicular access is situated. Prior to applying for a building permit the Owner shall confirm with the Planning and Development Department the appropriate road frontage where primary vehicular access is to be provided and shall confirm the approved civic address in order to comply with the City's Civic Addressing and Road Naming By-Law and emergency response requirements.
 - (f) That Prior to Final Plan Approval, the Owner shall deed to the Municipality all Block(s) identified as daylighting triangles on the final Plan of Subdivision.
 - (g) That the Owner shall agree that the location and design of any construction access shall be approved by the Municipality and/or the appropriate authority.
 - (h) That Prior to Final Subdivision Approval, the Owner shall obtain the necessary easements and permission for access and maintenance to establish temporary turning circles on the abutting property.
3. Reserves and Easements:
- (a) That any dead ends and open sides of the road allowances created by this Plan shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust, by the Municipality.
 - (b) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority free of all charges and encumbrances.
4. Financial Requirements:
- (a) That the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Municipality concerning all provisions of municipal services but not limited to including fencing, lighting, landscaping, sidewalks, roads, installation of underground services, provisions of drainage and noise mitigation where required.
 - (b) That Prior to Final Plan Approval, the Owner shall submit for the Municipality's approval a detailed breakdown of the construction costs for the works associated with the development of this Plan, including any cash surcharges or special levies. The construction costs shall be prepared and stamped by a professional engineer. The cost estimate shall be submitted in the Municipality's standard format for incorporation into both the Pre-Servicing and Subdivision Agreements.
 - (c) That the Owner shall bear the expense of all off site works resulting from the approved public works design where such works are not subsidized under the Policies and By-Laws of the Municipality.
 - (d) That the Owner agrees to reimburse the Municipality for the cost of any Peer Reviews of the Studies / Reports submitted in support of the proposed Plan of Subdivision.
5. Subdivision Agreement:
- (a) That the Owner shall enter into the Municipality's standard Subdivision Agreement which shall list all approved plans and municipal conditions as required by the Municipality for the development of this Plan.
 - (b) The Subdivision Agreement between the Owner and the Municipality be registered against the lands to which it applies once the Plan of Subdivision has been registered.

- (c) That the Subdivision Agreement shall contain all necessary warning clauses and notices to purchasers resulting from, but not necessarily restricted to, the design and provision of services, including the requirement to provide and maintain private site specific works as necessary.
6. **Holding Provisions:**
That the Municipality shall require the use of '-H' Holding Provisions in accordance with Section 36 of the *Planning Act*. The terms for the removal of the Holding '-H' Holding Symbol shall be in accordance with Section 6 of Zoning By-Law No. 76-26 and shall require the following:
- confirmation of sufficient servicing capacity for the development;
 - that all necessary approvals have been received from all other agencies and government bodies and any required Agreements have been executed by the Owner; and
 - that a Zone Change Application has been approved by the Municipality to remove the '-H' Holding Symbol.
7. **Engineering Drawings:**
- (a) That Prior to Final Plan Approval, the Owner shall submit for approval, subdivision design drawings, including design plans for all public works and services, prepared and certified by a Professional Engineer and designed pursuant to the Municipality's Subdivision Design Guidelines and to the satisfaction of the Municipality. Such plans are to form part of the Subdivision Agreement.
- (b) That Prior to Final Plan Approval, the Owner shall submit a digital listing of the approved subdivision design drawings in the Municipality's standard format for incorporation into the Pre-Servicing and Subdivision Agreement.
8. **Revisions to Draft Plan:**
- (a) That any further subdivision of Blocks or additional road patterns on the Plan shall be completed to the satisfaction of the Municipality.
- (b) That Prior to Final Plan Approval of any part of the Plan, the Owner shall submit a revised Plan, if required, to reflect any significant alterations caused from this Draft Plan Approval.
- (c) That where final engineering design(s) result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of lots, etc.), these may be reflected in the Final Plan to the satisfaction of the Municipality.
9. **Phasing:**
- (a) That Final Plan Approval for registration may be issued in phases to the satisfaction of the Municipality, subject to all applicable fees.
- (b) That the phasing of the development shall be reflected in the Subdivision Agreement and on the approved subdivision design drawings to the satisfaction of the Municipality, taking into account the temporary termination of underground services, interim grading, interim stormwater management, operations and maintenance vehicle access and access for emergency vehicles.
- (c) That the phasing of the development shall be proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services.
- (d) That all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

10. Zoning By-Law Compliance:

- (a) That the lands within this Draft Plan shall be appropriately zoned by a Zoning By-Law which has come into effect in accordance with the provisions of the Planning Act.
- (b) That Prior to Final Plan Approval, the Owner shall submit a Surveyor's Certificate which confirms that the lots and blocks within this Plan conform to the minimum lot frontage and lot area requirements of the applicable Zoning By-Law.

