



**CITY OF KINGSTON  
PLANNING COMMITTEE  
MEETING NO. 03-2012**

**AGENDA**

**Thursday, February 2<sup>nd</sup>, 2012, 6:30 p.m.  
In the Council Chamber at City Hall**

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**Please provide regrets to Jannette Amini, Committee Clerk at 613-546-4291, Ext. 1219; [jamini@cityofkingston.ca](mailto:jamini@cityofkingston.ca)**

**COMMITTEE COMPOSITION**

Councillor Berg  
Councillor George  
Councillor Hector

Councillor Paterson  
Councillor Reitzel  
Councillor Scott

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

The following is a combined public hearing report and comprehensive report for a Zoning By-Law Amendment for the property municipally known as 471 Cataraqui Woods Drive.

The purpose of the requested Zoning By-Law Amendment is to facilitate the development of the second phase of the retirement apartment dwelling. For business purposes the applicant has submitted an application for Consent and is requesting a Zoning By-Law Amendment to include a provision to treat the proposed severed and retained parcels within the 'MU1\*1' Zone as a single parcel for zoning purposes.

**File No. D14-229-2011  
Zoning By-Law Amendment  
471 Cataraqui Woods Drive  
Applicant: 4434668 Canada Ltd.**

**(See Report PC-12-019)  
(Schedule Pages 1 – 24)**

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

This is a public meeting and comprehensive report regarding a Zoning By-Law Amendment application for a portion of the Hydro Corridor abutting the property at 566 Cataraqui Woods Drive.

The subject site has a total area of approximately 0.18 ha. McCoy Bus Service and Tours has entered into a leasing agreement with Infrastructure Ontario for use of these lands as a parking area for McCoy's customers. The intent of the Zoning By-Law Amendment is to rezone the site to allow this use.

**File No.: D14-228-2011  
Zoning By-Law Amendment  
Hydro Corridor abutting 566 Cataraqui Woods Drive  
Applicant: Infrastructure Ontario**

**(See Report PC-12-018)  
(Schedule Pages 25 – 37)**

**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 for the property located at 247 Portsmouth Avenue.

The subject property has a total area of approximately 0.20 hectare and currently contains a single-family dwelling. The applicant is proposing to demolish the existing building and redevelop the site with a building containing sixteen residential units for seniors and one unit for the manager.

**File No. D14-231-2011  
Zoning By-Law Amendment  
247 Portsmouth Avenue  
Applicant – Justin and Julia Connidis  
Agent – Hughes Downey Architects**

**(See Report PC-12-023)  
(Schedule Pages 38 – 47)**

**Regular Planning Committee Meeting No. 03-2012**

1. **MEETING TO ORDER**
2. **CONFIRMATION OF AGENDA**
3. **CONFIRMATION OF MINUTES**

**THAT** the minutes of the Planning Committee Meeting No.02-2012 held January 19<sup>th</sup>, 2012 be approved.

*Distributed Separately*

4. **DISCLOSURE OF PECUNIARY INTEREST**
5. **DELEGATIONS / BRIEFING**

Brook McIlroy Inc. (BMI), the lead consultant for the Williamsville Main Street Study will provide a briefing on the Williamsville Main Street Study which includes the Urban Design Guidelines.

6. **BUSINESS**
  - i. **Williamsville Main Street Study  
Consultant Presentation - Study Completion – Implementation**

The Report of the Commissioner of Sustainability and Growth (PC-12-017) is attached.

(See Pages 48 – 57)

Recommendation:

**THAT** it be recommended to Council that the Williamsville Main Street Study – Urban Design Guidelines be received in fulfillment of the terms of reference and the selected Proposal for this project; and,

**THAT** City and Utilities Kingston staff further evaluate availability of sanitary servicing within the Study Area, and determine timing of development and funding through the budget preparation process; and,

**THAT** Kingston Hydro be requested to evaluate availability of electrical servicing within the Study Area, and determine timing of development and funding through the budget preparation process; and,

**THAT** the Williamsville Urban Design Guidelines be used to evaluate development proposals and that appropriate development controls be used to ensure that capacity exists prior to development proceeding; and,

**THAT** the Planning and Development Department be requested to amend the Official Plan and Zoning By-law No. 8499 as needed to implement the Williamsville Main Street Study, and;

**THAT** the Planning and Development Department be requested to prepare a Community Improvement Plan to address clean-up of the brownfields sites within the Study Area.

ii. **Public Meeting and Comprehensive Report  
Zoning By-Law Amendment  
471 Cataraqui Woods Drive  
Applicant: 4434668 Canada Ltd.  
File No. D14-229-2011**

The Report of the Commissioner of Sustainability and Growth (PC-12-019) is attached.

