



**City of Kingston  
Report to Committee of Adjustment  
Report Number COA-25-032**

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**To:** Chair and Members of the Committee of Adjustment  
**From:** Meghan Robidoux, Senior Planner  
**Date of Meeting:** March 24, 2025  
**Application for:** Minor Variance  
**File Number:** D13-011-2025  
**Address:** 40 Sir John A MacDonald Boulevard  
**District:** District 5 – Portsmouth  
**Owner:** Siderius Developments Ltd  
**Applicant:** Fotenn Consultants and Siderius Developments

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**Council Strategic Plan Alignment:**

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

**Executive Summary:**

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variances for the property located at 40 Sir John A MacDonald Boulevard. The site was previously subject to successful applications for Official Plan amendment, zoning by-law amendment, and draft plan of subdivision (Report Number PC-22-053) to facilitate redevelopment of the subject site with a mixed-use development and divide the subject site into five blocks. Through the detailed design process and technical review associated with the ongoing final plan of subdivision application (City file number D12- 001-2023), the draft plan of subdivision has been revised to expand Block 5 to contain the entirety of the private internal street. These modifications to the boundaries of Block 5 have resulted in re-defining lot lines which has created non-complying setbacks within Block 2. The application is seeking minor variances to reduce the minimum front yard setback and minimum exterior side yard setback associated with Block 2 of the draft plan of subdivision to reflect these changes associated with

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the re-defining of lot lines to place the private internal street within Block 5 as opposed to Block 2.

The requested minor variances are consistent with the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The requested minor variances are desirable for the appropriate development or use of the land, building or structure and are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

**Recommendation:**

**That** minor variance application, File Number D13-011-2025, for the property located at 40 Sir John A MacDonald Boulevard to reduce the minimum front yard setback and minimum exterior side yard setback associated with Block 2 of the draft plan of subdivision, be approved, as described below:

**Variance Number 1: Minimum Front Setback**

By-Law Number 2022-62:12.5.1(4)

Requirement: 7.5 metres

Proposed: 2.2 metres

Variance Requested: 5.3 metres; and,

**Variance Number 2: Minimum Exterior Setback**

By-Law Number 2022-62:12.5.1.(6)

Requirement: 7.5 metres

Proposed: 1.5 metres

Variance Requested: 6 metres

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-25-032.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY PLANNER

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Meghan Robidoux, Senior Planner

**In Consultation with the following Management of the Community Services Group:**

Tim Park, Director, Planning Services

Malcolm Norwood, Supervisor, Development Approvals

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**Options/Discussion:**

On February 5, 2025, a minor variance application was submitted by Fotenn Consultants and Siderius Developments, on behalf of the owner, Siderius Developments Ltd, with respect to the property located at 40 Sir John A MacDonald Boulevard. The site was previously subject to successful applications for Official Plan amendment, zoning by-law amendment and draft plan of subdivision (Report Number PC-22-053) to facilitate redevelopment of the subject site with a mixed-use development and divide the subject site into five blocks. Through the detailed design process and technical review associated with the ongoing final plan of subdivision application (City file number D12- 001-2023), the plan of subdivision has been revised to incorporate the private internal street into Block 5, rather than incorporating it within the individual development blocks (see the previous and current draft 13M plans attached in Exhibit F). These modifications to the boundaries of Block 5 have resulted in re-defining lot lines which has created non-complying setbacks in Block 2. The application is seeking minor variances to reduce the minimum front yard setback and minimum exterior side yard setback associated with Block 2 of the draft plan of subdivision to reflect these changes associated with the re-defining of lot lines to place the private internal street within Block 5 as opposed to Block 2.

The requested variances will apply only to the lands known as Block 2, as shown on the draft 13M plan attached in Exhibit F. The requested variances are technical in nature to facilitate a change in block creation for the private internal street and are required to allow land division as contemplated through previous planning approvals. No change to the location of the private internal street is proposed, only where the legal boundary of the street is located.

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

- Draft 13M Plan (Exhibit F);
- Planning Justification Letter; and,
- Owner Authorization.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

**Site Characteristics**

The subject property is located at the southwest quadrant of Sir John A MacDonald Boulevard and Union Street in Portsmouth District (Exhibit B – Key Map). The property abuts Queen's University West Campus to the north, the Correctional Service of Canada Museum to the south, low-rise residential uses to the west, and Sir John A MacDonald Boulevard to the east (Exhibit C – Neighbourhood Context Map). The subject site is currently developed with the former Prison for Women, which is located within the boundary of Block 2 of the draft plan of subdivision.

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Block 2 of the subject lands is designated Residential and Site Specific Policy 71 in the Official Plan (Exhibit D – Official Plan Map) and zoned Urban Multi-Residential 4 Zone (URM4) with Exception Overlay E99 and Holding Overlay H150 in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map).