11. Required Studies:

- (a) That Prior to Final Plan Approval, the Owner shall submit a Geotechnical Study, certified by a Professional Engineer, to the satisfaction of the Municipality. The recommendations of the Geotechnical Study shall be incorporated into the Subdivision Agreement and the Subdivision Agreement shall contain provisions whereby the Owner agrees to implement the Study recommendations to the satisfaction of the Municipality.
- (b) That Prior to Final Approval, the Owner, for approval by the City of Kingston, shall submit an Environmental Site Assessment (Phase 1 ESA) for all areas of the subdivided lands intended for residential occupancy or conveyance as parkland, roadway or storm water infrastructure. In general, the City will require that the proponent provide assurances that the environmental quality of the soils and groundwater within the lands intended for development are compatible with the intended land use as described within the Guideline for Use at Contaminated Sites in Ontario (MOE rev. 1997) or its successor. In general the Phase 1 ESA shall be carried out in accordance with standard CSA Z768-01 and shall be up to date.

Should site remediation be required to meet the applicable soil and ground water criteria set out in applicable guidelines, the Owner shall submit to the Municipality, Prior to Final Plan Approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.

The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the Municipality, meet the applicable soil and ground water criteria.

- (c) That Prior to Final Plan Approval all recommendations of the Servicing Study shall be incorporated into the Subdivision Agreement and the Subdivision Agreement shall contain provisions whereby the Owner agrees to implement the Study recommendations to the satisfaction of the Municipality.
- (d) That Prior to Final Plan Approval, the Owner shall submit a Traffic Impact Report, prepared by a professional engineer to the satisfaction of the Municipality. The Subdivision Agreement shall contain provisions for the Owner to design, construct and financially secure the costs of any off site road improvements as are deemed necessary by the Report's recommendations to the satisfaction of the Municipality's Director of Engineering.
- (e) That Prior to Final Plan Approval, a Stormwater Management Report and implementing plans shall be prepared by a Professional Engineer, speak to the recommendations contained in the Weslake Report, to the satisfaction of the City of Kingston and the Cataraqui Region Conservation Authority, which plans shall be appended to the Subdivision Agreement between the Owner and the City of Kingston.
- (f) That Prior to Final Plan Approval, the Owner shall submit a detailed Noise Impact Study prepared to the satisfaction of the Municipality and the Ministry of Environment. The recommendations of the Study shall be incorporated into the Subdivision Agreement and the

Subdivision Agreement shall contain provisions whereby the Owner agrees to implement the Study recommendations to the satisfaction of the Municipality.

- (g) That **Prior to Final Approval**, the Owner shall submit for approval, design plans for all public works and services prepared by a professional engineer to the satisfaction of the City of Kingston, such plans to be incorporated into the subdivision agreement between the Owner and the City of Kingston.
 - (h) That **Prior to Final Approval**, the Owner shall submit for the approval to the City of Kingston a Landscape Plan and Tree Preservation Plan.
12. **Archaeological Assessment:**

- (a) That the Owner shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource requirements.
- (b) That **Prior to Final Plan Approval and Prior to Commencement of any Works** on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Tourism and Culture and the Municipality; the Owner shall agree to take protective measures required by the Municipality for such sites.
- (c) 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 Cultural Program Branch of the Ministry of Tourism and Culture (416-314-7123) and the City of Kingston Heritage Planner (613-546-4291 ext 1386) must be immediately contacted.
- (d) 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 Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services (416-326-8494), the Cultural Program Branch of the Ministry of Tourism and Culture (416-314-7123), and the City of Kingston Heritage Planner (613-546-4291 ext 1386) must be immediately contacted.

13. **Stormwater Management:**

- (a) That **Prior to Final Plan Approval**, any Block(s) identified for stormwater management shall be deeded to the Municipality. The design of the pond's open space, including any connecting paths, shall be subject to approval by the Municipality.
- (b) That **Prior to Final Plan Approval**, the Owner shall submit lot grading and drainage plans, and erosion and sediment control plans prepared by a qualified Professional Engineer for the Owner, to the satisfaction of the Municipality and the Cataraqui Region Conservation Authority. The approved plans shall be included in the Subdivision Agreement between the Owner and Municipality. The plans and report being in general conformance with the elevations developed in the Weslake Report.
- (c) The subdivision agreement between the City and the Owner shall make provision for the owner to carry out the recommendations of the Final Storm Water Management Report, at his expense, to the satisfaction of the City of Kingston and the Cataraqui Region Conservation Authority.