(See Pages 1 – 24)

Recommendation:

**THAT** it be recommended to Council that the Application for Zoning By-Law Amendment (Our File No. D14-229-2011) submitted by 4434668 Canada Inc. for the property municipally known as 471 Cataraqui Woods Drive, **BE APPROVED**, and

**THAT** it be recommended to Council that the Cataraqui North Zoning By-Law No. 97-102, as amended, be further amended as follows:

1. That the following Section 7.4, MU1\*1, 471 Cataraqui Woods Drive be amended as follows:

Notwithstanding any provisions of this By-Law to the contrary, that in addition to the existing MU1\*1 Zone provisions, that the lands designated 'MU1\*1' shall be used and developed in accordance with the following additional provisions:

- i) Maximum Gross Leasable Retail Area:  
the maximum gross leasable retail area shall be 2,999 square metres.
- ii) Permitted Uses:  
That in addition to the uses permitted in the Special Mixed Use 'MU1\*1' Zone a retirement home use and accessory personal service shop, retail use and recreational use to be utilized exclusively by the retirement home residents and staff are permitted;
- iii) That for the purposes of zone interpretation all parcels within the 'MU1\*1' Zone shall be treated as a single parcel;
- iv) Maximum Building Height:  
a maximum building height of 26 metres for a retirement home use
- v) Parking:

That for the purposes of a retirement home use the minimum of 0.60 parking spaces per dwelling unit shall be provided.

- vi) the maximum residential density shall be 150 dwelling units per hectare;
- vii) permit a dwelling unit equivalency ratio of 2 retirement home suites, as defined herein, to one dwelling unit (2:1 units) is permitted for a retirement home use; and
- viii) **Retirement Home Suite:**  
Shall be defined as a habitable space designed for living and sleeping consisting of studios, one or two bedrooms, private bathroom and separate entrance from a common hall, and a kitchenette which may include convenience facilities such as a bar fridge and a microwave oven, but without full cooking facilities; and,

**THAT** the Amending By-Law be presented to City Council for all three readings.

iii. **Public Meeting and Comprehensive Report  
Zoning By-Law Amendment  
Hydro Corridor abutting 566 Cataraqui Woods Drive  
Applicant: Infrastructure Ontario  
File No.: D14-228-2011**

The Report of the Commissioner of Sustainability and Growth (PC-12-018) is attached.

(See Pages 25 – 37)

Recommendation:

**THAT**, subject to public comments received from the Public Meeting, it be recommended to Council that the application for Zoning By-Law Amendment (Our File No. D14-228-2011) submitted by Infrastructure Ontario, for the site abutting the property located at 566 Cataraqui Woods Drive, **BE APPROVED**; and,

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

1. That Zone Map No. 3 of Zoning By-Law No. 76-26, as amended, is hereby further amended by changing the zone symbol of a portion of the subject site from 'M6-1' to 'M6-18' as shown on Schedule 'A' attached hereto and forming part of By-Law No. 2012-\_\_\_; and

**THAT** the By-Law be presented to City Council for all three readings.

- iv. **COMPREHENSIVE REPORT**  
**Application for Official Plan Amendment,**  
**Zoning By-Law Amendment and Draft Plan of Subdivision**  
**3480 Princess Street**  
**Applicant – 1278804 Ontario Corporation O/A Grant Construction,**  
**Agent – IBI Group**  
**File No.D09-051-2010, D14-182-2010 & D12-055-2010**

The Report of the Commissioner of Sustainability and Growth (PC-12-020) is attached.