### **Provincial Planning Statement**

In addition to the four tests of a minor variance detailed below, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (the PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

### **Minor Variance Application**

The review of an application for minor variances is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

#### **1) The general intent and purpose of the Official Plan are maintained**

The subject property is designated Residential and Site Specific Policy 71 in the City of Kingston Official Plan (Exhibit D – Official Plan Map).

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan.

The subject property is located within a Housing District on Schedule 2 of the Official Plan. The proposed variances are required to facilitate the land division previously contemplated and supported by Council through the Report Number PC-22-053. The draft approved subdivision conforms with the policies of Section 2 of the Official Plan, including Section 2.7, as reviewed in detail through the previous applications. The proposed variances are technical in nature and will not impact the compatibility of the proposed built form.

The proposed minor variances have been triggered by the intent to facilitate construction of the internal private street ahead of development on the individual blocks. The Kingston Zoning By-law defines a private street as a street, the rights to which will be legally established through a plan of subdivision. The proposed variances will not impact accessibility on the site, rather they will allow means for access and parking to be undertaken earlier in the development process.

The proposed minor variances will not impact the functionality of the site or ability of the site to meet user needs.

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The property is subject to a Heritage Conservation Easement Agreement. The requested variances for front setback and exterior setback from the internal private street will not impact the heritage resources associated with the property. The application has been reviewed by Heritage Services staff, who noted no concerns with the requested variances.

The requested technical variances will not impact the serviceability of site, which will continue to be serviced by municipal servicing infrastructure. A detailed Servicing Report has been submitted through the concurrent final plan of subdivision application (D12-001-2023) and will be finalized through that process.

The impact of the variance is expected to be minor and would not create an undesirable precedent for the area with the application most appropriately addressed through a Minor Variance rather than a Zoning By-law Amendment. Recommended conditions have been provided for the Committee's consideration in Exhibit A of this report.

The proposal meets the intent of the Official Plan, as the proposed variances for front setback and exterior setback will not result in any negative impacts to adjacent properties or to the neighbourhood.

## **2) The general intent and purpose of the Zoning By-Law are maintained**

Block 2 of the subject lands is zoned Urban Multi-Residential 4 Zone (URM4) with Exception Overlay E99 and Holding Overlay H150 in Kingston Zoning By-Law Number 2022-62 (Exhibit E – Zoning By-Law Map). Exception Overlay E99 permits an apartment building, a park, outdoor gallery and museum uses on Block 2.

As a result of the proposed land division changes to separate the internal private road into Block 5 as shown in Exhibit F, Block 2 will now be defined as a corner lot and a through lot, per the definitions of the Kingston Zoning By-law. The southmost lot boundary of Block 2 will be defined as the front lot line, as it is located opposite to a lot line that does not abut a street, and each of the east and west lot boundaries will be defined as exterior lot lines.

The subdivision now requires variances to Sections 12.5.1(4) and 12.5.1.(6) for minimum front setback and minimum exterior setback respectively as follows:

### **Variance Number 1: Minimum Front Setback**

By-Law Number 2022-62:12.5.1(4)

Requirement: 7.5 metres

Proposed: 2.2 metres

Variance Requested: 5.3 metres; and,

### **Variance Number 2: Minimum Exterior Setback**

By-Law Number 2022-62:12.5.1.(6)

Requirement: 7.5 metres

Proposed: 1.5 metres

Variance Requested: 6 metres

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No change to the development is proposed, no change to the overall functionality or location of the private street is proposed, and no change in the setback between the existing building and the private street is proposed. The variances are technical in nature and triggered simply by adding the private street to Block 5. The proposed private street will continue to have sufficient width to accommodate safe and accessible routes for vehicles and pedestrians. The requested variance to the front setback and exterior setback will not impact the functionality of the private street, nor will it impact the compatibility or functionality of the future Block 2. The variances themselves have been rounded up slightly from the setbacks shown on Exhibit F to account for a potential degree of error or variation on the draft 13M plan.

The requested variances maintain the general intent and purpose of the zoning by-law.

**3) The variance is minor in nature**

The proposed variances are considered minor as they are technical in nature and necessary to facilitate land division as contemplated through previous planning applications. The previously approved development is not proposed to change as a result of the requested variances. There are no anticipated negative impacts as a result of the reduction in minimum front and exterior setbacks.

**4) The variance is desirable for the appropriate development or use of the land, building or structure**

The requested variances support the advancement of the draft approved subdivision, which will provide for the redevelopment and intensification of an underutilized site in the urban area. The proposed variances will not change the approved use or built form of the site. The proposed variances are therefore desirable for the appropriate use of the land.