- (d) Prior to Final Plan Approval and Prior to any Works Commencing on the Site, the Owner shall submit for approval by the Municipality and the Cataraqui Region Conservation Authority (CRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
 - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - ii) the location and description of all outlets and other facilities;
 - iii) storm water management techniques which may be required to control minor and major flows;
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
 - v) overall grading plans for the subject lands; and
 - vi) storm water management practices to be used to treat storm water, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
- (e) That the Owner shall agree to maintain all storm water management and erosion and sedimentation control structures operating and in good repair during the construction period.
- (f) That Prior to Final Plan Approval, text shall be included in the Subdivision Agreement between the Owner and Municipality, to the satisfaction of the Cataraqui Region Conservation Authority, to advise the Owner of the requirement to obtain a permit under Ontario Regulation 148/06: Development Interference with Wetlands and Alterations to Shorelines and Watercourses from the Cataraqui Region Conservation Authority, prior to the placement or re-grading of fill on the site, and to advise the purchasers of Blocks 23, 24 and 25, inclusive that a permit from the Conservation Authority may be required prior to the issuance of a building permit by the Municipality.

14. Parkland Conveyance / Open Space / Environmental Protection Areas:

- (a) That the Owner conveys up to 5% residential and up to 2% commercial of the land included in the Plan of Subdivision to the Municipality for functional park or other public recreational purposes. Where the subdivision exceeds 15 units per residential hectare of land, the Owner shall convey lands for recreational purposes at a rate of one hectare (2.5 acres) for each 300 dwelling units. The parkland conveyance requirement for this Phase 1 portion of the subject lands in the Woodhaven Plan is 0.25 ha based on the alternative density provision of the Planning Act and will be credited to the Community Park as shown in the Cataraqui West Secondary Plan.
- (b) That lands to be conveyed to the Municipality for park or other public recreational purposes shall be subject to the following conditions:
 - (i) That all lands shall be left in an untouched, natural state. All existing vegetation is to remain within the limits of the park site, including any significant trees at the property line. Existing grades/elevations are to be maintained at the property lines and within the park itself unless approval for site alteration is received in writing from the Director of Recreation and Leisure Services or designate.

- (ii) That Prior to Assumption of the park, the Manager of Culture, Parks and Recreation shall be in receipt of a clearance memo from the Director of Strategy, Environment and Communications indicating that the park site is environmentally clean.
 - (iii) That the Owner shall enter into a Site Access Agreement with the Municipality to permit City staff to access the park site to complete pre-engineering, survey and design works for the park. This Agreement shall terminate once the Municipality is deemed the land as part of Final Plan Approval.
 - (iv) That Prior to the Commencement of any Clearing, Grubbing or Construction Work within 10 metres of the park blocks defined on the Draft Plan, the Owner shall:
 - 1. Install snow fencing around the periphery of the park site to protect the site. The Municipality will be responsible for the maintenance of the fence and its removal.
 - 2. Post signage to Municipality specifications, on all accessible sides of each park block, which indicates:
 - the future use of the block as a park;
 - that no construction storage shall occur on this parcel of land nor shall any construction debris be dumped on this site; and
 - that all trees and other vegetation must not be disturbed.
 - (v) That Prior to the Transfer of Deeds for the Parkland to the Municipality, the Director of Recreation and Leisure Services or designate shall inspect the park site to ensure that the park is in a clean/natural state. The conditions on the site must be satisfactory to the Director of Recreation and Leisure Services prior to transfer of title and the removal of the snow fencing. Should the park blocks be in an unsatisfactory state, the Owner shall be held responsible for restoring the site to the satisfaction of the Municipality.
- (c) That Prior to Final Plan Approval, the Owner shall prepare a Landowner Information Package, to the satisfaction of the Municipality and the Cataraqui Region Conservation Authority, which shall be distributed to all prospective purchasers and shall be appended to their Agreements of Purchase and Sale or Lease. Text shall be included in the Subdivision Agreement between the Owner and the Municipality, to the satisfaction of the Municipality and the Cataraqui Region Conservation Authority, to require a Notice to Purchasers that the Landowner Information Package has been prepared to help inform purchasers of the amenities designed into the subdivision as well, such as the living fence, and how to maintain it. The Landowner Information Package shall also include the warning clauses regarding snow removal limitations on bulbed corners and cul-de-sacs in residential subdivisions. The Landowner Information Package shall be registered on title of the subject property.

