

Recommended Conditions

The approval of minor variance application, File Number D13-057-2024, to permit a reduced minimum lot area, reduced minimum lot frontage, an increased maximum building depth, and increased maximum driveway widths, shall be subject to the following recommended conditions:

1. Limitation

That the approved minor variance applies only to the subject lands and the proposed semi-detached homes as shown on the approved drawings attached to the notice of decision.

2. No Adverse Impacts

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

3. Building Permit Application Requirements

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

4. Standard Archaeological Condition

In the event that deeply buried or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease and the site must be secured. The Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca) and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

In the event that human remains are encountered, all work must immediately cease and the site must be secured. The Kingston Police (613-549-4660), the Office of the Chief Coroner as a part of the Ontario Ministry of the Solicitor General (1-877-991-9959), the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (archaeology@ontario.ca), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

5. Stormwater Management Brief

Prior to the issuance of a Building Permit, the applicant must submit a Stormwater Management Brief to be reviewed and approved by the City.

6. Grading Plan

Prior to the issuance of a Building Permit, the applicant must submit a Grading Plan to be reviewed and approved by the City.

7. Tree Preservation Measures

Prior to the issuance of a Building permit, the applicant shall install tree protection and preservation measures for the adjacent City-owned trees at 145 MacCauley Street, in accordance with the direction provided by the Tree Inventory and Preservation Plan for 225 Wilson Street, Kingston, dated November 20, 2024 and prepared by Richardson Tree Care. Tree Protection Zones for these City-owned trees are to be inspected by Public Works – Forestry Staff prior to grading or construction activities on the site.