**Technical Review: Circulated Departments and Agencies**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering         | <input checked="" type="checkbox"/> Heritage Services    |
| <input type="checkbox"/> Finance                      | <input checked="" type="checkbox"/> Utilities Kingston  | <input checked="" type="checkbox"/> Real Estate          |
| <input type="checkbox"/> Fire & Rescue                | <input checked="" type="checkbox"/> Kingston Hydro      | <input checked="" type="checkbox"/> Environment Division |
| <input type="checkbox"/> Solid Waste                  | <input checked="" type="checkbox"/> Parks Development   | <input type="checkbox"/> Canadian National Railways      |
| <input checked="" type="checkbox"/> Housing           | <input checked="" type="checkbox"/> District Councillor | <input type="checkbox"/> Ministry of Transportation      |
| <input type="checkbox"/> KEDCO                        | <input checked="" type="checkbox"/> Municipal Drainage  | <input type="checkbox"/> Parks of the St. Lawrence       |
| <input type="checkbox"/> CRCA                         | <input type="checkbox"/> KFL&A Health Unit              | <input type="checkbox"/> Trans Northern Pipelines        |
| <input type="checkbox"/> Parks Canada                 | <input type="checkbox"/> Eastern Ontario Power          | <input type="checkbox"/> CFB Kingston                    |

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- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Heritage Services |
| <input type="checkbox"/> Hydro One                    | <input type="checkbox"/> Enbridge Pipelines     | <input type="checkbox"/> TransCanada Pipelines        |
| <input type="checkbox"/> Kingston Airport             |   |   |

### Technical Comments

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this application from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

### Public Comments

At the time this report was finalized, no public correspondence has been received regarding this application. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

### Previous or Concurrent Applications

There are no concurrent or relevant historic planning applications on the subject property.

### Conclusion

The requested variances maintain the general intent and purpose of both the City of Kingston Official Plan and Kingston Zoning By-Law Number 2022-62. The proposal is desirable for the appropriate development or use of the land, building or structure and the requested variances are minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will address zoning deficiencies resulting from a change in block delineation for the private internal street and will allow for land division as contemplated through previous planning approvals.

### Existing Policy/By-Law:

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

### Provincial

Provincial Planning Statement, 2024



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**Municipal**

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

**Notice Provisions:**

A Committee of Adjustment Meeting is going to be held respecting this application on March 24, 2025 Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 39 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard (Exhibit H – Public Notification Map).

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

Malcolm Norwood, Supervisor, Development Approvals, 613-546-4291 extension 3236

Meghan Robidoux, Senior Planner, 613-546-4291 extension 1256

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Recommended Conditions

Exhibit B Key Map

Exhibit C Neighbourhood Context Map

Exhibit D Official Plan Map

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Exhibit E Zoning By-Law Map

Exhibit F Draft 13M Plan (previous and current)

Exhibit G Site Photo

Exhibit H Public Notification Map

## Recommended Conditions

The approval of minor variance application, File Number D13-011-2025, to reduce the required front setback and exterior setback for Block 2 of the draft approved subdivision on the subject lands, shall be subject to the following recommended conditions:

### 1. Limitation

That the approved minor variance applies only to Block 2 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](mailto: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](mailto:archaeology@ontario.ca)), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