15. Tree Inventory / Street Trees:

- (a) That prior to any grubbing/clearing or construction on parcels of land not defined as roadways or servicing easements on the draft plan, the Owner shall receive final approval from the Municipality for a Tree Preservation plan prepared for the subject lands. The final approved tree inventory plan shall be prepared by a certified arborist (ISA approved), and shall set out the surveyed locations of all trees on the site. The tree inventory shall list the species, caliper size, condition, crown radius and indicate whether the tree is to be retained or removed. If trees 6 inches (150 mm) or more in diameter are to be removed from the subject lands, the developer will abide by the conditions of the tree removal permit under the Tree Conservation By-Law which may, at the Supervisor of Forestry's discretion, include a tree preservation plan, a tree replacement plan or cash compensation for the value of the trees to be removed. If the tree is to be removed a rationale for this action must be noted. If significant trees or groups of trees are identified to be retained in the tree inventory, a tree preservation plan will be required prior to final plan approval at the discretion

of the Municipality. This plan shall be reviewed and approved by the Municipality and be included as a schedule to the Subdivision Agreement. Requirements for the tree preservation plan are noted in the subdivision design guidelines produced by the Municipality.

- (b) That Prior to Final Plan Approval, the Owner shall submit a Street Tree Planting Plan prepared by a Landscape Architect to the satisfaction of the Municipality.

16. Community Mailboxes:

- (a) That Prior to Final Plan Approval, the Owner shall, in consultation with and to the satisfaction of Canada Post, identify the location of community mailboxes within the Plan, and shall identify such locations on drawings for approval by the Municipality. The locations of these community mailboxes shall be identified in the notice to future purchasers of the lots within the Subdivision.
- (b) That Prior to Final Plan Approval, the Owner shall, in consultation with and to the satisfaction of the Municipality, provide detailed design plans for the community mailboxes including a landscape plan showing street furniture and complimentary architectural features.
- (c) That the Owner shall provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).

17. Bell Canada Requirements:

That the Owner shall meet the following conditions of Bell Canada:

- i. that the Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant Bell Canada any easements that may be required for telecommunications services; and,
- ii. that the Owner shall be requested to enter into an Agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the Municipality, or if no such conditions are imposed, the Owner shall advise the Municipality of the arrangements for servicing.
- iii. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

18. Trans-Northern Pipelines Requirements:

- (a) That approval from Trans-Northern Pipelines shall be obtained prior to any work occurring within the easement or if work will cross the pipeline.
- (b) That prior to any excavation within 30 metres of the Trans-Northern Pipeline easement, the owner/contractor shall contact Trans-Northern Pipeline.
- (c) That prior to any work within the pipeline easement using heavy equipment, the owner/contractor shall contact Trans-Northern Pipeline a minimum of 3 working days prior to commencement of the activity.

- (d) That the easement shall remain visible and free of encroachment and that all facilities crossing the pipeline easement shall be designed and constructed in accordance with applicable technical standards found in the National Energy Board Act and Pipeline Crossing Regulations.
19. **Hydro One Requirements:**
- (a) That **Prior to Final Plan Approval**, the Owner/Subdivider shall submit to Hydro One the lot grading and drainage plan, showing existing and final grades, for review and approval. Drainage must be controlled and directed away from the Hydro One corridor.
- (b) That the following **Warning Clauses/Notices** as required by Hydro One shall be included in the Subdivision Agreement:
“The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 186-Proximity of the Regulations for Construction projects in the Occupational Health and Safety Act, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230kV is 4.5 metres (15 feet), and for 115 kV conductors is 3 metres (10 feet). It is the Owner’s responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line. “
- (c) That temporary fencing must be installed along the edge of the right-of-way prior to the start of construction, at the Owner’s expense.
- (d) That permanent fencing must be installed after construction is completed along the Hydro One corridor, at the Owner’s expense.
- (e) That the Hydro One corridor is not to be used without the express written permission of Hydro One Networks Inc. During construction, there shall be no storage of materials or mounding of earth or other debris on the right-of-way. The Owner shall be responsible for restoration of any damage to the right-of-way resulting from construction of the subdivision.
- (f) The costs of any relocations or revisions to Hydro One facilities that are necessary to accommodate this subdivision shall be borne by the Owner.
20. **Utilities Requirements:**
- (a) **Prior to Final Plan Approval**, the Owner shall satisfy all technical, financial and other requirements of Utilities Kingston regarding the design, installation, connection and/or expansion of electric distribution services, gas distribution services, water distribution services and sanitary sewer distribution services, or any other related matters.
- (b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of the utility provider, Utilities Kingston and the Municipality.
- (c) The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with Municipal standards and specifications.
21. **Warning Clauses:**

