



# Notice of a Public Meeting

The City of Kingston has received an application for a:

## **Proposed Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA)**

**Purpose and Effect of the Application: To re-designate the lands from Rural Commercial to Waste Management Industrial, and to rezone the lands to permit rural industrial uses.**

The subject property is located adjacent to the bend at the west end of McAdoo's Lane, just east of Perth Road, and is known locally as the former site of Kingston Family Fun World. The property is developed with facilities for a drive-in movie theatre, mini golf course, and go-kart track. The property has an area of approximately 6.25 hectares, with approximately 475 metres of frontage onto McAdoo's Lane.

The property is currently designated 'Rural Commercial' in the City of Kingston Official Plan and is zoned a special Open Space 'OS-12-H' Zone in Zoning By-Law Number 76-26, as amended. The applicant is requesting an amendment to the City's Official Plan to change the land use designation for the site from 'Rural Commercial' to 'Waste Management Industrial', and to permit 50% of the proposed new building to be used for accessory retail sales. The applicant is also requesting a zoning by-law amendment to change the zoning category applicable to the site from the special Open Space (OS) Zone to a special Disposal Industrial (M4) Zone.

These policy amendments are requested to facilitate the introduction of a metal recycling yard (AIM Recycling) and an auto-parts and automobile recycling operation (Kenny U-Pull) on the site. The metal recycling facility would accept and sort metal on-site in bins. These bins would be taken off-site for further processing; no processing of metals would be permitted on-site. The automobile recycling facility would accept used vehicles, remove all batteries and fluids, and then store these vehicles in open storage on categorized lifts. Customers would then come on-site to take parts from these cars as required for reuse. Once most of the useable parts are taken from a car, it would be crushed on-site and then taken off-site for further processing.

A new one-storey building at the north-east corner of the site would accommodate an office, sales room, and depollution facilities. The proposed depollution tanks, crusher, and material sorting operation would be contained to the east of the site, behind the proposed building on a reinforced concrete slab. The remainder of the site would accommodate a self-serve customer area which would accommodate approximately 1600 cars in outdoor storage. An accessory used car sales operation is also proposed at the front of the site in the parking lot, to display a maximum of 11 cars at a time.

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Address of Property:	1533 McAdoo's Lane
Name of Applicant:	IBI Group
City File Number:	D35-005-2020

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## **Public Meeting**

Date: December 17, 2020

Time: 6:30 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](http://www.cityofkingston.ca/PlanningCommittee)**

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\*All public meetings are scheduled for 6:30 p.m. The Planning Committee will deal with them in the order in which they appear on the agenda.

**Additional information** about the application, including a copy of the proposed Official Plan Amendment and Zoning By-Law Amendment, can be viewed by accessing the Development and Services Hub (DASH) at [www.cityofkingston.ca/DASH](http://www.cityofkingston.ca/DASH). Enquiries may be made by contacting Genise Grant, Intermediate Planner, via email at [ggrant@cityofkingston.ca](mailto:ggrant@cityofkingston.ca) or by phone at 613-546-4291, ext. 3185.

**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: [ggrant@cityofkingston.ca](mailto:ggrant@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 Official Plan Amendment and 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](http://www.cityofkingston.ca/PlanningCommittee) on December 11, 2020. 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 proposed Official Plan Amendment and Zoning By-Law Amendment is adopted, 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 proposed Official Plan Amendment and Zoning By-Law Amendment is adopted, 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 add the person or public body as a party.

If you wish to be notified of the decision of the City of Kingston on the proposed Official Plan Amendment and 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](mailto:contactus@cityofkingston.ca).