(See Pages 58 – 116)

Recommendation:

**THAT** it be recommended to Council that the application for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision (Our Files No. D09-051-2010 and D14-182-2010 and D12-055-2010) submitted by IBI Group, on behalf of 1278804 Ontario Corporation, for the property municipally known as 3480 Princess Street, **BE APPROVED**; and,

**THAT** the City of Kingston Official Plan be amended as follows:

**NOW THEREFORE** the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The Official Plan for the City of Kingston is hereby amended by the following map change which shall constitute Amendment No. 12 to the Official Plan for the City of Kingston.
  - (a) **AMEND** Schedule '3-A, Land Use of the Official Plan for the City of Kingston, so as to designate 3480 Princess Street, as shown on Schedule 'A' to By-Law No. 2012-\_\_\_\_, as 'Residential' and 'District Commercial'; and,

**THAT** the Official Plan Amendment By-Law be presented to City Council for all three readings; and,

**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:

- 1.1. Map 2 of Schedule "A", as amended, is hereby further amended by changing the zone symbol of the subject site from 'D-3' to 'R4-37-H' and D-3 to 'C2-67-H', as shown on Schedule "A" attached to and forming part of By-Law No. 2012-\_\_\_\_.
- 1.2. By **Adding** a new Section 15(3)(jj) thereto as follows:

"(jj) **'R4-37-H' – 3840 Princess Street**

Notwithstanding the provisions of Section 15 hereof to the contrary, the lands Zoned 'R4-37' on Schedule 'A' hereto, the following regulations shall apply:

- 1) Permitted use: Row Dwelling House
- 2) Lot Area Minimum: 190 square metres
- 3) Lot Frontage Minimum: 6.0 metres and 12.0 metres for corner lots
- 4) Exterior Side Yard Minimum: 3.0 metres
- 5) Interior Side Yard Minimum: 1.2 metres for end units
- 6) Landscaped Open Space Minimum: 30%
- 7) Lot Coverage Maximum: 50%
- 8) Building Height Maximum: 11 metres
- 9) Notwithstanding any regulations to the contrary the maximum number of dwelling units per row dwelling house shall be 4 dwelling units
- 10) Minimum Rear Yard Setback: 7.62 metres."

1.3. By **Adding** a new subsection 19 (bo) thereto as follows:

"(bo) **'C2-67-H' - 3480 Princess Street**

Notwithstanding the provisions of Section 20 hereof to the contrary, the lands Zoned 'C2-67' on Schedule 'A' hereto, the following regulations shall apply:

- 1) Permitted uses, limited to: a retail use; a restaurant, except a drive through restaurant; a clinic, a veterinary clinic, a commercial club, a personal service shop, a day nursery, a public use, in accordance with the provisions of Section 5(18) hereof; a professional and business office use; a commercial school, a financial institution; a mixed commercial/residential use
- 2) Prohibited uses: automobile and vehicle sales and service establishment, a gasoline retail facility; boat sales and rental establishment, ground floor residential use, a drive through facility accessory to a permitted use
- 3) Lot Area Minimum: 3,700 square metres
- 4) Lot Frontage Minimum: 23 metres
- 5) Exterior Side Yard Minimum: 9.0 metres
- 6) Interior Side Yard Minimum: 9.0 metres for end units
- 7) Landscaped Open Space Minimum: 15%
- 8) Lot Coverage Maximum: 60%
- 9) Building Height Maximum: 15 metres
- 10) The minimum height of ground floor commercial in a mixed commercial/residential building shall be 4.0 metres.
- 11) Maximum Floor Area per Professional and/or Business Office Use: 200 square metres
- 12) Maximum aggregate floor area of Professional and/or Business Office Uses: 600 square metres

- 13) For the purposes of this Zone a Mixed Commercial/Residential use shall be defined as, “a building or structure which is used for a mixture of commercial and residential uses, where the entire ground floor of such building or structure shall be used for commercial purposes”; and,

**THAT** the Zoning By-Law Amendment By-Law be presented to City Council for all three readings; and,

**THAT** it be recommended to Council that the application for Draft Plan of Subdivision (File No. D12-055-2010) submitted by 1278804 Ontario Corporation for the property municipally known as 3480 Princess Street **BE APPROVED**, subject to the following conditions:

### **STANDARD CONDITIONS OF DRAFT PLAN APPROVAL**

#### **1. Approved Draft Plan:**

That this approval applies to the Draft Plan of Subdivision, prepared by IBI Group, dated 07/10/2011 which shows the following:

- 5 residential blocks (Blocks 1- 5);
- 1 block for open space (Block 9);
- 1 block for road widening purposes (Block 8);
- 1 block for private road (Block 7); and
- 1 block for commercial block (Block 6).

#### **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 the Owner shall agree that the location and design of any **construction access** shall be approved by the Municipality and/or the appropriate authority.