That the Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots / blocks within this Plan

(a) within the entire subdivision plan:

- “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants.”
- “Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances.”
- “Purchasers and/or tenants are advised that the planting of trees on Municipality boulevards in front of residential units is a requirement of the Municipality and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the Municipality reserves the right to relocate or delete any boulevard tree without further notice.”
- “Purchasers of lots on cul-de-sacs and bulbed corners (lots with extended road widths to increase frontages) within this Subdivision are advised that the design of cul-de-sacs and bulbed corners presents challenges to the Municipalities clearing or removal operations. The Municipality will make every effort to keep the street clear of snow and to plow to the curb line. However, some property owners may experience higher volumes of snow at the end of their driveways or may have to remove snow from a portion of the roadway where it is not possible for the snow plow to reach the curb. Purchasers are further advised that it may be necessary for the Municipality to pile snow in the middle of the cul-de-sac or bulbed corners during or after significant storm events. The Municipality will only remove the snow piled in the middle of the cul-de-sac when ongoing snow clearing operations or normal vehicular access may be compromised.”
- “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings.”
- “Purchasers and/or tenants are advised that any roads ending in a dead end or temporary turning circle may be extended in the future to facilitate development of adjacent lands, without further notice.”

(b) abutting any open space, woodlot or storm water facility:

- “Purchasers and/or tenants are advised that the adjacent open space, woodlot or storm water management facility may be left in a naturally vegetated condition and receive minimal maintenance.”

(c) abutting a park block:

- “Purchasers and/or tenants are advised that the lot abuts a park, and that noise and lighting should be expected from the designed active use of the park.”

(d) abutting a potential transit route:

- “Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Cataraqi Woods Drive and Tremont Drive.

22. **Model Homes:**

That where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an Agreement with the Municipality, setting out the conditions, and shall fulfill all relevant conditions of that Agreement prior to issuance of a building permit.

23. Living Fence:

- (a) That the Owner shall agree to design and construct, at the Owners expense, a living fence for all rear lot lines that abut a residential lot. The living fence design and planting details shall form part of the subdivision plans submitted for final subdivision approval.
- (b) The care and maintenance of the living fence shall be incorporated into the Landowner Information Package to be prepared by the Owner.
- (c) The Owner agrees to enter into a cost sharing agreement with the Owner of the abutting lands for the construction of the Living Fence, if possible. If an agreement is not possible, then each Owner will be responsible for construction of the living fence on their respective properties.

24. General Conditions:

- (a) That the Owner shall pay any and all outstanding application fees to the Planning and Development Department, in accordance with the Municipality's Tariff of Fees By-Law.
- (b) That when requesting Final Approval from the Municipality, the Owner shall accompany such request with the required number of originals and copies of the Final Plan, together with a surveyor's certificate stating that the lots/blocks thereon conform to the frontage and area requirements of the Zoning By-Law.
- (c) That the Owner agrees to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
- (d) That the Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing prior to assumption of the works by the municipality.
- (d) That Prior to Final Plan Approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent, built or proposed, that have been designed and oversized by others to accommodate the subject plan.
- (f) That the Owner shall agree to erect fencing in the locations and of the types as shown on the approved subdivision works drawings and as required by the Municipality.
- (g) The Owner shall agree that no building permits, with the exception of model homes, will be applied for until the Municipality is satisfied that adequate access, municipal water, sanitary and storm services are available.
- (h) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- (i) The owner shall bear the expense of all offsite works resulting from the approved public works design where such works are not subsidized under the policies and bylaws of the City of Kingston.
- (j) That the Owner agrees in writing through provisions of the subdivision agreement to satisfy all the requirements, financial and otherwise, of the City of Kingston concerning all provisions for municipal services including fencing, lighting, landscaping, sidewalks, roads, installation of underground services, provisions for drainage and noise mitigation where required.
- (k) That the Owner obtains temporary easements on adjacent landowner's property for the proposed turnarounds and that the underground services be extended to the eastern limits of these temporary easements.