Planning Services

### Committee of Adjustment

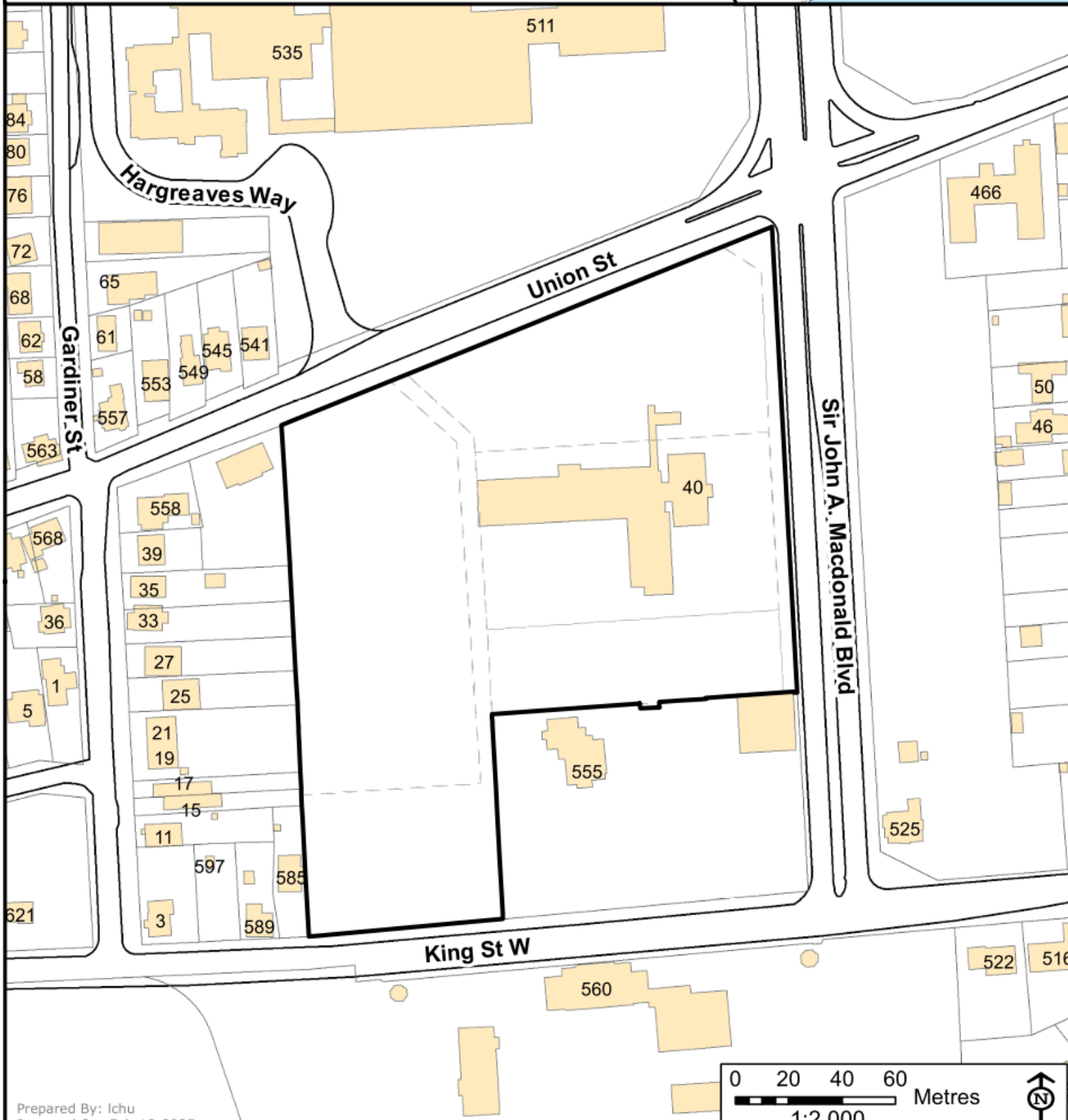
### Key Map

Address: 40 Sir John A MacDonald Blvd

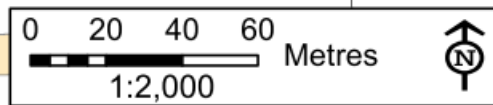
File Number: D13-011-2025

Prepared On: Feb-13-2025

Lands Subject to Minor Variance



Prepared By: Ichu  
Prepared On: Feb-13-2025



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# Committee of Adjustment Neighbourhood Context

Address: 40 Sir John A MacDonald Blvd  
File Number: D13-011-2025  
Prepared On: Feb-13-2025

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: Ichu,  
Prepared On: Feb-13-2025

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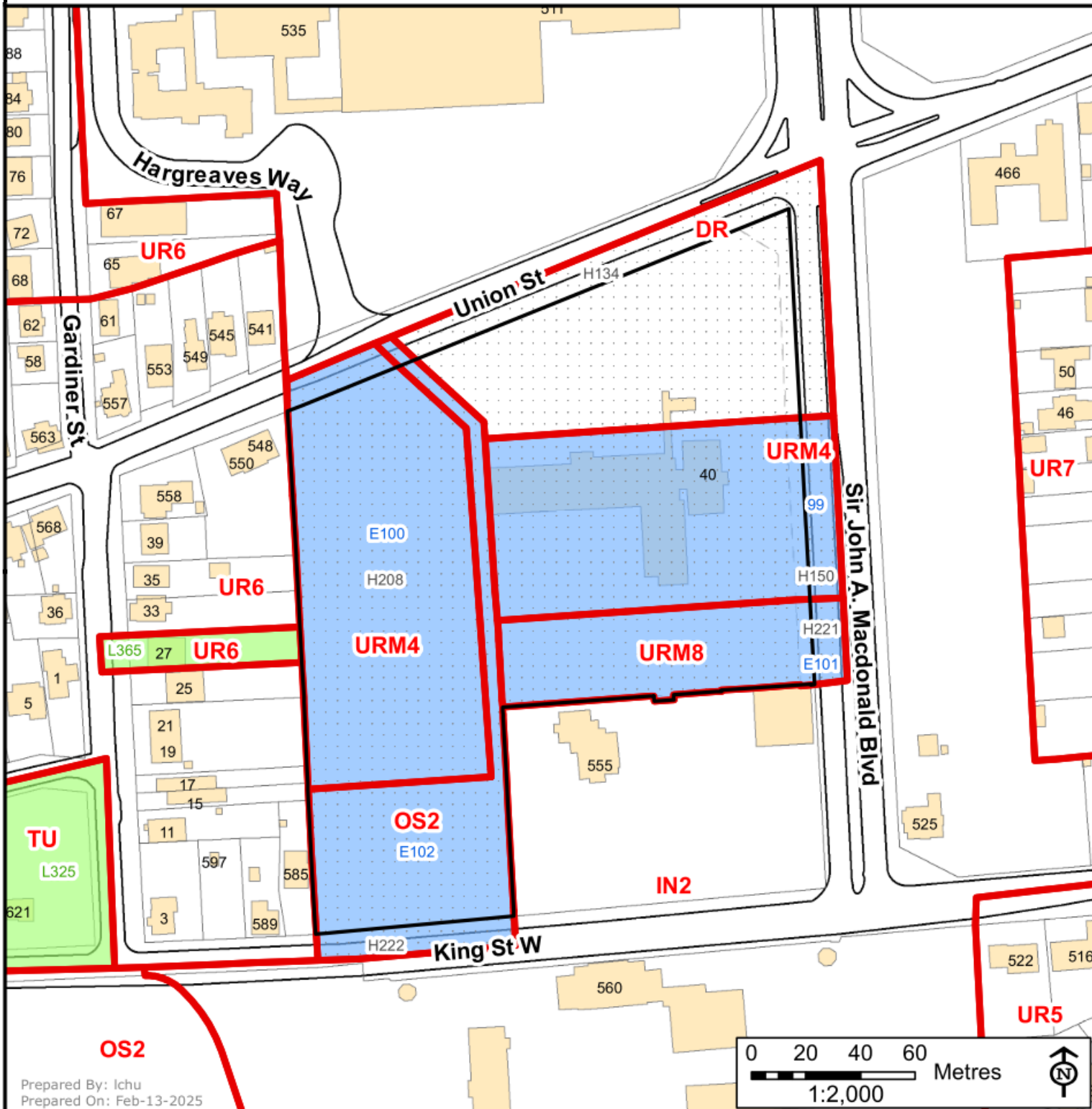
Planning Committee  
Existing Zoning  
Kingston Zoning By-Law 2022-62