### 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. A 0.3 metre reserve shall be applied to the east property boundary north of the private lane access and extending to the intersection of the north and east property lines.
- (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(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 for on-site and off-site, 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.
- (c) That the applicant will be responsible for the design of a sidewalk along Princess Street from Baxter Avenue to Westbrook Road. The applicant

will not be responsible for the construction of the sidewalk but will be required to provide cash in lieu for the construction of the sidewalk by the City at a future date.

**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 Plan Approval**, the Owner shall demonstrate that the soil and groundwater quality of the property is compatible with a residential land use as defined by the generic criteria listed within the Guideline for Use at Contaminated Sites in Ontario (MOE, rev. 1997). The acceptable method for this demonstration would be a **Phase I Environmental Site Assessment (ESA)** performed in accordance with CSA standard Z768-01 and any required follow up investigations (Phase II ESA) or remediation. 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.

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**, a **Stormwater Management Report** and implementing plans for the development shall be prepared by a qualified Professional Engineer, to the satisfaction of the Municipality and Cataraqui Region Conservation Authority. Such plans shall be included in the Subdivision Agreement. The Owner shall carry out the recommendations of the report, at his expense, to the satisfaction of the Municipality and the Cataraqui Region Conservation Authority.

- (e) **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.

## 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 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 Culture and the Municipality; the Owner shall agree to take protective measures required by the Municipality for such sites.
- (c) Should archaeological resources be found on the property during construction activities, the *Ministry of Culture* must be notified immediately.
- (d) In the event that human remains are encountered during construction, the proponent must immediately contact both the *Ministry of Culture* and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the *Ministry of Government Services*. (1-800-268-1142).

## 13. Stormwater Management:

- (a) **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.
- (b) **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) stormwater 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.
- (c) 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.
- (d) **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 Lots / Blocks 1-5, inclusive and Blocks 6 & 7 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 shall provide cash-in-lieu of parkland in the amount of up to 5% residential and up to 2% commercial land shown in the plan of subdivision to the Municipality for park or other public recreational purposes based on the value of the land the day before draft plan approval. Where the subdivision exceeds 15 units per residential hectare of land, the rate for cash-in-lieu of parkland shall be required at one hectare (2.5 acres) for each 300 dwelling units.
- (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.

- (c) That prior to any grubbing/clearing or construction on parcel(s) of land, a tree preservation plan is approved and/or a permit requested under the Tree By-Law.

#### **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, calliper 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 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. 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 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.
- (c) The costs of any relocations or revisions to Hydro One facilities that are necessary to accommodate this subdivision shall be borne by the Owner.

**19. 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 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.

**20. Fire and Rescue:**

- (a) The proposed private roadway shall have a 6 metre paved surface for two way vehicular traffic and serve as an unobstructed fire route. Parking will not be permitted on the 6 metre paved surface. The private roadway is to be designed to the satisfaction of the City.
- (b) Design of the right in access to the fire route from Princess Street is required to provide a minimum 12m centre line turning radius for fire department vehicle access.

**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 the proposed finished lot and/or block grading may not meet Municipality of Kingston lot grading criteria in certain areas to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions”.

- “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 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.”
- (b) abutting a potential transit route:
- “Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Princess Street, Westbrook Road and Baxter Avenue.

**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. 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 to the 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.
- (e) **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 an existing shed located at 1437 Avondale Crescent appears to encroach onto the property. Depending on the size of this structure; if is to be relocated or demolished, a demolition permit may be required.
- (i) The owner shall convey the lands shown as Block 8 on the draft survey plan prepared by IBI Group, dated 07/10/2011 to the Municipality as a road widening.
- (j) The owner agrees that at such time as the lands shown as Block 6 on the draft survey prepared by Hopkins & Cormier Surveying Limited, dated 07/10/2011 are developed the owner shall provide a Traffic Impact Study prepared by a professional engineer to the satisfaction of the City of Kingston to indicate any possible impacts and/or improvements required to the existing roads as a result of this development.
- (k) At final plan of subdivision the private road shall be created by way of easements over the lands to be subdivided. Copies of the reference plan and registered easements shall be submitted to the City of Kingston as part of the final plan of subdivision process.

#### **24. 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(d) and 13 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 Conditions 18 have been satisfied.

## 25. 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 of Kingston 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:
  - ❑ four (4) 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. Hydro One advises that an electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 – Proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent'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 electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating “**DANGER – Overhead Electrical Wires**” in all locations where personnel and construction vehicles might come in close proximity to the conductors.