- (l) That the subdivision agreement between the City of Kingston and the Owner contain all necessary notices to purchasers resulting from, but not necessarily restricted to, the design and provision of services, including the requirement to provide and maintain private site specific works as necessary.
 - (m) A 0.3m reserve shall be provided at all open ends of Right of Ways and along the rear of the properties adjacent to Cataraqui Woods Drive.
 - (n) That Prior to Draft Plan Approval the owner agrees to pay the required contribution for "W2 Pond" Land Acquisition costs and Construction cost as Identified in Highgate Creek Cost Sharing Agreement Dated June 14, 2005. This amount shall be included as a cash surcharge in the cost estimate for the first phase of the subdivision and shall be submitted to the municipality prior to final subdivision approval.
 - (o) That Prior to Draft Plan Approval the owner agrees to pay the required contribution to the Highgate Creek Reserve Fund. This amount shall be included as a cash surcharge in the cost estimate for the first phase of the subdivision and shall be submitted to the municipality prior to final subdivision approval.
 - (p) The Owner agrees to continue to participate in the Cataraqui West Owners group for cost sharing of any intersection works associated with the Woodhaven Development.
 - (q) That the future development of Blocks 23 and 24 shall be subject to Draft Plan of Subdivision approval.
 - (r) That the Owner Agrees that once grading has been established, a revised arborist report (tree preservation report) will be submitted for review and approval by the City's arborist to verify any changes to the number of removal/retention candidates.
 - (s) That Prior to Final Plan Approval, the Owner shall submit Architectural Design Guideline, to the satisfaction of the municipality, designed to complement and implement the urban design policies in the Official Plan. The Architectural Design Guideline shall form part of the Subdivision Agreement. The goals of the Architectural Design Guidelines shall include:
 - establishing a recognizable preferred identity for the neighbourhood; and
 - produce a comprehensively designed new residential neighbourhood providing a high level of visual quality.
25. Clearance Letters:
- (a) That Prior to Final Plan Approval, the approval authority shall advise that all Conditions of Draft Plan Approval have been satisfied; the clearance memorandum shall include a brief statement detailing how each Condition has been met.
 - (b) That Prior to Final Plan Approval, the Municipality is to be advised in writing by the Cataraqui Region Conservation Authority the method by which Conditions 11, 13 and 14 have been satisfied.
 - (c) That Prior to Final Plan Approval, the Municipality is to be advised in writing by Ontario Hydro the method by which Condition 19 has been satisfied.
 - (d) That Prior to Final Plan Approval, the Municipality is to be advised in writing by Trans-Northern Pipelines the method by which Condition 18 has been satisfied.

26. Lapsing Provisions:

- (a) That pursuant to Section 51(32) of the *Planning Act*, this Draft Plan Approval shall lapse at the expiration of three (3) years from the date of issuance of Draft Plan Approval if final approval has not been given, unless an extension is requested by the Owner and, subject to review, granted by the approval authority.
- (b) That pursuant to Section 51(33) of the *Planning Act*, the Owner may submit a request to the approval authority for an extension to this Draft Plan Approval. The extension period shall be for a maximum of two (2) years and must be submitted prior to the lapsing of Draft Plan Approval. Further extensions may be considered at the discretion of the approval authority where there are extenuating circumstances.

NOTES TO DRAFT PLAN APPROVAL:

- 1. It is the Applicant's responsibility to fulfill the foregoing Conditions of Draft Plan Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Planning and Development Department of the City of Kingston.
- 2. When requesting Final Approval, the Applicant will submit a detailed account of how each Condition of Draft Plan Approval has been satisfied along with the appropriate clearance letter from the Agency, Ministry or body requesting the condition.
- 3. Prior to Final Plan Approval, the Applicant shall submit to the Municipality for review four (4) draft copies of all Reference Plans and Surveys and three (3) draft copies of the Final M- Plan.
- 4. When requesting final approval, such a request must be directed to the Planning and Development Department and be accompanied with:
 - Eight (8) mylars and four (4) paper prints of the completed Final M-Plan;
 - four (4) copies of all Reference Plans and (4) copies of all Conveyance Documents for all easements and lands being conveyed to the Municipality; and,
 - a Surveyor's Certificate to the effect that the lots and blocks on the Plan conform to the Zoning By-Law.
- 5. All measurements in subdivision final plans must be presented in metric units.
- 6. The Final Plan approved by the Municipality must be registered within thirty (30) days or the Municipality may, under Subsection 51(59) of the *Planning Act*, withdraw its approval.

- and further -

2.0 THAT the Draft Plan of Subdivision be presented to City Council for approval.

7. OTHER BUSINESS

8. CORRESPONDENCE / DOCUMENTS

9. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to be held on Thursday, June 3rd, 2010.