Planning Services

Address: 40 Sir John A MacDonald Blvd  
File Number: D13-011-2025  
Prepared On: Feb-13-2025

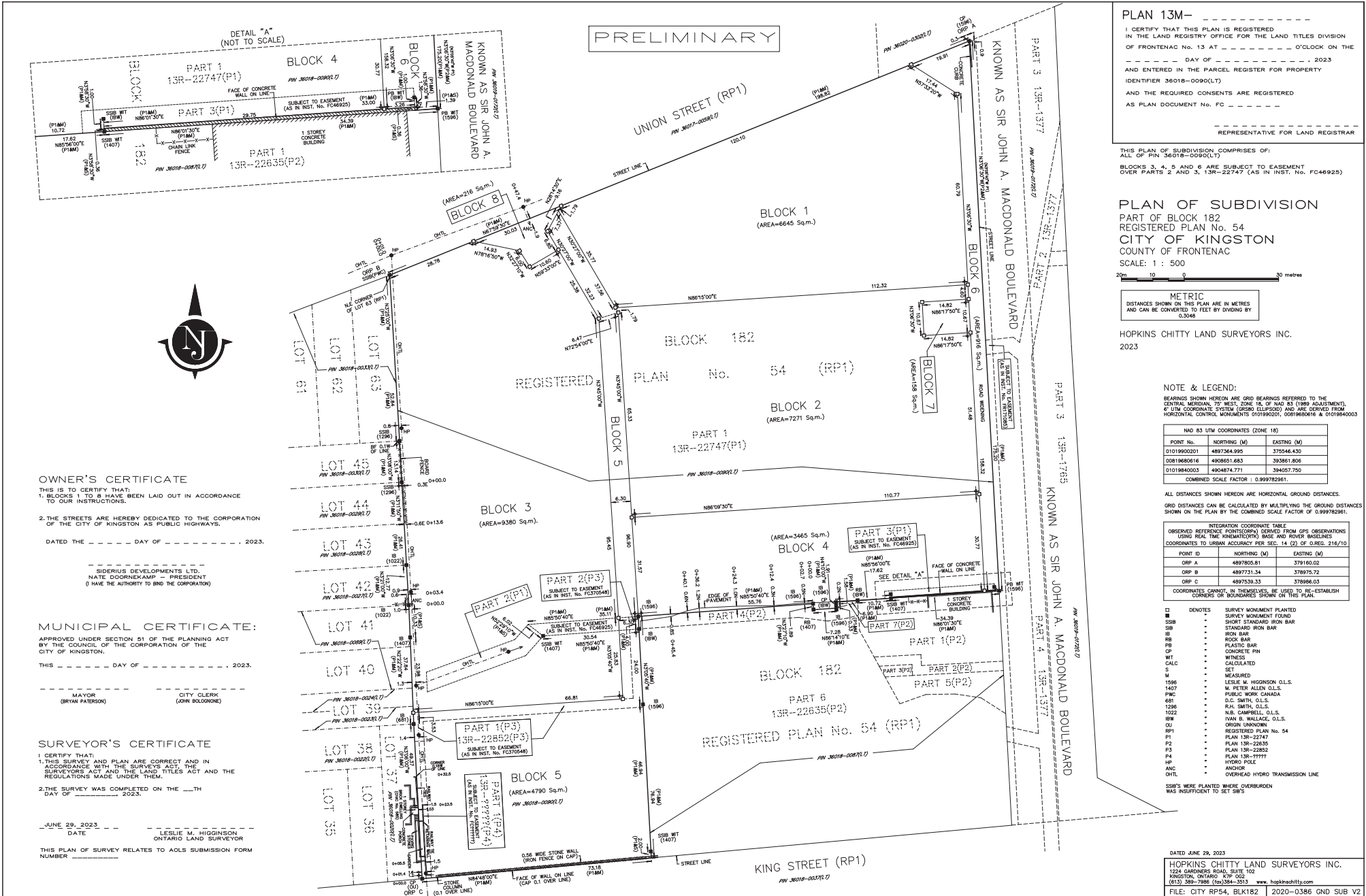
Subject Lands  
Schedule 1 Zoning Map  
Zone

