



Notice of a Complete Application and Public Meeting

The City of Kingston has received an application for a:

Proposed Zoning By-Law Amendment (ZBA)

Purpose and Effect of the Application: To create a site-specific C2 zone across the subject lands which would permit a mixed-use development containing a variety of commercial uses and four (4) accessory dwelling units above one of the proposed commercial buildings.

The site is located at 1547 Unity Road and 2413, 2429 Perth Road (see attached Key Map). The property has an aggregate area of approximately 8.25 hectares. The property is currently designated 'Hamlet', 'Environmental Protection Area' and 'Rural' in the City of Kingston Official Plan and zoned General Open Space (OS), Residential Type 1 (R1), General Commercial (C2) and Restricted Agricultural (A1) zones in Zoning By-Law Number 76-26, as amended.

The applicant is requesting an amendment to the Zoning By-law to permit a mixed-use development, which would include a variety of commercial uses and a maximum of four (4) accessory dwelling units. The zoning amendment would establish site-specific performance standards, such as building height, yard setbacks, parking space dimensions and loading space requirements. The proposed development would include construction of new buildings, additions to existing buildings, retention of existing buildings and the demolition of an existing dwelling.

Address of Property:	1547 Unity Road, 2413, 2429 Perth Road
Name of Applicant:	Back Lakes Investment Ltd. (Fotenn Consultants)
City File Number:	D14-023-2020

Public Meeting

Date:	February 4, 2021
Time:	6:00 p.m. *
Location:	This will be a virtual meeting. Details around how to view and participate in the meeting are available on the City's website at www.cityofkingston.ca/PlanningCommittee

*All public meetings are scheduled for 6:00 p.m. The Planning Committee will deal with them in the order in which they appear on the agenda.

Additional information about the application can be viewed by accessing the Development and Services Hub (DASH) at <https://www.cityofkingston.ca/DASH>. Enquiries may be made by contacting Niall Oddie, Planner, by email noddie@cityofkingston.ca, or by phone 613-546-4291, ext. 3259.

Written comments for or against this change may be sent to Planning Services via:
Mail: 216 Ontario Street, Kingston, ON K7L 2Z3
Fax: 613-542-9965
Email: noddie@cityofkingston.ca

Public Consultation

Anyone may attend the Public Meeting And make a verbal statement, and/or submit comments in writing, either in support of or in opposition to the proposed Zoning By-Law Amendment. The Planning Committee will receive a preliminary information report with respect to the application at

the Public Meeting, which will be available to the public on the City of Kingston's website at www.cityofkingston.ca/PlanningCommittee on January 29, 2021. A comprehensive report will be presented at a future meeting of the Planning Committee. The public is provided an additional opportunity to make oral submissions on the matter at the time the Committee considers the comprehensive report from staff.

Please note that City Council has delegated to the Planning Committee the authority to hold the Public Meeting instead of Council. All representations, both verbal and written, will be considered **only** by the Planning Committee, which will submit a Committee Report with its recommendations to Council for a decision on the matter.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Kingston before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Kingston on the proposed zoning by-law amendment, you must make a written request to:

City of Kingston, Planning Services
216 Ontario Street
Kingston, ON K7L 2Z3

If you have received this notice and you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

If you are a person with a disability, and need City of Kingston information provided in another format, please contact customer service at 613-546-0000 or contactus@cityofkingston.ca.

NOTICE OF COLLECTION Personal information collected as a result of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of The Corporation of the City of Kingston. Questions regarding the collection, use, and disclosure of this personal information may be directed to the Director of Planning Services, 216 Ontario Street, Kingston, Ontario, K7L 2Z3.

DATED: at Kingston Ontario

John Bolognone

This 15th day of **January, 2020**.

City Clerk

KEY MAP