10. APPLICATIONS RECEIVED / IN PROCESS

	Application Type	Applicant	Civic Address	File No(s).	Proposal	Status
i.	OPA/ZBA	Tim Donut Limited	667 Cataraqui Woods Drive	D09-022-2006 D14-065-2006	To allow commercial use on site	In abeyance
ii.	Draft Plan Sub	J.A. Pye (Ontario) Ltd.	Lyndenwood Sub, Block 133, 13M-69	D12-031-2007	To permit the development of 91 townhouses	Public Meeting held on Feb 18/10.
iii.	ZBA	J.A. Pye (Ontario) Ltd.	Lyndenwood – Lots 63 – 84 & 106 – 111 & Block 134	D14-108-2007	To allow single family dwellings	Public Meeting held on Feb 18/10.
iv	ZBA	Queen's University	143 Union Street	D14-116-2008	Expansion to School of Business.	Going to Council
v	OPA/ZBA	Duffe Lane Cottage Assoc.	Duffe Lane Condominium	D09-038-2008 D14-131-2008	Proposed 14 unit vacant land condominium	Public Hearing held on Feb 19/09.
vi	ZBA	1684426 Ontario Inc.	2500 Princess St.	D14-079-2007	To change from Industrial Development to allow mixed Commercial & Industrial	Public Meeting held Sept 18/08, in process
vii	ZBA	CJM Property Management	299 Concession St.	D14-142-2009	To increase the maximum height, lot occupancy, and gross leasable office area and to decrease the number of parking spaces, number of barrier free parking spaces and loading spaces in order to add 3 storeys to the existing building.	Public Meeting held on March 5, 2009
viii	OPA/ZBA/Draft Plan of Sub	King's Town Development	790 Hwy 2 East	D09-041-2009, D14-146-2009 & D12-045-2009	Proposed residential development of 27 single family homes	Dormant files
ix	OPA/ZBA	Queen's University	390 King St. West	D09-046-2009 D14-158-2009	500 seat auditorium, 78 seat studio theatre, art gallery, lecture hall, music rehearsal room, and a production studio.	Public Hearing held on Sept. 17/09. In Process
x	ZBA	City of Kingston	370 King St. West	D14-159-2009	Reduction in front, side and rear yard set-backs, reduction in parking, reduction in loading bays and increase in maximum height	Public Hearing held on Sept 17/09. In Process
xi	OPA/ZBA/Draft Plan of Sub	Greenwood Park Limited	Baxter Farm	D09-047-2009 D14-160-2009 D12-051-2009	To allow 144 single family residential lots, 6 future residential blocks, a stormwater pond, an environmental protection area and a park.	Public Hearing held on May 6/10 continuation of meeting May 20/10
xii	ZBA	Elevator Bay Development Ltd.	1102, 1106 & 1110 King St. West	D14-164-2009	To increase the amount of units from 343 dwelling units to 363.	Public Meeting held on Dec 03-09
xiii	OPA/ZBA	James & Lois Roettger	1371 Spooner Road	D09-049-2009 D14-163-2009		Council Approved Last day for Appeals June 3/10

xiv	ZBA	Children's Aid Society	817 Division Street	D14-157-2009	The applicant is proposing to demolish the existing buildings and construct a three storey, 7,023 square metre administrative office building. In addition to the Frontenac Children's Aid Society, a portion of the office space will be leased to other similar social service agencies and a day-care centre.	Council Approved last day for Appeals June 3/10
xv	ZBA	Geertsma Homes Ltd.	1191-1235 Crossfield Ave. & 686-700 Augusta Dr.	D14-171-2009	To amend specific zone provisions in order to permit the development of single & semi detached dwellings	Last day for Appeals May 18 th /10
xvi	ZBA	J.A. Pye (Ontario) Ltd.	Lots 132, 155 & 196 to 211 & Blocks 213,214,215, 217,219 & 221, Plan 13M-58	D14-112-2008	To increase the allowable garage & driveway widths for lots for single detached dwelling & townhouses to decrease the lot frontage.	Public Meeting held on Feb 18/10
xvii	ZBA	1126497 Ontario Inc.	346 University Ave.	D14-172-2009		Public Meeting held on Mar 4/10
xviii	ZBA/Draft Plan of Sub	City of Kingston	Cataraqui Estates Business Park	D14-173-2009 D12-054-2009		Public Meeting held on March 4/10
xix	ZBA/Draft Plan of Sub	Braebury Homes	2939 Creekford Rd.	D14-168-2009 D12-052-2009	3 semi-detached lots, 19 residential townhouse blocks and 3 undeveloped blocks	Public Meeting held on March 4/10, Regular Agenda item on May 20, 2010
xx	ZBA	R. Neil & Sunni Rideout	1305 Princess St.	D14-174-2010	To permit an "office" as a use	Last day for Appeals May 18/10
xxi	ZBA	1003758 Ontario Ltd.	234-236 Albert St.	D14-176-2010	Application for Zoning By-Law Amendment to reduce the minimum required lot areas for the new single-unit residential lot (created by consent and lot addition) and the retained residential lots and to recognize the existing non-complying exterior side yard setback for 234 Albert Street	Public Meeting held on April 15/10.
xxii	ZBA	Unicum Management Corp.	780 Division St.	D14—177-2010	To build a 3 storey 46 unit apartments & 16 stacked townhouses	Public Meeting held on May 6/10.
xxiii	ZBA	473796 Ontario Ltd.	4153,4157 Mangan Blvd., 5216 Dundon Dr.	D14-183-2010	To construct single-detached residential dwellings on each property and requires a zoning by-law amendment to change the zones to permit the residential use.	
xxiv	OPA/ZBA/Draft Plan of Sub	1278804 Ontario Corp.	3480 Princess St.	D09-051-2010, D14-182-2010 & D12-055-2010		
xxv	ZBA	Gerry Blacker	171 Union Street	D14-181-2010		
xxvi	ZBA	Amey & Moniz	2312 & 2262 Cole Hill	D14-178-2010		