Schedule E - Exception Overlay  
Legacy Exceptions (LXXX)  
Exceptions (EXXX)  
Schedule F - Holding Overlay  
Holding Overlay (HXXX)



Prepared By: Ichu  
Prepared On: Feb-13-2025

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Current Draft 13M Plan

PRELIMINARY

PLAN 13M—

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF FRONTENAC NO. 13 AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 36018-0090(L7) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. FC \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN OF SUBDIVISION COMPRISES OF: ALL OF PIN 36018-0090(L7) BLOCKS 3, 4, 5 AND 6 ARE SUBJECT TO EASEMENT OVER PARTS 2 AND 3, 13R-22747 (AS IN INST. NO. FC46925)

PLAN OF SUBDIVISION  
PART OF BLOCK 182  
REGISTERED PLAN No. 54  
CITY OF KINGSTON  
COUNTY OF FRONTENAC  
SCALE: 1 : 500

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

HOPKINS CHITTY LAND SURVEYORS INC.  
2023

NOTE & LEGEND:  
BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE CENTRAL MERIDIAN, 72° WEST, ZONE 18 OF NAD 83 (1989 ADJUSTMENT), UTM COORDINATE SYSTEM (GRS80 ELLIPSOID) AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS 0101984003, 008860616 & 0101984003

NAD 83 UTM COORDINATES (ZONE 18)

POINT No.	NORTHING (M)	EASTING (M)
010198920021	4897264.995	375246.430
0081986016	4906661.683	382861.806
01019840003	4904874.771	394057.750

COMBINED SCALE FACTOR: 1.0099782961

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.  
GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GROUND DISTANCES SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.999782961

INTEGRATION COORDINATE TABLE  
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING REAL TIME KINEMATIC (RTK) BASE AND ROVER BASELINES  
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10

POINT ID	NORTHING (M)	EASTING (M)
ORP A	4897805.81	379160.02
ORP B	4897751.34	378975.72
ORP C	4897539.33	378986.03

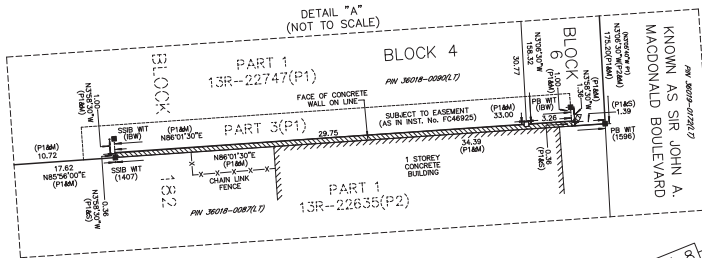
COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- DENOTES SURVEY MONUMENT PLANTED
  - SURVEY MONUMENT FOUND
  - SSB STANDARD IRON BAR
  - IB IRON BAR
  - RB ROCK BAR
  - CP CONCRETE PIN
  - WT WITNESS
  - CALC CALCULATED
  - S SET
  - M MEASURED
  - 1596 LESLIE W. HIGGINSON O.L.S.
  - 1407 M. PETER ALLEN O.L.S.
  - PWC PUBLIC WORK CANADA
  - 681 D.C. SMITH, O.L.S.
  - 1298 R.L. SMITH, O.L.S.
  - 1022 N.E. CAMPBELL, O.L.S.
  - IRW IRAN B. WALLACE, O.L.S.
  - OU ORIGIN UNKNOWN
  - RP1 REGISTERED PLAN No. 54
  - P1 PLAN 13R-22747
  - P2 PLAN 13R-22835
  - P3 PLAN 13R-22852
  - P4 PLAN 13R-PPPPP
  - HP HYDRO POLE
  - ANC ANCHOR
  - OTL OVERHEAD HYDRO TRANSMISSION LINE
- SSB'S WERE PLANTED WHERE OVERHEAD WAS INSUFFICIENT TO SET SIB'S

