



**City of Kingston
Information Report to Rural Advisory Committee
Report Number RAC-15-002**

To: Chair and Members of the Rural Advisory Committee
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: February 25, 2015
Subject: Planning Applications in the Rural Area

Executive Summary:

Two (2) significant planning applications in the rural have recently been submitted to the City of Kingston. These planning applications are:

1. 2489-2505 Unity Road Application for Official Plan Amendment and Zoning By-Law Amendment. Applicant – Cruickshank Construction Ltd.
2. 3501 Pine Grove Road Application for Official Plan Amendment and Zoning By-Law Amendment. Applicant – Keyes Sand & Stone.

These applications are subject to the process under the Planning Act, are reviewed and considered at the Planning Committee of Council. Public notice and public meetings are implemented as per the statutory requirements of the Planning Act. Statutory public meetings for both applications took place at the Planning Committee meeting on February 19, 2015. This report is to provide information to the Rural Advisory Committee on the proposed applications. The public is able to provide comments to the Planning Division on the subject applications until such time that a recommendation is before Council for decision, later this year.

It is important to note that staff will not report information on all planning applications in the rural area to the Rural Advisory Committee. The information on the two applications that are discussed in this report have raised significant public interest in the rural area.

Recommendation:

This report is for information purposes only.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:**1. 2489-2505 Unity Road Application for Official Plan Amendment and Zoning By-Law Amendment**

The applicant, Cruickshank Construction Ltd., is seeking permission to amend the Official Plan and rezone the subject properties to permit the expansion of the Elginburg Quarry, located to the east of the subject properties and municipally addressed as 2357 and 2363 Unity Road. The Elginburg Quarry as well as the associated asphalt plant and concrete batching plant are located west of the subject properties. The K&P Trail is located to the south of the subject properties with agricultural and residential properties located opposite the K&P Trail. To the east, the subject properties are bordered by lands that are a mix of undeveloped and agricultural uses, as well as residential properties. To the north, residential properties as well as a proposed solar energy project are located adjacent to the subject properties.

The subject properties are designated 'Rural' and 'Environmental Protection Area' within the City of Kingston Official Plan. The applicant is proposing to amend the Official Plan designation of these lands to 'Mineral Resource Area - Aggregates', as well as to amend Schedule 7-B 'Natural Heritage Area 'A'' to remove 'Riparian Habitat', and to amend Schedule 8-B 'Natural Heritage Area 'B'' to remove 'Significant Woodland', 'Contributory Woodland' and 'Unevaluated Wetland' from the respective schedules.

The subject properties are zoned General Rural 'A2' Zone of the former Township of Kingston Zoning By-Law Number 76-26. The applicant is proposing to amend the zoning of the subject properties from the General Rural 'A2' Zone to a Special Extractive Industrial 'M5' Zone, and along the southern portion of the properties, to a Special Open Space 'OS' Zone within the former Township of Kingston Zoning By-Law Number 76-26.

In support of the application, the applicant has submitted the following:

- Plan of Survey 13R-20982;
- Site plan drawings, including existing conditions, operational and rehabilitation plans;
- Planning Rationale/Zoning Justification Report;
- Hydrogeological Impact Assessment including hydrogeology analysis;
- Traffic Impact Study;
- Natural Environment Technical Report: Level 1 and 2;
- Acoustic Assessment Report;
- Blast Impact Analysis;
- Stage 1 Archaeological Report;
- Stage 2 Archaeological Assessment Report;
- Stage 3 Archaeological Assessment of the Albertson Lime Kiln;
- Stage 3 Archaeological Assessment of the Albertson Foundation;
- Stage 3 Archaeological Assessment of the Donovan Lime Kiln;
- Aggregate Resource Assessment;
- Summary Statement submitted to MNRF for the expansion of the quarry license; and
- Existing site plans, rehabilitation plan and license.

