

**AGENDA
 BELLEVILLE COMMITTEE OF ADJUSTMENT
 FEBRUARY 20, 2020
 3:30 P.M.
 COUNCIL CHAMBER
 CITY HALL**

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. WELCOME FROM CHAIRMAN & OPENING REMARKS

3. APPLICATIONS AND DECISIONS

- a) Application A 2/20 Application for Minor Variance
 128 Black Diamond Road
 Owner: Yvon Lachapelle

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from the Manager of Approvals, Development Technologist and Principal Planner is enclosed. No other responses were received.

- b) Application A 3/20 Application for Minor Variance
 17 Liddle Lane
 Owner: William MacDonald

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from the Manager of Approvals, Chief Building Official, Development Technologist and Principal Planner is enclosed. No other responses were received.

- c) Application A 4/20 & Application for Minor Variance & Severance
 B 6/20 76 & 78 Everett Street
 Owner: Rev Mark Sullivan, Belleville Wesleyan Church
 Agent: Keith Watson, Watson Land Surveyors

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- d) Application A 5/20 Application for Minor Variance
15 Sharpes Lane
Owner: Cathie Bertelink

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from the Manager of Approvals, Development Technologist, Principal Planner and Quinte Conservation is enclosed. No other responses were received.

- e) Application B 5/20 Application for Severance
49 Homan Road
Owner: Marlene MacKenzie
Agent: Keith Watson, Watson Land Surveyors

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- f) Application B 7/20 Application for Severance
60 & 62 Octavia Street
Owner: Shawn Legere

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from the Manager of Approvals, Development Technologist and Principal Planner is enclosed. No other responses were received.

- g) Application B 8/20 Application for Severance
1243 Zion Road
Owner: Brian & Andrea Sills, Darlene & Jeffrey Sills
Agent: Keith Watson, Watson Land Surveyors

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

4. GENERAL BUSINESS

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on January 16, 2020.

5. CORRESPONDENCE

6. OTHER BUSINESS

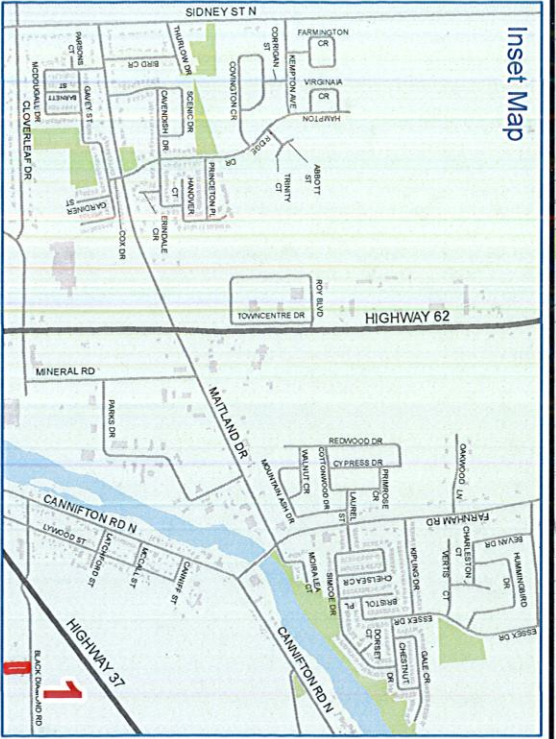
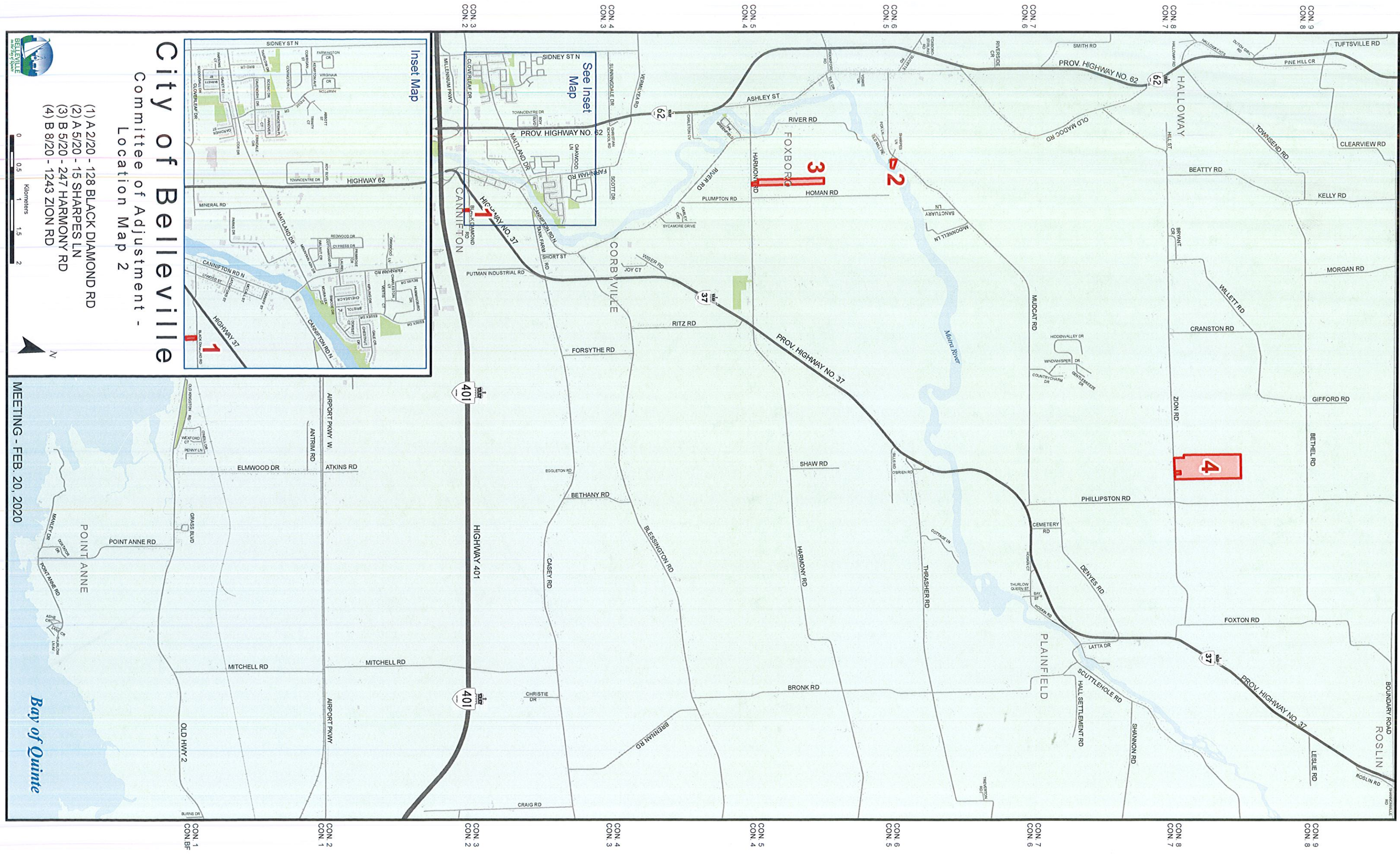
7. NEXT MEETING : Thursday March 19, 2020 at 3:30pm