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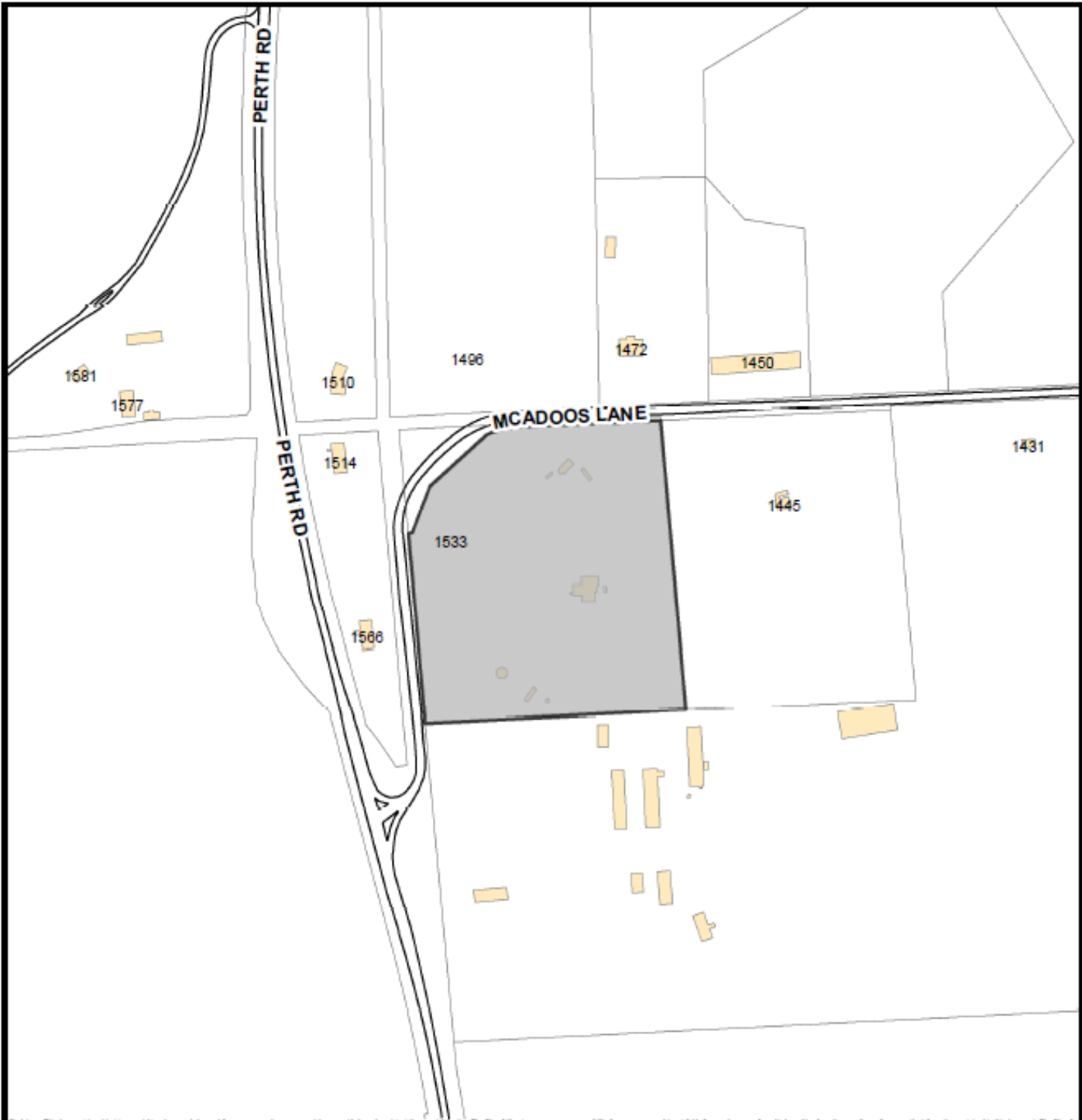
**NOTICE OF COLLECTION** Personal information collected as a result of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist 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 27<sup>th</sup> day of **November, 2020.**

City Clerk

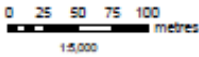


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PLANNING COMMITTEE  
**Key Map**

File Number: D35-005-2020  
Address: 1533 McAdoo's Lane




DATE: 2020-11-16  
PREPARED BY: akseeping



**CONTEXT MAP**



 Subject Lands