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The statutory public meeting under the Planning Act took place on February 19, 2015 but members of the public can submit their comments on the applications to Tony Gkotsis, Intermediate Planner, with the Planning Division, until such time that the applications are before Council for consideration.

2. 3501 Pine Grove Road Application for Official Plan Amendment and Zoning By-Law Amendment – Keyes Sand & Stone

The applicant, Keyes Sand & Stone, is seeking permission to amend the Official Plan and rezone the subject property to permit the expansion of the Shortall Pit by adding the adjacent 8.8 hectares and 8.3 hectares parcels of land to the north and south of the existing pit site, respectively. The expansion lands that are subject to the Official Plan Amendment are designated 'Rural'. The application seeks to change the Official Plan designation of these lands to 'Mineral Resource Area'. The expansion lands subject to the rezoning application are within the General Rural 'A2' Zone of the former Township of Pittsburgh Zoning By-Law Number 32-74. The rezoning application seeks to zone the above mentioned lands from the General Rural 'A2' Zone to the Extractive Industrial 'MX' Zone of the former Township of Pittsburgh Zoning By-Law Number 32-74.

The subject property is located at 3501 Pine Grove Road in Kingston East within the Countryside District. The Macey Pit is located at the west of the subject property, the Fisher Pit is located to the east of the subject property and the agricultural fields are located to the north of the subject property. Residential and agricultural uses are located to the south of the subject property.

The subject property has an area of approximately 79.7 hectares with an approximate 383 metres of frontage on Pine Grove Road, as well as two additional frontages on Sand Hill Road of 175 metres and 75 metres respectively. The subject property currently contains the Keyes Sand & Stone Shortall Pit.

In support of the application, the applicant has submitted the following:

- Aggregate Resources Act Site Plan
- License Application and Planning Report
- Stage 1 and 2 Archaeological Assessment
- Natural Environment Technical Report: Level 1 and 2
- Noise Impact Study
- Water Table Assessment

The statutory public meeting under the Planning Act took place on February 19, 2015, but members of the public can submit their comments on the applications to Tony Gkotsis, Intermediate Planner, with the Planning Division, until such time that the applications are before Council for consideration.

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Existing Policy/By-Law:

Not applicable

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations

Not applicable

Contacts:

Lanie Hurdle, Commissioner, Community Services 613-546-4291 extension 1231

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Other City of Kingston Staff Consulted:

Not applicable

Exhibits Attached:

Exhibit A 2489-2505 Unity Road Key Map

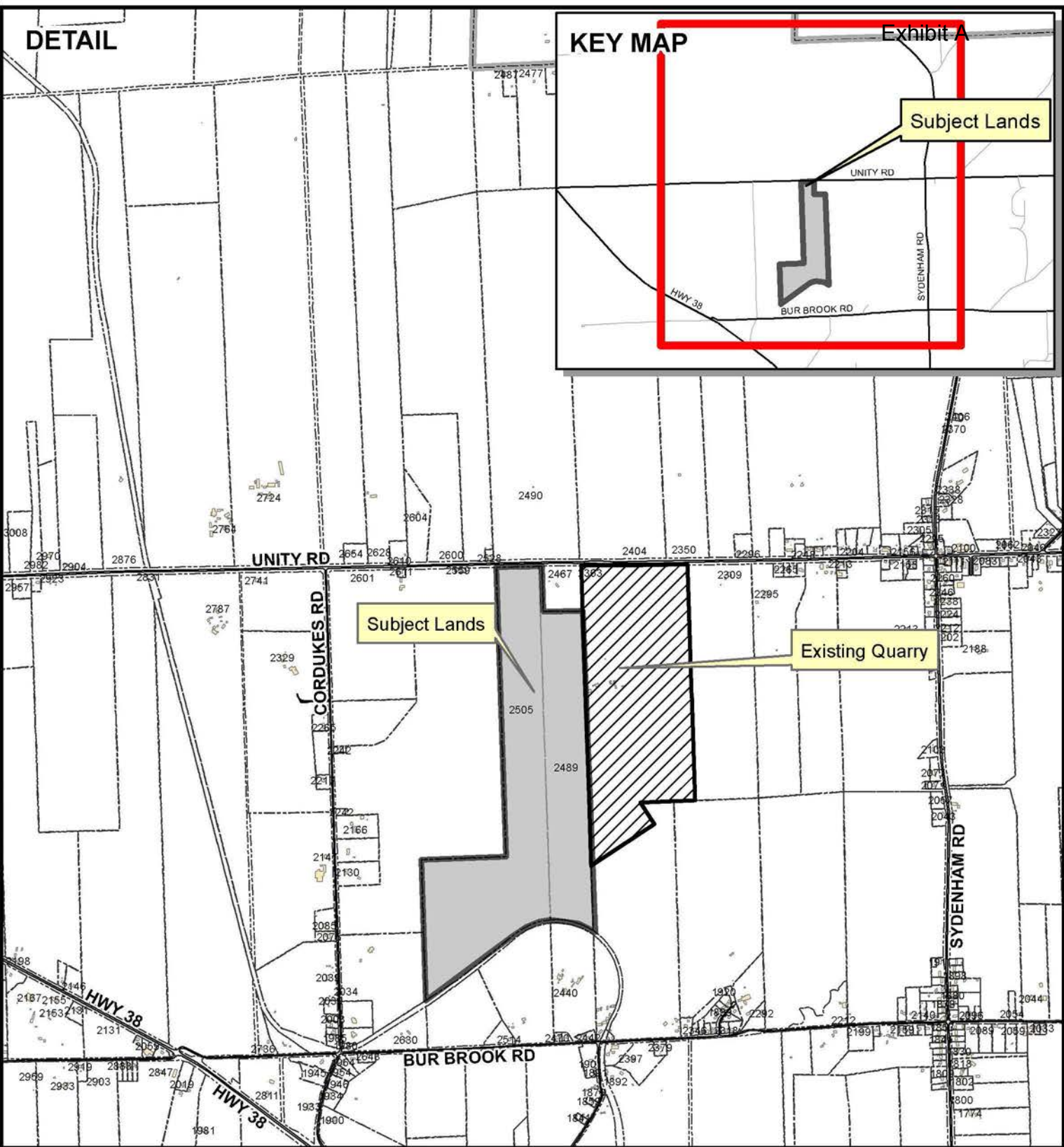
Exhibit B 3501 Pine Grove Road Key Map

DETAIL

KEY MAP

Exhibit A

Subject Lands




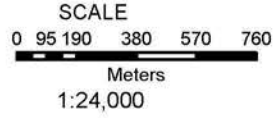
THE CORPORATION OF THE CITY OF KINGSTON
KEY MAP

Planning, Building & Licensing Services
 a department of
Community Services

Applicant: CJM Property Management
 File Number: D09-025-2014/D14-104-2014
 Address: 2489-2505 Unity Road
 Legal Description: PT LOTS 12 & 13, Con 5
 ARN: 101108024014000/101108024013600

