

**From:** [Didrikson, Amy](#)  
**To:**  
**Subject:** RE: Minor Variance - file number - D13-039-2024  
**Date:** July 15, 2024 8:57:00 AM  
**Attachments:** [CityofKingston\\_AdjustmentCommittee\\_July2024.pdf](#)  
[1\\_2267&2271 Princess Street, Kingston\\_Conceptual Site Plan.pdf](#)  
[image001.png](#)

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Hello Mr. Brown,

I'm reaching out in response to your attached letter submitted in relation to minor variance file D13-039-2024, forwarded to me as the planner assigned to this file. Thank you for your detailed submission and comments (and for the updated submission that I will provide to the Committee of Adjustment clerk this morning).

I wanted to provide a preliminary response and also wanted to provide an update that, at this time, Planning staff will be seeking a deferral of a staff recommendation on the minor variances at today's meeting until the applicant has updated their supporting information with the understanding that there is an apartment unit at the Beamish Corporate Centre. Planning has confirmed through follow-up with Building Services and archives that there is an apartment on the second storey as you have highlighted in your letter. Thank you for drawing this to our attention as this apartment was not identified in recent Planning reviews of the land uses in this area, and was not identified in the applicant's supporting information, in particular, the Noise Impact Study.

You have expressed concerns with respect to the land uses proposed in this location, in particular, a gas station; however, I do want to emphasize that the development that the applicant is proposing at 2267-2271 Princess Street includes uses that are permitted in the Zoning By-Law in this location. A gas station, restaurant, drive-through and retail development are all permitted uses as-of-right in the General Commercial zone that applies. The applicant is seeking relief to setback requirements and drive aisle requirements through their minor variance application.

With respect to the interior side yard setback relief from the east property line adjacent to 2263 Princess Street, I am attaching the conceptual site plan submitted by the applicant, and want to clarify the proposed setback is a minimum of 7.1 metres from the east side lot line to the convenience commercial and restaurant building. This is a reduction of 2.0 metres from the minimum required setback for a gas station of 9.1 metres from an interior side lot line.

You raised concerns in your letter with respect to heritage impacts, environmental concerns, and traffic. I wanted to draw your attention to the Heritage Impact Study, and the Traffic Impact Study that has been submitted as part of the site plan control application at the links below. I should also emphasize that our Environment department and the Ministry of the Environment are reviewing this development application in relation to modern environmental standards through the ongoing technical review of the application under the site plan control application. You can find this information through our Development Approvals Services Hub at the following

links:

[DASH LINK – D13-039-2024 - Minor Variance Application](#)

[DASH LINK – D11-008-2023 – Site Plan Control Application](#)

I will follow-up with a fulsome response to your questions once the applicant has a chance to review and update their application with the information on the presence of the apartment. Again, thank you for reaching out with your comments.

Regards,  
Amy



**Amy Didrikson, MA, MCIP, RPP (she/her/hers)**

Senior Planner  
Planning Services  
Growth and Development Services

City of Kingston

Located at: 1211 John Counter Boulevard

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613-546-4291 extension 3296

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**From:** Gregory, Katharine <kgregory@cityofkingston.ca> **On Behalf Of** Planning Outside Email  
**Sent:** Monday, July 15, 2024 8:12 AM  
**To:** Didrikson, Amy <adidrikson@cityofkingston.ca>  
**Subject:** FW: Minor Variance - file number - D13-039-2024

Good morning Amy,

Please see email below regarding 2267 Princess Street.

Kathy

**Kathy Gregory (she/her/hers)**

Clerk/Secretary  
Planning Services  
Growth & Development Services Group

City of Kingston

Located at 1211 John Counter Blvd.

216 Ontario Street Kingston, ON K7L 2Z3

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**The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.**

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**From:** James Brown

**Sent:** Sunday, July 14, 2024 9:59 PM

**To:** Planning Outside Email <[Planning@cityofkingston.ca](mailto:Planning@cityofkingston.ca)>

**Subject:** Re: Minor Variance - file number - D13-039-2024

**Caution:** This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Secretary Treasurer Committee of Adjustment,

I've attached a slightly revised document that I had sent to you on July 10. Please forward this to the adjustment committee members so that they have the latest copy of my letter.

Thank you,

Jame Brown  
James Brown | President  
PlantChoir Inc  
[www.plantchoir.com](http://www.plantchoir.com)

On Wed, Jul 10, 2024 at 8:37 PM James Brown

wrote:

Dear Secretary Treasurer, Committee of Adjustment

Please accept the attached document as my submission in respect to the application for proposed development at 2267 - 2271 Princess St.

I understand that this development is also the subject of an official Site Plan Control under the Planning Act (City file # D11-008-2023 and would like you to additionally provide a copy of my document for the consideration of this committee.

Sincerely,

James Brown | President  
PlantChoir Inc  
[www.plantchoir.com](http://www.plantchoir.com)