REVISED FEBRUARY 3, 2025 BLD TIES ADDED  
REVISED JANUARY 30, 2025 BLD ADDED  
DATED HEREON FEBRUARY 20, 2024

HOPKINS CHITTY LAND SURVEYORS INC.  
1224 GARDINER ROAD, SUITE 102  
KINGSTON, ONTARIO K7P 0G2  
(613) 388-7888 (TOLL-FREE) 1-800-363-3013  
www.hopkinschitty.com

FILE: CITY RPS4, BLK182|2020-0386 GND SUB V3 BLD



OWNER'S CERTIFICATE  
THIS IS TO CERTIFY THAT:  
1. BLOCKS 1 TO 8 HAVE BEEN LAID OUT IN ACCORDANCE TO OUR INSTRUCTIONS.  
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF KINGSTON AS PUBLIC HIGHWAYS.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_ SIDERIUS DEVELOPMENTS LTD.  
NATE DOORNEKAMP - PRESIDENT  
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

MUNICIPAL CERTIFICATE:  
APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE COUNCIL OF THE CORPORATION OF THE CITY OF KINGSTON.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR (BRYAN PATERSON)

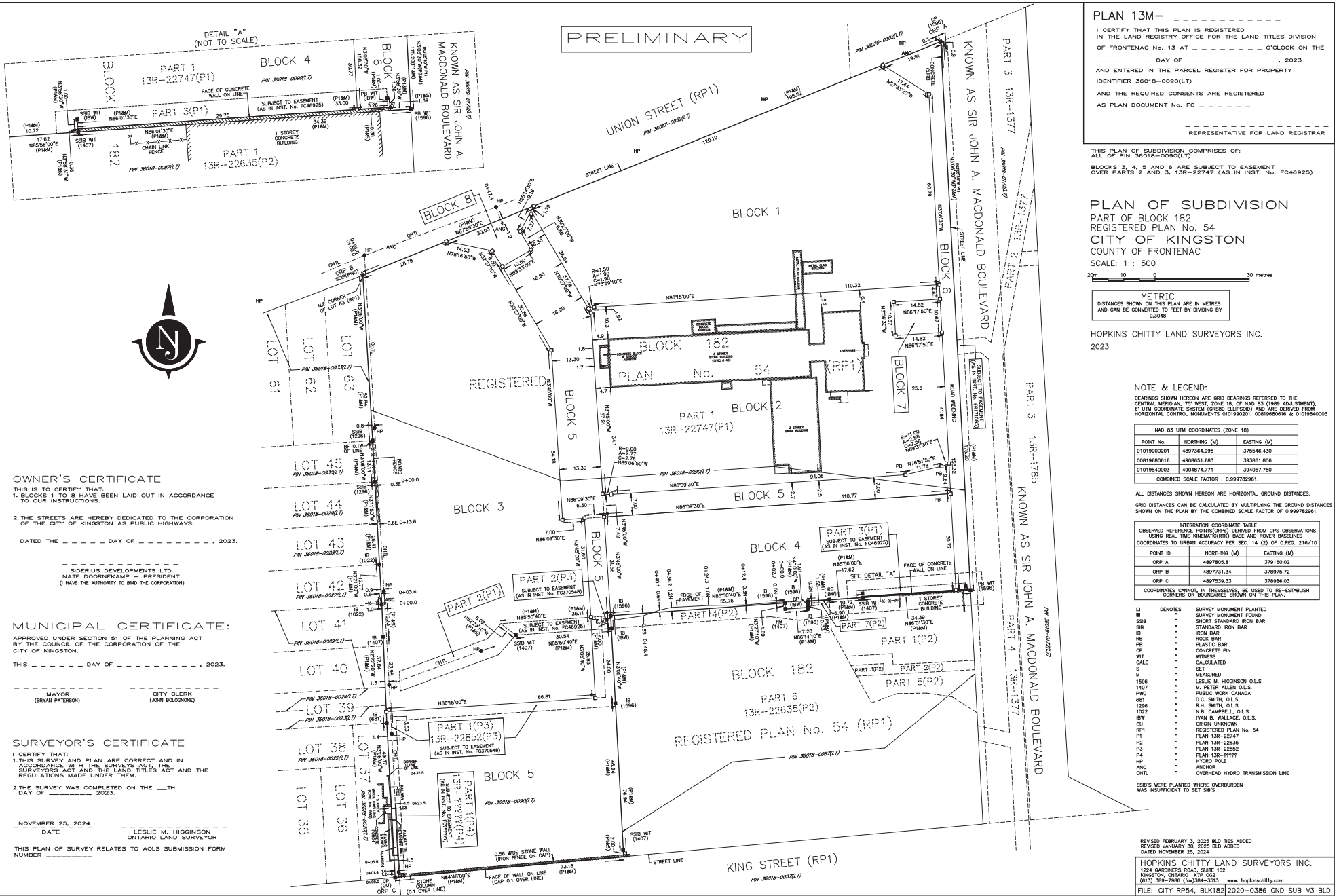
\_\_\_\_\_  
CITY CLERK (JOHN BOLORONE)

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LESLIE M. HIGGINSON  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER \_\_\_\_\_



Site Photograph








Figure 1: Southwest facing view of subject lands from Sir John A MacDonal Boulevard and the former Prison for Women building.