8. ADJOURNMENT

LOTS 1 3 6 9 12 15 18 21 24 27 30

CENTRE HASTINGS TOWNSHIP

TOWNSHIP OF TYENDINAGA



City of Belleville

Committee of Adjustment -
Location Map 2

- (1) A 2/20 - 128 BLACK DIAMOND RD
- (2) A 5/20 - 15 SHARPES LN
- (3) B 5/20 - 247 HARMONY RD
- (4) B 8/20 - 1243 ZION RD



MEETING - FEB. 20, 2020

Bay of Quinte

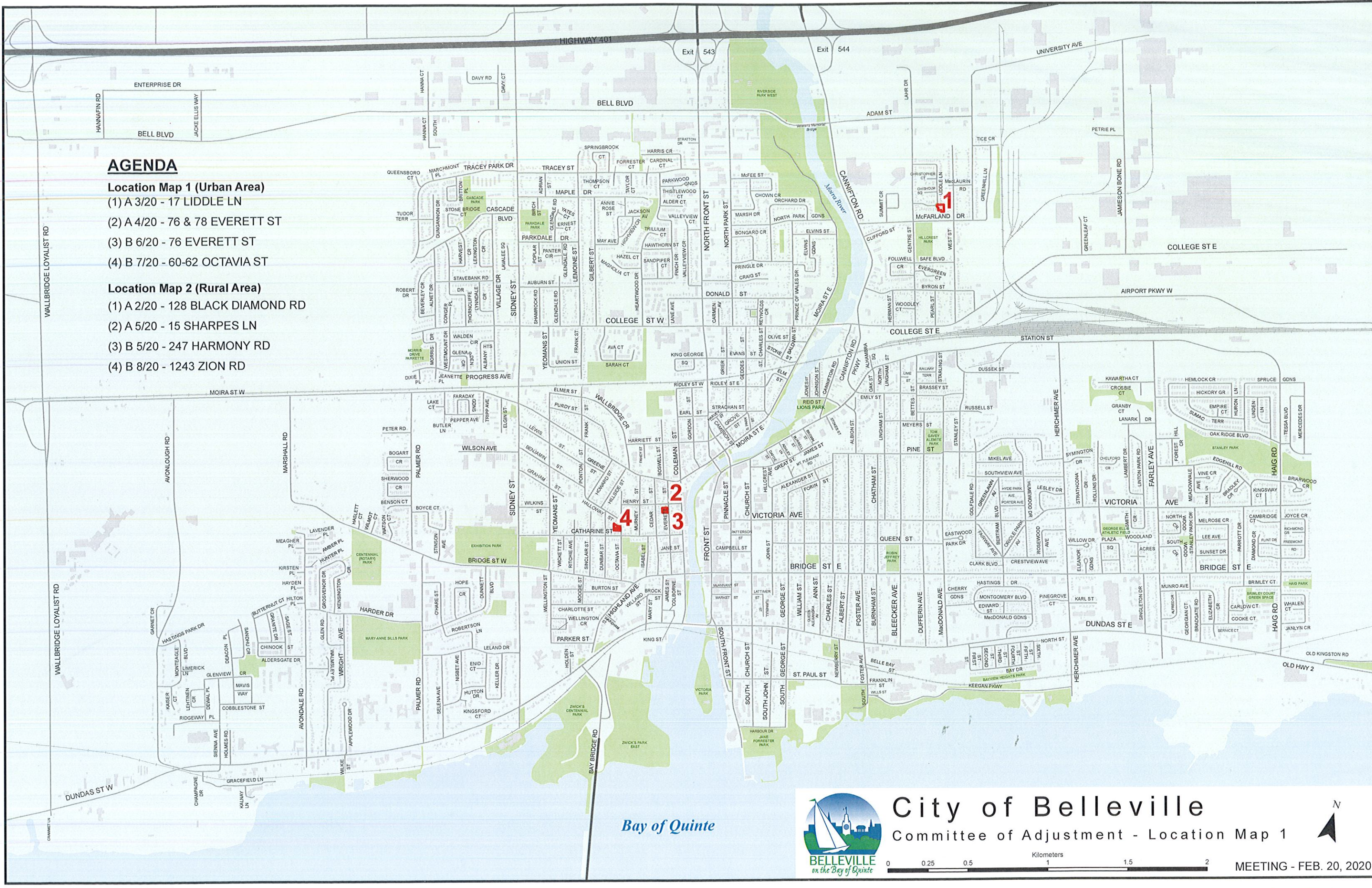
AGENDA

Location Map 1 (Urban Area)

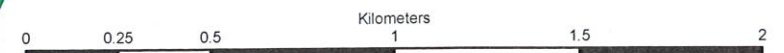
- (1) A 3/20 - 17 LIDDLE LN
- (2) A 4/20 - 76 & 78 EVERETT ST
- (3) B 6/20 - 76 EVERETT ST
- (4) B 7/20 - 60-62 OCTAVIA ST

Location Map 2 (Rural Area)

- (1) A 2/20 - 128 BLACK DIAMOND RD
- (2) A 5/20 - 15 SHARPES LN
- (3) B 5/20 - 247 HARMONY RD
- (4) B 8/20 - 1243 ZION RD



City of Belleville
 Committee of Adjustment - Location Map 1



MEETING - FEB. 20, 2020

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 20, 2020 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 45 of the Planning Act, submitted by Yvon Lachapelle.

The subject property is 128 Black Diamond Road and is zoned RR – Rural Residential. The Owner wishes to construct a detached garage with an increase in maximum lot coverage for accessory buildings from 5.0% to 5.63%, and an increase in maximum building height from 5.0 m to 5.33 m.

A location map showing the proposed variance is provided on the back of this page.

Additional information relating to the proposed minor variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for a minor variance are **not** subject to any other type of planning application.

Dated this 30th day of January, 2020.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@belleville.ca



120810003008700

BLACK DIAMOND RD

120810003000600

120810003001000

120810003001001

120810003001100

120810003000500



APPLICATION NO:

A 2/20

LOCATION: 128 BLACK DIAMOND RD



Subject Property

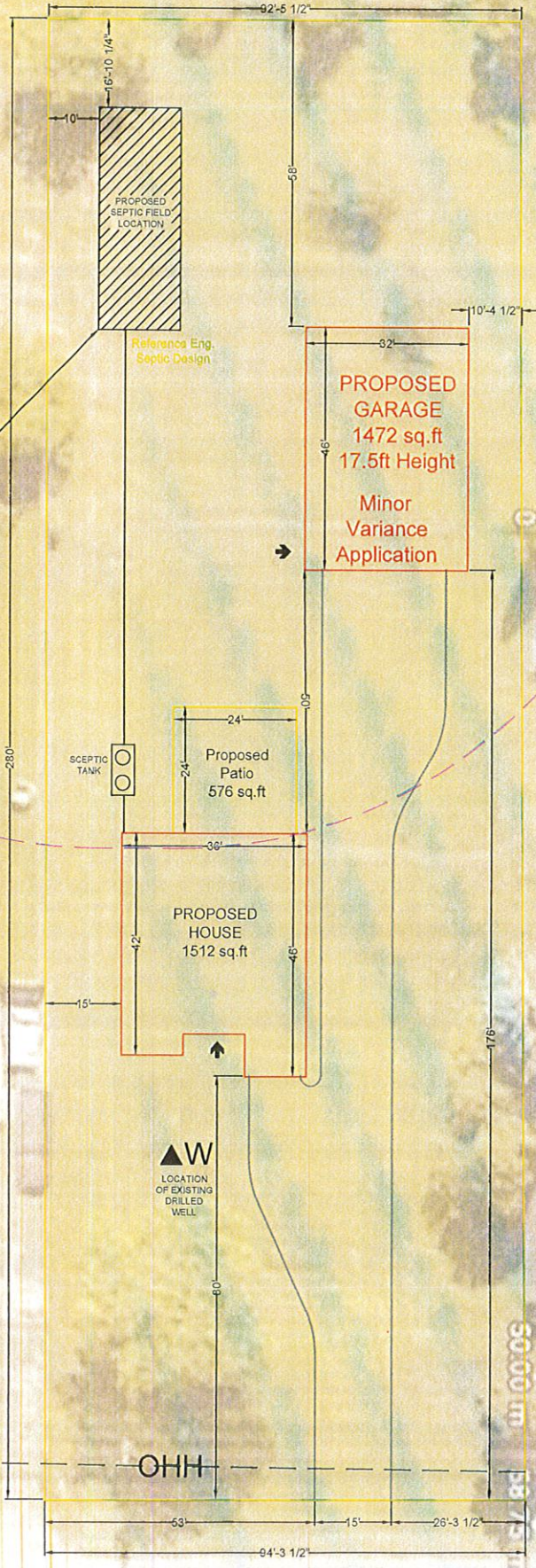


Notification Area



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

128 Black Diamond Rd.
PLOT PLAN
SCALE
1" = 25'



Neighboring
Commercial
Shop

APPROXIMATE
NEIGHBORING
DRILLED WELL
LOCATION

APPROXIMATE
NEIGHBORING
DUG WELL
LOCATION

Neighboring
Single
Dwelling

Neighboring
Single
Dwelling

BELLEVILLE COMMITTEE
OF ADJUSTMENT

JAN 13 2020

RECEIVED

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MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: February 11, 2020

File No.: A 2/20

Location: 128 Black Diamond Road

Owner: Yvon Lachapelle

Proposal: To construct a detached accessory building (garage) with a building height of 5.33m instead of the maximum 5.0m, and a maximum lot coverage for accessory buildings of 5.63% instead of the maximum 5%.

Official Plan:

Current Designation: Industrial Land Use

Permitted Uses: a range of uses; policies of the Rural Land Use designation apply until such time as the land is needed for industrial purposes

Zoning By-law 3014:

Current Zoning: RR – Rural Residential Zone

RR – Rural Residential Zone

Permitted Uses: single detached dwelling with detached garage

Proposed Use: same

Accessory structure height (maximum) 5 metres

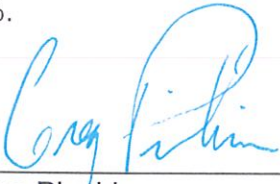
Comments:

1. the property is currently vacant, and the applicant proposes to develop it with a new dwelling and detached garage;
2. the architect has designed the two buildings in such a way as to complement each other, each building has a shed style roof, that is where the roof only slopes in one direction;
3. Thurlow zoning establishes measurement for gable and gambrel roofs where building height is measured to half of the distance between the eaves and the ridge, but shed style roofs are not included in these provisions; as such, the height is measured in this case to the highest point of the building at the one edge, rather than to the average height between the high and low point of the roof;
4. if a different style of roof were to be used, zoning relief for the proposed height of the garage would not be required – as such, the relief on building height for the proposed roof style is considered minor in nature;
5. the property is an existing lot of record that is smaller than what is currently required by the by-law; the by-law allows such lot to be developed and used for the uses permitted by the by-law, as

- proposed;
6. being that the lot is smaller than required, the proposed 1,472 sq. ft. detached garage slightly exceeds the maximum 5% lot coverage permitted for accessory buildings;
 7. relief to increase permitted lot coverage for detached accessory buildings from 5% to 5.63% is also seen as being minor in nature;
 8. there is a large steel industrial building at the back of the property to the west, adjacent to the lot line where the garage is proposed to be built;
 9. the property immediately behind (south) of this land is vacant with some trees;
 10. the proposed accessory structure meets the side yard setback requirement of the RR zone;
 11. the Development Technologist advises that municipal water is available on Black Diamond Road, as such the new dwelling to be built on the property must connect to municipal water per the Ontario Building Code Section 7.1.5.3;
 12. the Principal Planner advises that the garage may be used for personal use, however the maximum area that could be used for a home occupation is limited to 25% of the floor area of the main dwelling;
 13. the proposed variances would allow for the appropriate development of the subject lands.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Yvon Lachapelle to construct a detached accessory structure (garage) on the subject property that would have a building height of 5.33m instead of the maximum 5.0m, and a maximum lot coverage for accessory buildings of 5.63% instead of the maximum 5%.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist


Date: February 3, 2020

Application No. A2/20

Regarding: Committee of Adjustment Application for Consent A2/20
128 Black Diamond Road, Belleville
OWNER: Yvon Lachapelle

The Approvals Section has the following engineering comments with respect to the above noted application:

1. There is an existing municipal watermain running along the frontage of the subject property. The City of Belleville extended the watermain along this portion of Black Diamond Rd. in 2014. The supporting documents indicate that a well is to be drilled onsite. However, as per the Ontario Building Code, (7.1.5.3) any structure built where municipal services are available must connect to said services. The new home to be located at 128 Black Diamond Rd. will require a municipal water service in order to obtain a building permit.



Jason Pettit

From: Deming, Thomas
Sent: Thursday, 6 February 2020 4:00 PM
To: Pinchin, Greg
Subject: Feb 2020 CoA Meeting Comments

A 2/20 – My only concern is in regards to the size of the accessory building and its intended use. If this building is used for a home occupation the floor area would well exceed that permitted under the home occupation provisions.

Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services
Corporation of the City of Belleville



City Hall, 169 Front Street
Belleville, ON K8N 2Y8
613-967-3234
tdeming@belleville.ca
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**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 20, 2020 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 45 of the Planning Act, submitted by William MacDonald.

The subject property is 17 Liddle Lane and has portions zoned R2 and R2-13 – Residential Second Density. The Owner seeks relief from the provisions of the zoning by-law to permit the existing asphalt surface to remain, covering up to 85% of the front yard instead of the maximum 50%.

A location map showing the proposed variance is provided on the back of this page.