xxvii	ZBA	Salvation Army	326 Alfred St.	D14-180-2010		
xxviii	ZBA	Peter Splinter Family Holdings	2435 Princess St.	D14-179-2010		

11. Applications Requested To Be Bumped Up To Planning Committee For Site Plan Control / or Final Subdivision Approval:

	Applicant	Civic Address	Related File No(s).	Proposal	Bump Up Request	Details
i.	Admiral Walk Residences Inc	1102, 1106 & 110 King Street	D14-092-2007	Senior Citizen Apartment	Planning Committee	Application not submitted
ii	Rock Bottom Holdings	Marker Crescent & Conacher Dr.	D14-053-2006	Townhouses/Condo Development	Planning Committee	Application not submitted
iii.	Peter Splinter	2435 Princess Street	D14-075-2006	Mixed Commercial/ Residential development	Planning Committee	Phase 1 & Phase 2 approved
iv	KCAP King's Crossing Inc.	1040 – 1162 Division Street 88 Dalton Ave.	D14-062-2006	38,740 sq. m. retail power centre	Planning Committee	Phase 1 & 2 approved, Phase 3 in process
v	Clermont Venture Group	652 Dalton Ave.	D11-263-2009	To allow for the construction of Tim Horton's	Planning Committee	Site Plan Application to construct restaurant with drive through
vi	Conseil Des Ecoles Publique De L'est De L'Ontario	72 Gilmour Ave.	D11-271-2009	41 parking spaces for the elementary school with bus loading in front of school, increase of landscaping	Planning Committee	
vii	Barr Homes	1 Potter Street	D12-053-2009	Residential Subdivision	Lisa Osanic	Application Being Processed
viii	Frontenac Community Mental Health Services	35 Lyons Street	D11-282-2010	4½ storey building with 46 dwelling units	Lisa Osanic Steve Garrison	Application Being Processed

12. APPROVED SITE PLAN ITEMS:

- D11-259-2009 – Jeff McCord – 640-646 Millwood Ave. – Four Townhouses
- D11-251-2009 – Salmone Brothers – 718 Fortune Cres. – Industrial Building
- D11-263-2009 – Clermont Venture Group – 640-644 Dalton Ave. – Restaurant & Office
- D11-270-2009 – Imperial Oil – 2821 Princess St. – Gas Station & Drive Thru Restaurant

13. APPLICATIONS APPEALED TO ONTARIO MUNICIPAL BOARD:

2010 City of Kingston Official Plan – 4 Appeals

14. ADJOURNMENT

15. ABEYANCE ITEMS

Date & Mtg No.	Description of Item	Who is To Respond	Deadline	Status
22-02-07	Staff will report further on issues relating to Site Plan Control under Section 41 regarding exterior design and accessibility guidelines	Commissioner Sustainability & Growth	Q2 2010	#84 on priority matrix
07-06-07	Report on how to identify woodlots within Urban Boundary including treed areas less than 1 hectare, whether publicly or privately owned and suggestions on how to protect existing woodlots from clear cutting prior to site plan approval so that this information can be used during Official Plan review	Commissioner Sustainability & Growth	Q4 2010	#33 on Priority Matrix