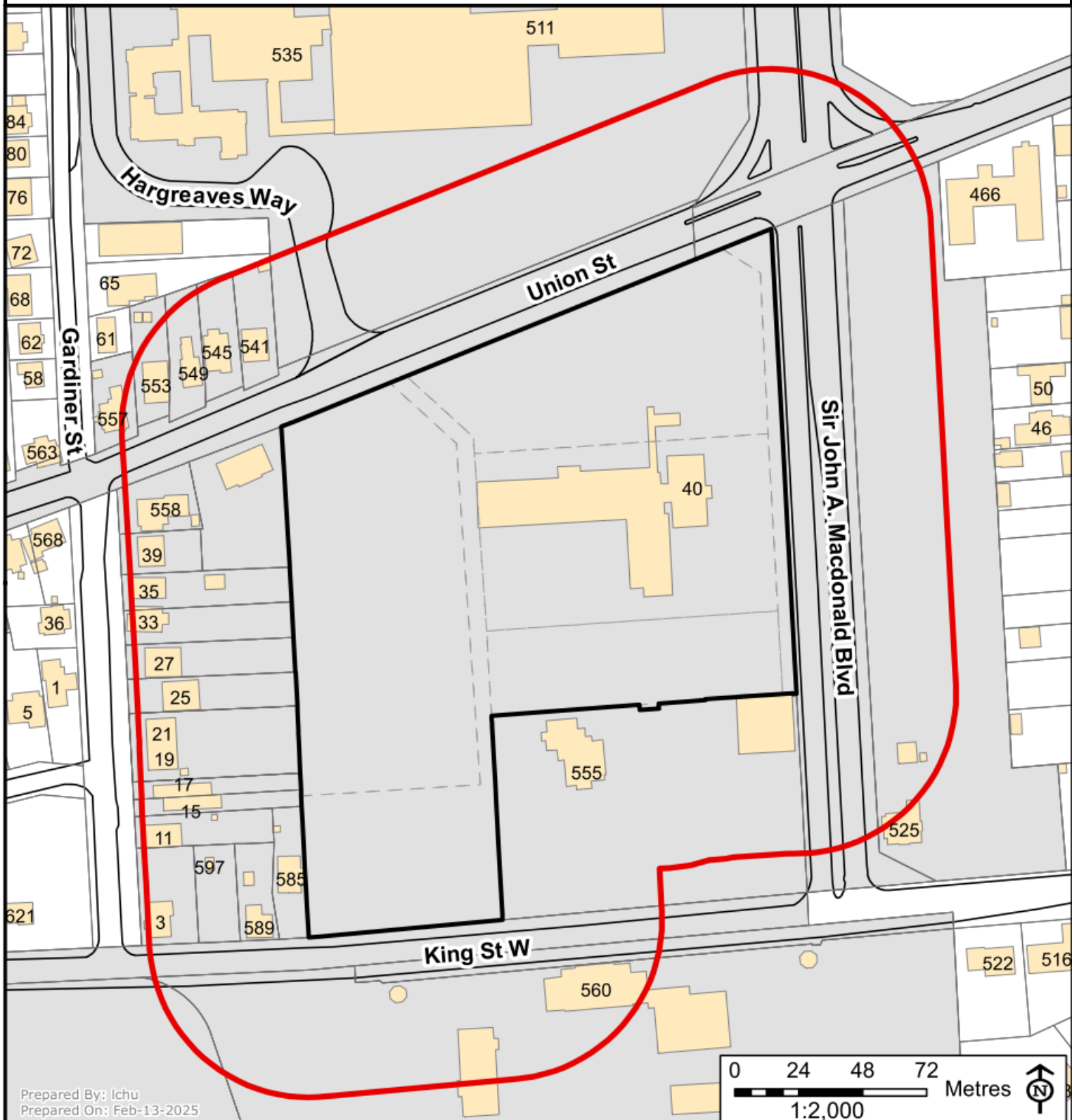


Planning Services

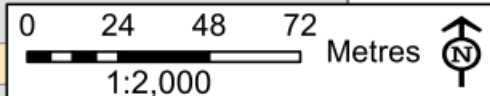
# Committee of Adjustment Public Notice Notification Map

Address: 40 Sir John A MacDonald Blvd  
File Number: D13-011-2025  
Prepared On: Feb-13-2025

-  60m Public Notification Boundary
-  Subject Lands
-  Property Boundaries
-  Proposed Parcels
-  32 Properties in Receipt of Notice (MPAC)



Prepared By: Ichu  
Prepared On: Feb-13-2025



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