Additional information relating to the proposed minor variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

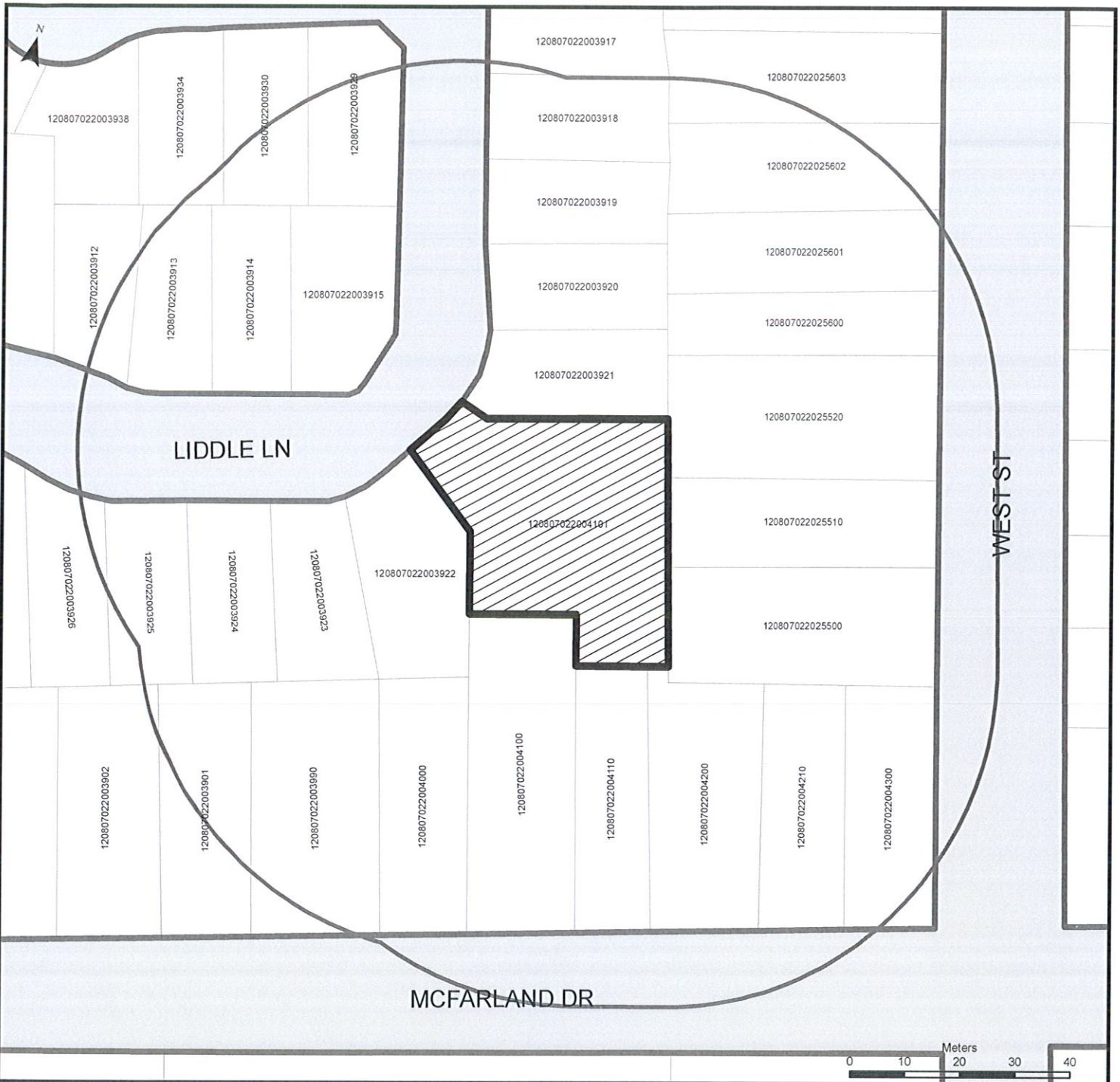
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for a minor variance are **not** subject to any other type of planning application.

Dated this 30th day of January, 2020.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@belleville.ca



APPLICATION NO:

A 3/20

LOCATION: 17 LIDDLE LN



Subject Property



Notification Area



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: February 11, 2020

File No.: A 3/20

Location: 17 Liddle Lane

Applicant: William MacDonald

Proposal: To leave the existing asphalt driveway as it is. The applicant has been advised that the current driveway does not comply with the provisions of the zoning by-law, as it covers an area that is in excess of 50% of the front yard – that space between the main building on the lot and the front lot line, and is 10.89 m wide at the front lot line rather than the permitted 9.0 m.

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses including a single detached dwelling with accessory buildings

Zoning By-law 10245:

Current Zoning: R2 – Residential Second Density

Permitted Uses: single detached dwelling with accessory structures/garage

Proposed Use: same

Maximum area of front yard occupied by driveway or parking area:

The greater of 6.0 m in width or 50% of the area of the front yard

Maximum driveway width at the street line:

9.0 m

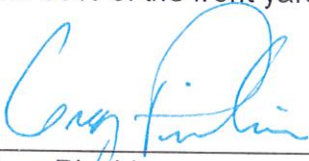
Comments:

1. the applicant notes in their application that they are seeking relief to keep the driveway as-is in order to access the two separate garages on the property, and as a turnaround for their elderly mother, they suggest that any reduction in driveway size would make the property less accessible, and additional landscaping could affect their existing drainage swales;
2. the applicant notes in their supporting documentation that they had interpreted the definition of the front yard as being different than what is specified in the zoning by-law, and suggests that the driveway vs. landscaped area requirement would comply at 50% if measured using their method, rather than having approximately 85% driveway coverage when measured according to the zoning by-law;
3. staff performed an estimate on these calculations using the City's GIS and satellite imagery, and found using the zoning definition that the front yard is approximately 78.5% driveway and parking

- area; while using the applicant's method for calculation only drops the coverage to approximately 70.25%, still in excess of the permitted 50%;
4. the lot was created and developed with a single detached dwelling, and a garage to be used for personal storage – the garage was constructed after approval of a minor variance for increased building height to permit attic storage in 2016;
 5. the Building Section advises that there has been an ongoing by-law enforcement issue at this property associated with an illegal home based business; they note that the business may not be in operation at this time, but that complaints received by the City in the past have related to the property having asphalt in excess of what the zoning by-law permits;
 6. Transportation & Operational Services has advised that they have no concerns with the application;
 7. the Policy Section advises that they do not support the application, as the amount of asphalt greatly exceeds the intent of the by-law and appears to be a large parking lot;
 8. the Committee should consider the proposed application in the context of input received, as well as the 4 tests of a minor variance, being:
 - a. does it maintain the general intent and purpose of the official plan?
 - b. does it maintain the general intent and purpose of the zoning by-law?
 - c. is it minor in nature?
 - d. is it desirable for the appropriate development of the subject lands?

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department cannot support the application by William MacDonald to leave the existing driveway as-is, having a width of 10.86 m at the street line instead of the maximum 9.0 m, and covering between 78.5% and 85% of the front yard instead of the maximum 50%.



Greg Pinchin
Manager of Approvals

MEMO

To: Greg Pinchin
Manager of Approvals

From: Brett Forestell
Deputy Chief Building Official

Date: February 3, 2020

File: A3/20

RE: Committee of Adjustment application, 78 McFarland Dr.