7. 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.

v. **COMPREHENSIVE REPORT**  
**Applications for Official Plan Amendment**  
**and Zoning By-Law Amendment**  
**Homestead Land Holdings Limited**  
**Eastern portion of 725 Highway 15 (Residential portion of application)**  
**File No. D09-061-2011 and D14-221-2011**

The Report of the Commissioner of Sustainability and Growth (PC-12-021) is attached.

(See Pages 117 – 159)

Recommendation:

**THAT** it be recommended to Council that the applications for Official Plan Amendment and Zoning By-Law Amendment (Our File No. D09-061-2011 and D14-221-2011) submitted by Homestead Land Holdings Limited, for the property located on the eastern portion of the lands at 725 Highway 15), **BE APPROVED**; and,

**THAT** it be recommended to Council that the City of Kingston Official Plan be amended as follows:

1. The City of Kingston Official Plan, as amended, is hereby further amended by the following map and text change which shall constitute **Amendment No. 13** to the City of Kingston Official Plan:
  - a) **AMEND** Schedule ‘RC-1’, ‘Rideau Community’, of the City of Kingston Official Plan, so as to re-designate a portion of the property located on the east side of Highway 15, north of Barrett Court, as shown on Schedule ‘A’ to By-Law No. 2012-\_\_\_, from ‘Highway Commercial’ to ‘High Density Residential (RC-1-3)’.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site Specific Policy as Section 10B.14.3:

**“725 Highway 15                      10B.14.3    On the lands located on the rear portion of 725 Highway 15 and designated as High Density**

**SSP No.  
RC-1-3**

Residential, the following policies apply:

- a. the maximum number of dwelling units shall be 180;
- b. the maximum permitted density is 155 dwelling units/net ha; and,
- c. no lot frontage is required on the condition that access is provided by way of a shared right-of-way registered on title.”

**THAT** the Township of Pittsburgh Zoning By-Law No. 32-74, as amended, be further amended as follows:

1. That Zoning Schedule “A”, Map 4 of Zoning By-Law No. 32-74, as amended, is hereby further amended by changing the zone symbol to ‘R3-13’ for the lands shown as “Subject Lands Rezoned from CH-10 to R3-13” on Schedule “A” attached hereto and forming part of amending By-Law No. 2012-\_\_.
2. That the following be **added** as Section 11 (3)(m) of the By-Law:

**“(m) 725 Highway 15**

Notwithstanding any provisions of Section 5 or Section 11 hereof to the contrary, on the lands zoned ‘R3-13’ on Schedule “A” attached hereto, the following provisions shall apply:

- a) LOT AREA (minimum):
  - (i) Apartment dwelling house: 62.8 square metres per dwelling unit
- b) LOT FRONTAGE (minimum): There shall be no minimum lot frontage requirement
- c) SETBACKS FROM ZONE LINE:
  - (i) West zone line: 10.8 metres
  - (ii) North, east and south zone lines: 15.5 metres
- d) SETBACKS FROM ZONE LINE FOR UNDERGROUND PARKING GARAGE: 0.25 metres
- e) DWELLING UNIT AREA (minimum):
  - (i) Dwelling unit containing 1 bedroom: 55 square metres
  - (ii) Dwelling unit containing 2 bedrooms: 73 square metres
- f) MAXIMUM NUMBER OF DWELLING UNITS: 180
- g) MAXIMUM BUILDING HEIGHT: 44 metres
- h) YARD WHERE PARKING AREA PERMITTED: All yards; and,

**THAT** the Amending By-Laws be presented to City Council for all three readings.

**7. OTHER BUSINESS**

**8. CORRESPONDENCE / DOCUMENTS**

- i. Correspondence received from Rosemary Lysaght, Ph.D., regarding Zoning By-Law Amendment D14-231-2011 for property located at 247 Portsmouth Ave.  
(Schedule Page 160)

**9. DATE OF NEXT MEETING**

The next meeting of the Planning Committee is scheduled to be held on Thursday, February 16<sup>th</sup>, 2012 at 6:30 p.m. in the Council Chamber.

