



# Notice of a Regular Meeting

The City of Kingston has received applications for a:

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

**Purpose and Effect of the Applications:** To re-designate and rezone the subject lands in order to develop 67 hotel rooms/suites; a spa; two restaurants; an event venue; farm uses including but not limited to vineyards, gardens, and farm produce retail outlet and café; and a winery/nano-brewery/cidery and associated retail and tasting room/tied house. Of the 67 hotel rooms/suites, a maximum of 40 can be provided in the form of rental cabins.

Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted by BPE Development Inc. to facilitate the redevelopment of the 3 separate parcels of land located at the northwest corner of the Unity Road / Battersea Road intersection: 2285 Battersea Road, 2311 Battersea Road and a landlocked parcel north of these parcels with no municipal address. The total land area is approximately 13.7 hectares with approximately 295 metres of road frontage on Battersea Road and approximately 115 metres of road frontage on Unity Road (see attached Key Map). The site is currently developed with a single detached dwelling and two accessory buildings used to support on-site agricultural uses.

The property is currently designated 'Rural Lands' in the City of Kingston Official Plan and zoned Restricted Agricultural 'A1' & General Agricultural 'A2' Zone in Zoning By-Law Number 76-26, as amended.

The applicant is proposing to re-designate the lands to 'Rural Commercial' within the Official Plan and rezone the lands to a site-specific Special Highway Commercial 'C3-X' zone within Zoning By-law Number 76-26, as amended to facilitate the proposed development through this application.

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Address of Property:	2285 and 2311 Battersea Road and Kingston Concession. 6, PT LT 33; RP 13R-15799 Part 1
Name of Applicant:	BPE Developments and Fotenn Consultants Inc.
City File Numbers:	D35-003-2019

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## **Regular Meeting**

Date:	July 16, 2020
Time:	6:30 p.m.
Location:	<b>This will be a virtual meeting. Details around how to view and participate in the meeting are available on the City's website at <a href="http://www.cityofkingston.ca/PlanningCommittee">www.cityofkingston.ca/PlanningCommittee</a></b>

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**Additional information** about the applications can be viewed by accessing the Development and Services Hub (DASH) at <https://www.cityofkingston.ca/DASH>. Enquiries may be made by contacting James Bar, Senior Planner, by email [jbar@cityofkingston.ca](mailto:jbar@cityofkingston.ca), or by phone 613-546-4291, ext. 3213.

**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: [jbar@cityofkingston.ca](mailto:jbar@cityofkingston.ca)

The Planning Committee will receive a recommendation report with respect to the applications at the Regular 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 July 10, 2020.

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 at the Regular Meeting. The Committee will make its recommendation to City Council at this meeting.

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 is adopted or 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 proposed Official Plan Amendment is adopted or 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 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 or 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](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.

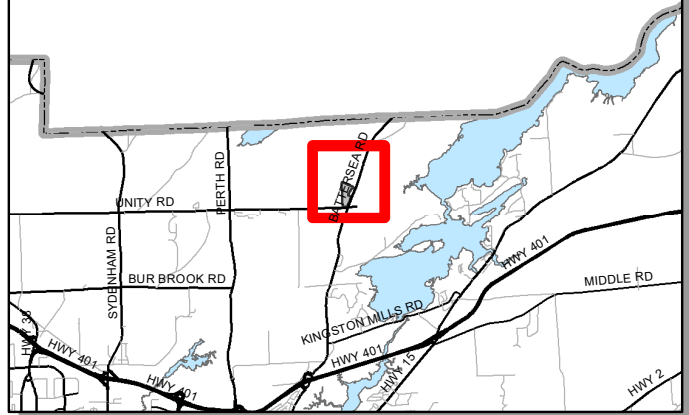
**DATED:** at Kingston Ontario

John Bolognone

this **26<sup>th</sup>** day of **June 2020**.

City Clerk

## CONTEXT MAP



2379



Planning Services

a department of  
Community  
Services




## PLANNING COMMITTEE

## KEY MAP

File Number: D35-003-2019  
Addresses: 2285 Battersea Road, 2311  
Battersea Road, and Kingston Con 6  
PT Lot 33 RP; 13R-15799 Part 1

0 60 120 180 240 Metres  
1:10,000

## LEGEND

-  Subject Properties
-  Property Boundaries
-  New Property Line