Further to your recent circulation for comments regarding the above Committee of Adjustment application, I offer the following comments.

1. There has been an ongoing by-law enforcement issue at this property associated with an illegal home based business. I understand that the home based business may not be in operation at this time. It is my understanding that complaints received by the City in the past have related to the property having asphalt in excess of what the Zoning by-law permits. Granting this minor variance may not be well received in the neighborhood.

Should you have any questions regarding these comments please feel free to contact me.



Brett Forestell
City of Belleville
Chief Building Official
Building Section
Engineering & Development Services Department
bforestell@city.belleville.on.ca
[613-967-3200 ext. 3284](tel:613-967-3200)

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

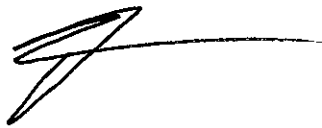
Date: February 3, 2020

Application No. A3/20

Regarding: Committee of Adjustment Application for Consent A3/20
17 Liddle Lane, Belleville
OWNER: William MacDonald

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jason Pettit

From: Deming, Thomas
Sent: Thursday, 6 February 2020 4:00 PM
To: Pinchin, Greg
Subject: Feb 2020 CoA Meeting Comments

A 3/20 – I cannot support this application. The applicants were warned at the time of their previous minor variance application that they needed to comply with the by-law and still paved the majority of the front yard. I have visited the lot and it greatly exceeds the intent of the by-law. It appears to be a large parking lot.

Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services
Corporation of the City of Belleville



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tdeming@belleville.ca
belleville.ca

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE & CONSENT APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 20, 2020 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Sections 45 and 53 of the Planning Act, submitted by Keith Watson, Watson Land Surveyors Ltd. on behalf of Rev Mark Sullivan, Belleville Wesleyan Church.

The subject properties are municipally known as 76 & 78 Everett Street. The former is zoned R4 – Residential Fourth Density, while the latter is zoned CF – Community Facility, and is developed with a church. The applicant has discovered that the church building and stoop encroaches onto the property to the south, and wishes to add a portion of the one lot to the other in order to correct this problem. In so doing, the applicant has also applied for relief from the yard setback provisions of the zoning by-law to recognize the location of existing buildings in proximity to the proposed new lot line. This would entail a reduction in interior side yard setback from a detached garage at 76 Everett Street from 1.0 m to 0.3 m, and a reduction in interior side yard from the main building and stoop at 78 Everett Street from 7.5 m and 6.9 m respectively to 0.8 m and nil, respectively. A location map is provided on the back of this page.

Additional information relating to the proposed minor variance and consent applications in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance and consent, you must make a written request to the City of Belleville Committee of Adjustment.

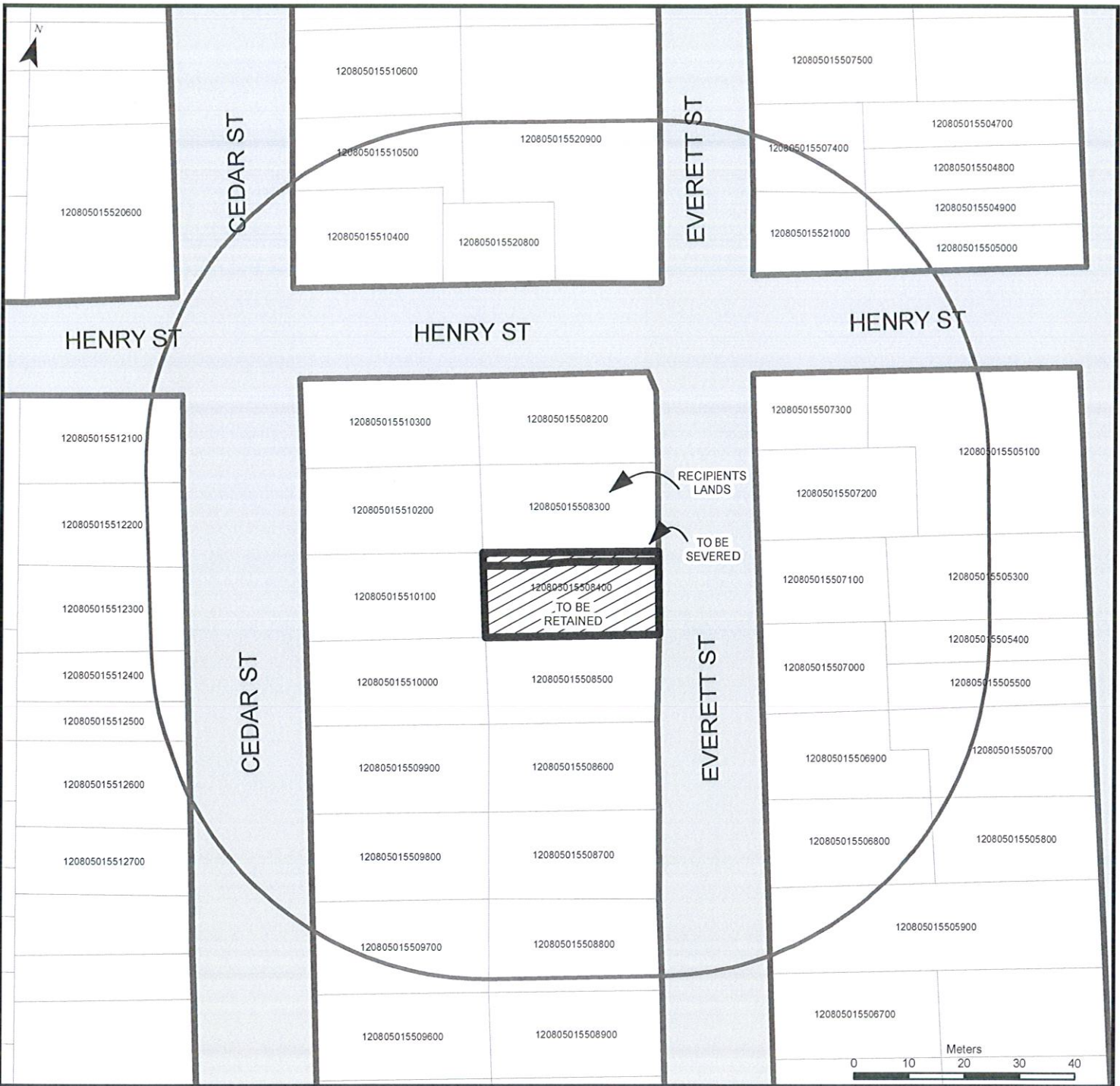
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance and consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning Appeal Tribunal may dismiss the appeal.

Both a severance application **and** a minor variance application have been submitted for the subject lands.