**10. APPLICATIONS RECEIVED /IN PROCESS**

	<b>Application Type</b>	<b>Applicant</b>	<b>Civic Address</b>	<b>File No(s).</b>	<b>Proposal</b>	<b>Status</b>
i	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 Dec 3/09
ii	ZBA	1126497 Ontario Inc.	346 University Ave.	D14-172-2009	increase the number of dwelling units from 8 to 10	Public Meeting held Mar 4/10
iii	OPA/ZBA/ Draft plan of Sub	1278804 Ontario Corp.	3480 Princess St.	D09-051-2010, D14-182-2010 & D12-055-2010	Applications for development of a commercial block and 20 townhouse dwelling units	Going to Planning Committee for Comprehensive Report on February 2, 2012
iv	ZBA	Jay Patry Enterprises Inc.	630 Princess Street	D09-053-2010 & D14-188-2010	21 residential dwelling units and 2 commercial units	Appealed to OMB
v	OPA/ZBA	LaFarge Canada Inc.	1338-1362 McAdoo's Lane	D09-056-2011 D14-200-2011	expand the existing stone quarry operation.	Public Meeting held on April 7/11
vi	ZBA/Draft Plan of Subdivision	Green Homes	2803 Creekford Rd.	D14-202-2011 & D12-058-2011	102 unit subdivision and future residential blocks	Public Meeting held on April 7/11
vii	ZBA	Theadine Bobb	234 Briceland Street	D14-207-2011	To allow for a second residential unit within this half of the semi-detached building	Appealed to OMB
viii	ZBA	Anna Lane Co-operative Development Corp	326 Bagot Street	D14-208-2011	9 storey 120 condo units with underground parking	Appealed to OMB

ix	ZBA	1 Mack Street Ltd.	1-15 Mack St. & 318-320 Alfred St.	D14-211-2011	To construct a 15 unit dwelling	Public Meeting held July 7/11
x	ZBA	John & Brenda Cooke	522 524 Johnson St.	D14-214-2011	New 6 unit residential building	Public Meeting held August 4/11
xi	ZBA	Metrus (Terra) Properties Inc.	2666 Princess St. & 1027 Midland Ave.	D14-215-2011	To permit the establishment of additional commercial uses	Public meeting on August 4/11
xii	OPA/ZBA	Homestead Land Holdings Ltd.	725 Hwy 15	D09-061-2011 & D14-221-2011	To permit 3,800 square metres of commercial space and a 19 storey apt. building with 180 units.	Going to Planning Committee for Comprehensive Report on Feb 2, 2012
xiii	ZBA/ Draft Plan of Subdivision	Homestead Land Holdings Ltd.	999 Purdy's Mill Road	D14-219-2011 D12-064-2011	1575 dwelling units 6 high-rise residential buildings and 172 dwelling units are proposed	Public Meeting held on Nov 3/11
xiv	ZBA	David V. Craig	1264 Channelview Rd.	D14-222-2011	To permit two single family residential lots reduce the lot frontage.	Public Meeting to be held Dec 1/11
xv	Draft Plan of Subdivision	Tamarack (Catarauqui North) Corp.	1380 Crossfield Ave.	D12-030-2007	vacant land that is being held as a potential school location by the Limestone District Public School Board	Public Meeting to be held on Dec 1/11
xvi	OPA/ZBA	Tamarack (Rideau) Corporation	1156-1200 Hwy 15	D09-062-2011 & D14-226-2011	To permit the commercial use, add a bank or financial institution and a clinic as permitted uses, and reduce the required parking area	Went to Public Meeting on January 19/12

xvii	ZBA	William Lee	278-280 Frontenac St.	D14-227-2011	To create three dwelling units consisting of 4 bedrooms per unit and a total gross floor area of 710 square metres.	Went to Public meeting on January 19/12
xviii	ZBA	Province of Ontario	566 Cataraqui Woods Dr.	D14-228-2011	To allow this portion of the corridor to be used as a gravel parking lot with internal access from 566 Cataraqui Woods Drive as part of Hydro One and Infrastructure Ontario's Provincial Secondary Land Use Program.	Going to Planning Committee for Public Meeting and Comprehensive report on Feb 2/12
xix	ZBA	4434668 Canada Inc.	471 Cataraqui Woods Dr.	D14-229-2011	The requested zone modification is to treat all parcels within the MU1*1 Zone as a single parcel for the purpose of zone interpretation.	Going to Planning Committee for public meeting and comprehensive report on Feb 2/12
xx	ZBA	City of Kingston	Cataraqui Estates Business Park	D14-230-2011	Permit a maximum of 25% of the total floor area of a permitted use for the purposes of a showroom, display area and retail sales for products that are manufactured,	Went to Council on January 24/12