Legend

-  Existing Quarry
-  Subject Lands



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DETAIL

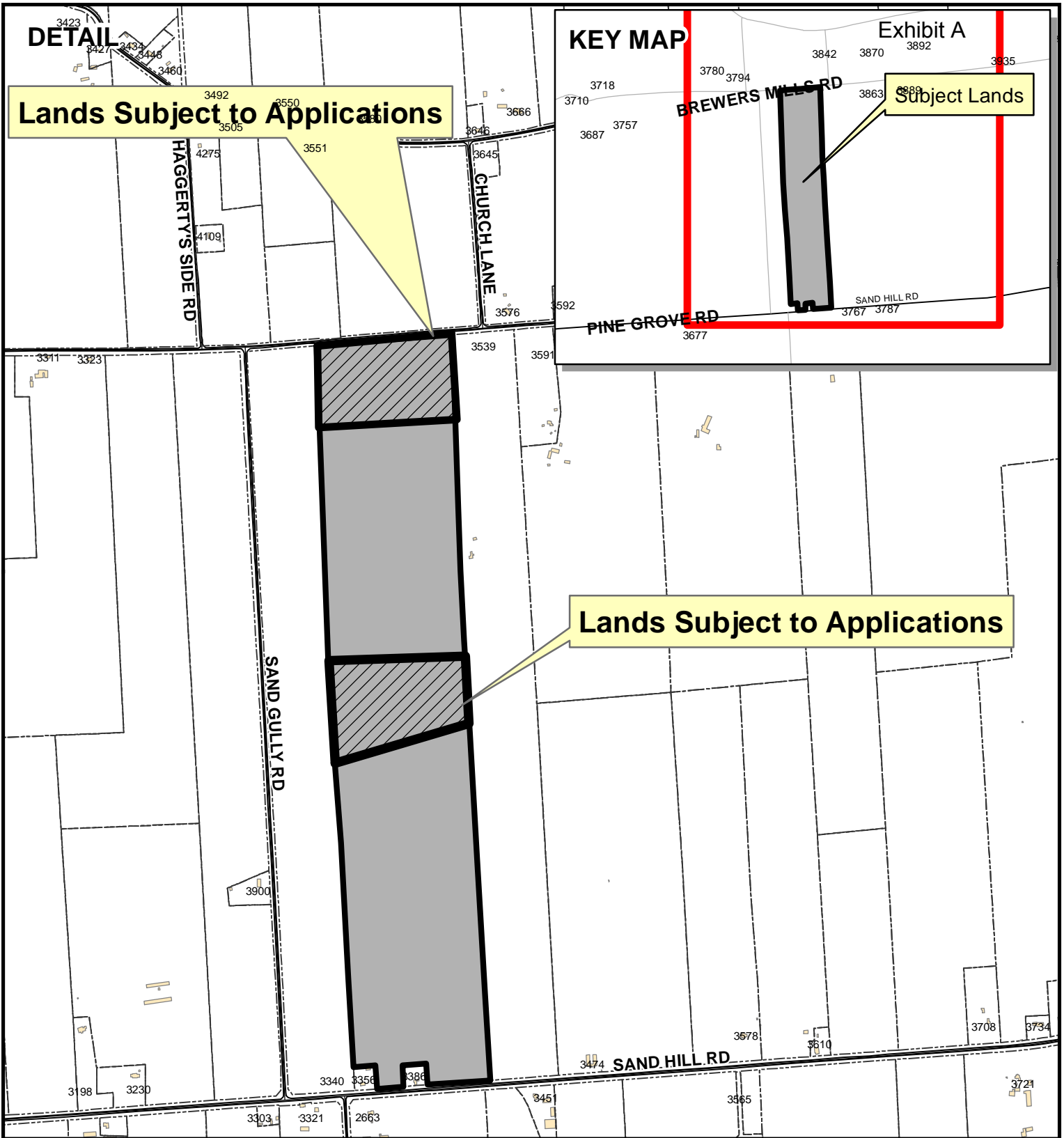
KEY MAP

Exhibit A

Lands Subject to Applications

Subject Lands

Lands Subject to Applications




THE CORPORATION OF THE CITY OF KINGSTON


KEY MAP

Planning, Building & Licensing Services
a department of
Community Services

Applicant: Keyes Sand & Stone (Div. of 753223 Ontario Inc.)
File Number: D14-100-2014
Address: 3501 Pine Grove Road
Legal Description: CON 7 PT LOT 31 PT LOT 32
ARN: Various: 1011090010097000000

Legend

 Lands Subject to Official Plan and Zoning By-law Amendments

 Subject Lands

SCALE
0 60 120 240 360 480
Meters
1:14,797