Dated this 30th day of January, 2020.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@belleville.ca



APPLICATION NO:

B 6/20

LOCATION: 76 EVERETT ST



Subject Property



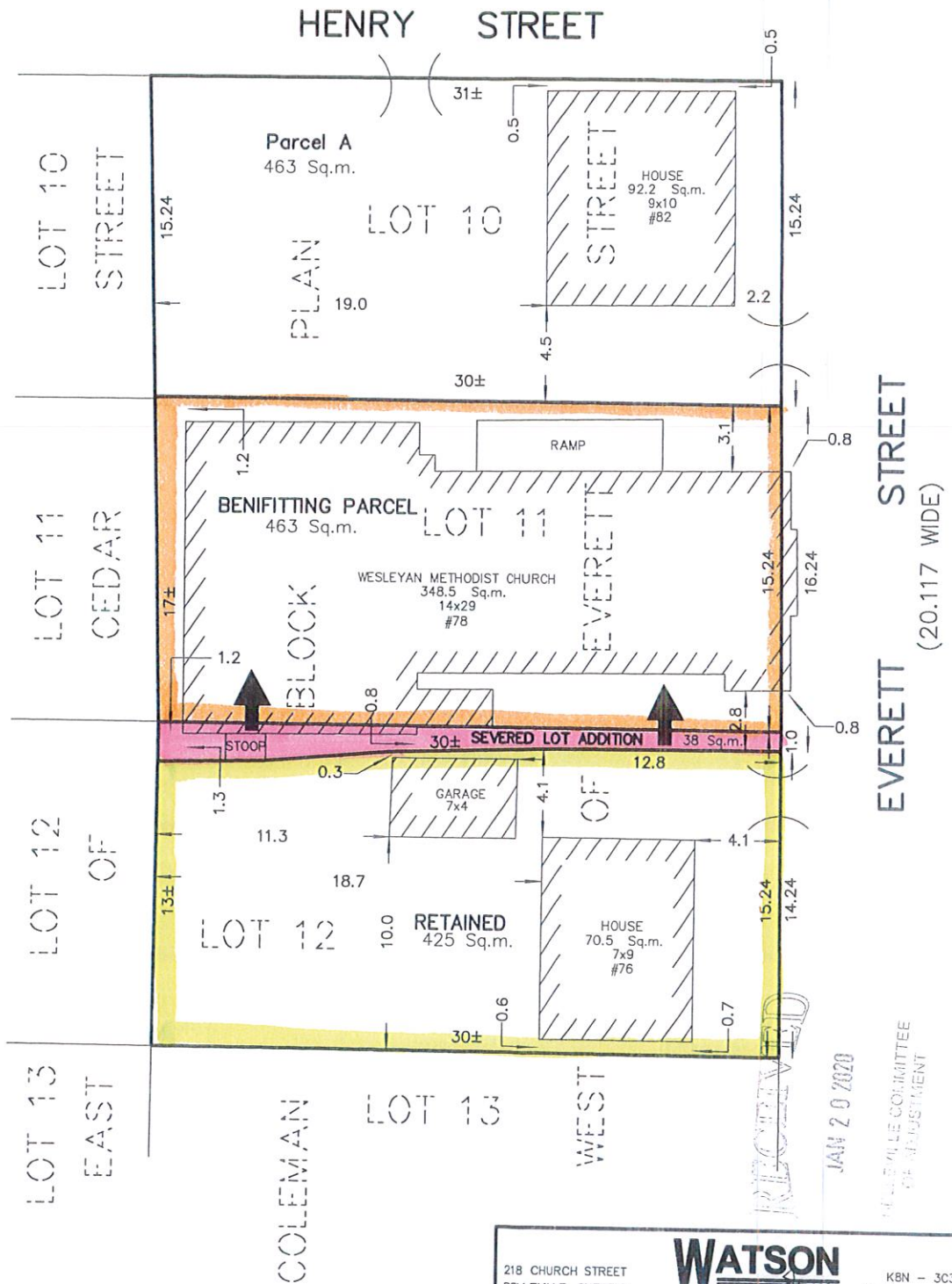
Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

SKETCH
 LOTS 10, 11 AND 12
 WEST OF EVERETT STREET
 COLEMAN BLOCK PLAN
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 METRIC SCALE 1 : 250



RECEIVED
 JAN 20 2020
 BELLEVILLE COMMITTEE
 OF ADJUSTMENT

218 CHURCH STREET BELLEVILLE, ONTARIO	WATSON LAND SURVEYORS Ltd.	KBN - 3C3 (613) 962 - 9521
DECEMBER 18, 2019		PROJECT N ^o 10060-S-17

CONSENT APPLICATION REVIEW
City of Belleville

Date: February 11, 2020

File No.: A 4/20 & B 6/20

Location: 76 & 78 Everett Street

Applicant: Keith Watson, Watson Land Surveyors on behalf of Rev. Mark Sullivan,
Belleville Wesleyan Methodist Church

Proposal:

1. To sever a portion of 76 Everett Street to be added onto the property at 78 Everett Street – the portion to be severed has an average width of 1.0 m, an average depth of 30.0 m, and an approximate area of 38 m², and has been developed with a portion of the existing church building and stoop at 78 Everett Street.
2. To recognize reduced interior side yard setbacks from the adjusted lot line with a minimum accessory building side yard setback of 0.3 m instead of the required 1.0 m under the provisions of the R4 zone for the property at 76 Everett Street; and a minimum side yard setback of 0.8 m to the existing building and nil to the existing stoop for the property at 78 Everett Street

Lot Addition:

frontage:	1.0 m
area:	38 m ²
current use:	vacant side yard
proposed use:	no change

Retained Parcel:

frontage:	14.24 m
area:	425 m ²
current use:	single detached dwelling
proposed use:	no change

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses

Zoning By-law 10245:

Current Zoning:	R4 Zone
Permitted Uses:	single detached dwelling
Minimum lot area:	371.5 m ²
Minimum lot frontage:	12.0 m

Accessory building
Interior side yard setback: 1.0 m

Comments:

1. these two abutting properties are presently under common ownership;
2. the church building at 78 Everett Street encroaches on the residential property at 76 Everett Street with a portion of the wall of the building, and the stoop towards the rear on the south side;
3. the owner wishes to adjust the lot boundary between the two lots so as to transfer a portion of the property at 76 Everett Street on which the building and stoop encroaches to the north property, so that all of the existing church building is on its own lot;
4. the new lot line would not comply with the setback requirements of the R4 and CF zones, but the buildings are existing and do not comply as is; the boundary adjustment will at least improve the situation for the adjacent property at 78 Everett;
5. as a result, a minor variance is also needed to permit a reduced setback to the detached garage at 76 Everett from the required 1.0 m to the proposed 0.3 m;
6. the minor variance application also addresses a reduced setback for the existing church building to 0.8 m from the wall to the new lot line, and nil to the existing stoop;
7. this relief should only be applied to the existing building, as the church occupies most of the lot and does not comply with the setback requirements of the CF – Community Facility zone;
8. the portion of the lot to be added remains zoned R4 – Residential Fourth Density; staff suggest that since no new development is proposed, an adjustment to the zoning may be done as part of the zoning by-law update in future rather than requiring a further planning application at this point;
9. the proposed lot addition and variance represents an appropriate lot boundary correction to permit the continued use of both properties.

