Study area
The Clogg’s Road Area is located south of Highway 401, west of Gardiners Road, north of Creekford Road, and east of Collins Creek. It includes some existing residential homes, industrial uses, and natural environmental features, as well as a great deal of vacant land. The study area is approximately 60.5 hectares (149.5 acres) in size, and 92% is owned by the City of Kingston.

Why is the City studying this area?
The City of Kingston’s Official Plan identifies the area as a business district, intended to accommodate employment uses. A secondary plan is required to understand opportunities and address issues related to its future land use before moving ahead with any type of development.

What is a secondary plan?
A secondary plan is like a second layer to the city-wide Official Plan, which is a blueprint for guiding growth and development in the City for a 20 year period. It examines how a specific area will grow and change in the future, and what features and areas should be protected. Generally, a secondary plan includes the following components:

- Land use: A review of land uses, both existing and proposed, for the area, and ensuring compatibility between different uses. The review also includes an examination of any known cultural heritage resources (e.g., built heritage or archaeology) or natural heritage features or areas (e.g., wetlands) that need to be protected.

- Transportation: This includes a review of the transportation system needed to support future development, including active transportation facilities for pedestrians and cyclists, transit, as well as potential new roads.
• Servicing: This includes a review of other required municipal services (e.g., water, sanitary sewer, electrical, and natural gas), the ability of the area to accommodate future growth and development, and any necessary upgrades needed.

• Finance and implementation: A financial and implementation plan is prepared to address the phasing and timing of future development, and to provide additional detail on financial programs and other public investments that may be used as part of the future development of the area.

What will happen with the existing residential lots?
The draft concept plan available at the May 29, 2018 open house shows the existing residential lots as being maintained as part of the plan for the area. Consultation with residents and additional research about the feasibility of servicing all areas with water and sewer are necessary before any final decisions can be made about future land uses.

What’s happening with the former quarry?
The former quarry continues to receive excess soil and fill generated from City operations, maintenance, and construction activities. Re-useable materials from City projects, such as topsoil, clay, and rock, are stored on the eastern portion, while construction grade fill from repairs and maintenance is managed on the western portion and used within the quarry for land reclamation. Soils are managed by the City’s Environment Division with assistance from Public Works and Utilities Kingston. It is anticipated that the quarry will receive fill for at least another 10 years; perhaps up to 20 years depending on capacity. City staff are currently working with provincial regulators and a design consultant to ensure that the site remains in compliance with changing regulations.

What are the next steps in the project?
Staff will be reviewing comments from the public, consulting with staff in other departments, and refining the scope of the work required to develop the study area. Following this process, the City-owned lands will go through a plan of subdivision approval process that will include, but not be limited to, the completion of the above-noted technical work and reports. This planning process will include additional opportunities for public input and consultation.

How can I stay involved with the project?
For more information, please visit the project website at www.cityofkingston.ca/city-hall/projects-construction/cloggs-road. Information from the open house will also be posted on the website following the May 29 event. If you are unable to attend the open house, or have any questions, please feel free to contact staff:

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