					processed, fabricated or assembled on the premises, permit parking in the front and exterior yards and loading in the exterior yards and to relocate the open space zone.	
xxi	ZBA	Southwinds Enterprises Inc.	3651 Genge Rd.	D14-225-2011	To permit the multi-sport recreational facility, increase the building height and reduce the parking requirement.	Went to Public Meeting on January 19/12
xxii	ZBA	B. Patry, C. Parslow, A. Patry, M. Parslow	148 Nelson St.	D14-224-2011	The purpose of permitting the construction of a rear addition to an existing single detached dwelling to create a second dwelling unit.	Went to Public Meeting on January 19/12
xxiii	OPA/ZBA/ Draft Plan of Subdivision	2292922 Ontario Inc.	2130 Isle of Man Lane	D09-063-2012 D14-232-2012 D12-066-2012	To permit a 12 lot rural estate residential subdivision serviced by individual private well and septic systems.	
xxiv	ZBA	21128595 Ontario Inc.	1986 Hwy 15	D14-234-2012	permit the take-out restaurant and drive-through uses.	

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

	<b>Applicant</b>	<b>Civic Address</b>	<b>Related File No(s).</b>	<b>Proposal</b>	<b>Bump Up Request</b>	<b>Details</b>
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 D11-318-2010	Townhouses/Condo Development	Planning Committee	Application submitted on December 2, 2010
iii	7116381 Canada Ltd.	630 Princess Street	D09-053-2010 D14-188-2010	21 residential dwelling units and 2 commercial units	Public Meeting held on Sept 2/10	Bumped at planning committee – application for Site Plan Control not submitted, to date
iv	Jay Patry	203 Colborne Street	D14-195-2010	5 dwelling units with a reduction in parking, a reduction in amenity space and a reduction in play space and an increase in maximum lot occupancy	Jim Neill	Bumped up
v	City of Kingston	62 King St. West	D11-360-2011	King St. Sewage Pumping Station Upgrades	Councillor Glover	Bumped up

**12. Approved Site Plan Items:**

D11-342-2011 – 98 & 110 Centre Street

**13. Applications Appealed To Ontario Municipal Board:**

D09-035-2008 – 495 – 513 Frontenac Street – Phase 2 of hearing, date pending

D11-322-2010 – 495-513 Frontenac Street & 563-567 Princess Street – Hearing date pending

D14-188-2010 – 630 Princess Street – Hearing date pending

D14-207-2011 – 234 Briceland Street – Hearing date pending

D14-208-2011 - 326 Bagot Street – Hearing date pending

**14. ADJOURNMENT**

**ABEYANCE ITEMS**

	<b>Date placed in Abeyance</b>	<b>Description of Item</b>	<b>Deadline for Response</b>	<b>Status</b>	<b>Priority Matrix</b>
1	August 16/11	<p><b>Delegated Authority for Planning Approvals</b></p> <p>Staff review By-Law No. 2006-75 “A By-Law To Delegate Various Planning Approvals To Staff And To Adopt Certain Procedures For The Processing Of Planning Applications Subject To Delegated Authority”, regarding the process for referral of Subdivision and Site Plan approvals to Council and Planning Committee including a review of delegation of authority by-laws of other municipalities and the associated processes and report back with an overview of this information and any other options back to Planning Committee.</p>			

<b>Links to Land Use Planning Documents</b>	
<b>Planning Act</b>	<a href="http://www.search.e-laws.gov.on.ca/en/isysquery/0170b0e3-a5b6-4bd1-a81e-696ec513a239/7/doc/?search=browseStatutes&amp;context=#hit1">http://www.search.e-laws.gov.on.ca/en/isysquery/0170b0e3-a5b6-4bd1-a81e-696ec513a239/7/doc/?search=browseStatutes&amp;context=#hit1</a>
<b>Provincial Policy Statement</b>	<a href="http://www.mah.gov.on.ca/Page1485.aspx">http://www.mah.gov.on.ca/Page1485.aspx</a>
<b>City of Kingston Official Plan</b>	<a href="http://www.cityofkingston.ca/business/development/officialplan/index.asp">http://www.cityofkingston.ca/business/development/officialplan/index.asp</a>
<b>City of Kingston Zoning By-Laws</b>	<a href="http://www.cityofkingston.ca/business/development/zoning/index.asp">http://www.cityofkingston.ca/business/development/zoning/index.asp</a>