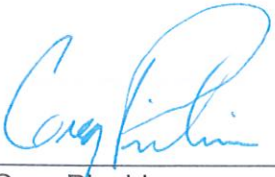
Conclusion:

Based on the foregoing, the Approvals Section of the Engineering & Development Services Department has no objection to the application by Keith Watson, Watson Land Surveyors on behalf of Rev. Mark Sullivan, Belleville Wesleyan Methodist Church to reduce the minimum interior side yard for the existing detached garage at 76 Everett Street from 1.0 m to 0.3 m, and to recognize an interior side yard setback of 0.8 m to the wall and nil to the stoop of the existing church building at 78 Everett Street.

Based on the foregoing, the Approvals Section of the Engineering & Development Services Department has no objection to the application by Keith Watson, Watson Land Surveyors on behalf of Rev. Mark Sullivan, Belleville Wesleyan Methodist Church to sever a portion of the property at 76 Everett Street to be added to the south side of the property at 78 Everett Street subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. approval of minor variance application A 4/20 or an equivalent planning application to recognize interior side yards from the newly created lot line;
3. the severed parcel be deeded as a lot addition to the adjoining property to the north, and that Subsection 50(3) and (5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcel of land that subject to this consent;
4. the necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan), or a legal description acceptable to the Registrar of Deeds, and Conditions 1 to 3 inclusive be fulfilled prior to the issuance of the Consent Certificate;

5. Conditions 1 to 4 inclusive to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

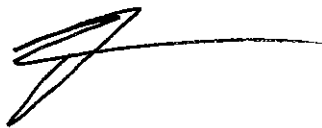
Date: February 3, 2020

Application No. A4/20

Regarding: Committee of Adjustment Application for Consent A4/20
78 Everett Street, Belleville
OWNER: Rev. Mark Sullivan

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jason Pettit

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: February 3, 2020

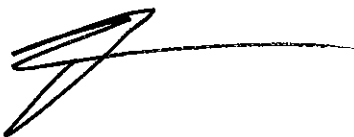
Application No. B6/20

Regarding: Committee of Adjustment Application for Consent B6/20
78 Everett Street, Belleville
OWNER: Rev. Mark Sullivan
AGENT: Keith Watson

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. The applicant shall be advised that Everett Street is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.
2. The existing church encroaches on to the municipal road allowance. It is recommended that the applicant enter into an encroachment agreement with the City.
3. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.



Jason Pettit

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 20, 2020 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 45 of the Planning Act, submitted by Cathie Bertelink.

The subject property is 15 Sharpes Lane and is zoned RR – Rural Residential and H - Hazard. The Owner wishes to construct a second detached accessory building located closer to the front lot line than the main building on the lot. The proposed building would have a front yard setback of approximately 45 m, well in excess of the required 15.24 m setback for a main building.

A location map showing the proposed variance is provided on the back of this page.

Additional information relating to the proposed minor variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

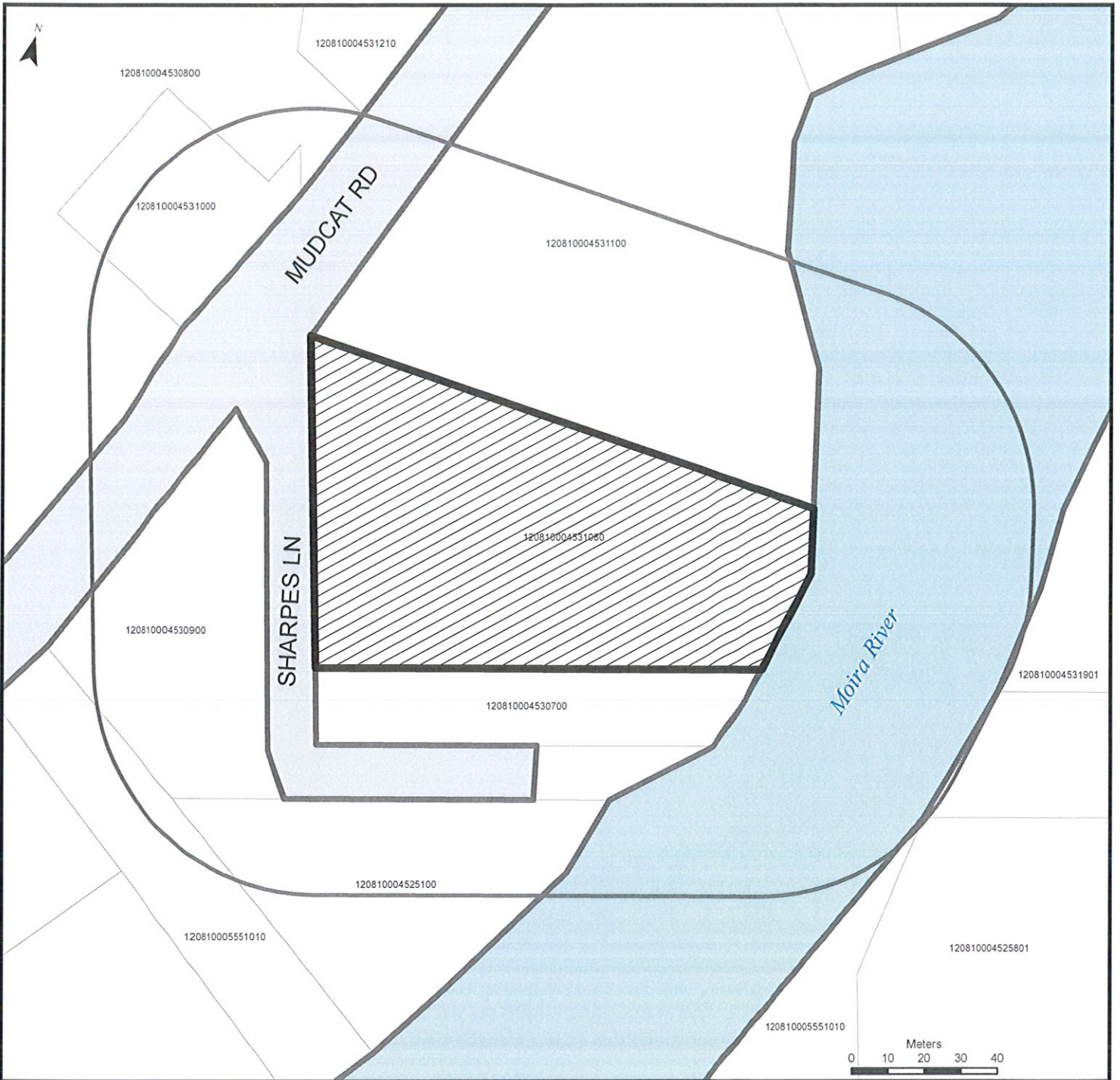
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for a minor variance are **not** subject to any other type of planning application.

Dated this 30th day of January, 2020.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@belleville.ca



APPLICATION NO:

A 5/20

LOCATION: 15 SHARPES LN



Subject Property



Notification Area



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: February 11, 2020

File No.: A 5/20

Location: 15 Sharpe's Lane

Applicant: Cathie Bertelink

Proposal: To construct a second detached storage garage on the subject property that would have a front yard setback of approximately 150 feet and be closer to the road than the main dwelling and the existing detached garage.

Official Plan:

Current Designation: Rural Land Use and Environmental Protection

Permitted Uses: a range of residential land uses including a single detached dwelling

The Environmental Protection designation on the land use schedules is intended to define those lands that require special care and regulation due to their inherent natural or physical characteristics.

Zoning By-law 3014:

Current Zoning: RR – Rural Residential Zone

Permitted Uses: single detached dwelling with detached garage

Proposed Use: same

front yard setback (minimum) for garage: rear of front yard (rear of main dwelling)

front yard setback (minimum) for main building: 15.24 m

Accessory buildings or structures which are not attached to the main building on the lot shall be erected in conformity with the minimum front yard and outside side yard regulations of the Zone in which such main building is located, but shall not be located closer to the street line than the main building on the lot.

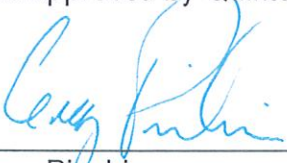
Comments:

1. the proposed garage meets all of the setback requirements of the RR Zone except for the front yard setback;
2. the proposed garage will be set back approximately 150 feet (45.7 m) from Sharpe's Lane, approximately 3 times the required front yard setback for a main building;
3. there is a significant vegetation on the subject property and consequently it will be difficult to see the proposed garage from the abutting roads;
4. given the current land use designation and topography of the subject property it is preferable to

- have the garage as far away from the Moira River as possible;
5. the proposed location is outside the floodplain and the lands designated Environmental Protection;
 6. the subject property was created by a severance a few years ago and the development of this property is controlled by a site plan approved by the Ontario Municipal Board and the City;
 7. because of the Karst topography of the subject lands it is important that the plans for any new garage that is to be constructed are reviewed and approved by a Professional Engineer;
 8. Quinte Conservation advises that they require:
 - a. A statement of long term stability of bedrock conditions by the original consulting engineer;
 - b. Foundation design to consider existing voids and the potential for the formation of new voids, and provide calculations to support the foundation design requirements;
 - c. Further review of the engineered building foundation design by both City and Conservation Authority Staff before making a recommendation to the Conservation Authority's Board on the subject; and
 - d. Additional bore holes in the location of the proposed garage to support the engineering study;
- As such, Quinte Conservation advises that they are not satisfied that the application as presented is consistent with Section 3.1 of the PPS as Karst has been confirmed on the site.
9. While the proposed variance is considered minor in nature, approval from Quinte Conservation will be necessary in order to ensure the appropriate development of the subject lands.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Cathie Bertelink to construct a detached garage on the subject property that would have a front yard setback of approximately 150 feet and be closer to the road than the main dwelling subject to the condition that the building plans for the new garage are reviewed and approved by Quinte Conservation, along with the necessary engineering studies.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

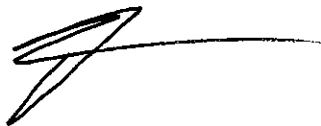
Date: February 3, 2020

Application No. A5/20

Regarding: Committee of Adjustment Application for Consent A5/20
15 Sharpes Lane, Belleville
OWNER: Cathie Bertelink

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jason Pettit

From: Deming, Thomas
Sent: Thursday, 6 February 2020 4:00 PM
To: Pinchin, Greg
Subject: Feb 2020 CoA Meeting Comments

A 5/20 – Considering the location of main dwelling and its proximity to the River, placing an accessory building in accordance to the Zoning By-Law would be extremely difficult. That being said, the Committee should consider how close is too close to the road. The RR Zone provides a 15.2 m setback for main dwellings. Otherwise, no concern with this application.

Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services
Corporation of the City of Belleville



City Hall, 169 Front Street
Belleville, ON K8N 2Y8
613-967-3234
tdeming@belleville.ca
belleville.ca



QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0022-2020

Municipality:	City of Belleville		
Owner	Cathie Bertelink		
Location:	15 Sharpes Lane	Lot 5, Concession 6	Thurlow
Roll #:	12081000453108000000		
Application Description:	Minor Variance A 5/20	To allow for a second detached accessory building closer to front lot line than the main building	
Feature:	Moira River/Karst		
Comments:	<p><u>Planning Act - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy</u></p> <p>Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. <u>Karst topography which is defined as unstable bedrock has been identified on this site.</u> Generally the policies of the PPS direct development to areas outside of hazards lands.</p> <p>The aforementioned property was noted to contain karst bedrock during previous planning applications for consent and minor variance. It is our understanding that, as part of the creation of the lot, a development agreement was prepared outlining special requirements to be met during the design stage of development on the property. The following comments will need to be addressed during the design of the garage foundation:</p> <ul style="list-style-type: none"> o Quinte Conservation requires a statement of long term stability of bedrock conditions by the original consulting engineer. o The foundation design will need to consider existing voids & the potential for the formation of new voids, and provide calculations to support the foundation design requirements. o The engineered building foundation design will require further review by both the City & CA Engineering staff prior to recommendation for approval to the Authority's Board. o The original study did not include bore holes in the location of the proposed second detached accessory building. Additional bore holes will be required. <p><u>As such staff are not satisfied that the application as presented is consistent with section 3.1 of the PPS, as Karst has been confirmed on the site.</u></p> <p><u>Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)</u></p> <p>The subject lands lie within the regulated area of the Moira River (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).</p> <p><u>Please note that the owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 30 metres of the 1:100 year floodplain of the Moira River.</u></p> <p><u>Further, staff acknowledge development on this site which was designed and stamped by a qualified engineering firm. Any new proposed development would have to be signed by the original consulting firm.</u></p>		

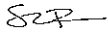
	<p><u>Quinte Region Source Protection Plan</u></p> <p>Quinte Conservation provides Risk Management services as prescribed by the <i>Clean Water Act</i>, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are not applicable as the subject property lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notice is required.</u></p> <p><u>Planning Act - Natural Heritage policies of the Provincial Policy Statement</u></p> <p>Section 2.1 of the Natural Heritage policies of the Provincial Policy Statement protects features including (but not limited to); Provincially Significant Wetlands, significant woodlands and significant Areas of Natural and Scientific Interest. The subject lands do not lie within a Provincially Significant Wetland, or within an Area of Natural and Scientific Interest. Further, an Environmental Impact Study was not provided with the current planning application, and as per Quinte Conservation's Regulation and Policies we will not be requesting one.</p>
<p>Final Comments:</p>	<p><u>Quinte Conservation objects to the application as presented as staff are not satisfied that the application is consistent with section 3.1 of the PPS, as Karst has been confirmed on the site.</u></p>



Christine Jennings
 Planning and Regulations Technician

2/6/2020
 Date

And:



Sharlene Richardson
 Regulations Officer

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
CONSENT APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 20, 2020 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Keith Watson, Watson Land Surveyors on behalf of Marlene MacKenzie.

The subject property is municipally known as 49 Homan Road, and is zoned PA – Prime Agriculture. The applicant wishes to consolidate the farm fields with the neighbouring farm property, and in turn sever off the existing house and outbuildings onto a separate residential lot with a frontage of 44.5 metres and a lot area of 0.4 hectares.

A sketch of the proposed consent is found on the back of this notice.

Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

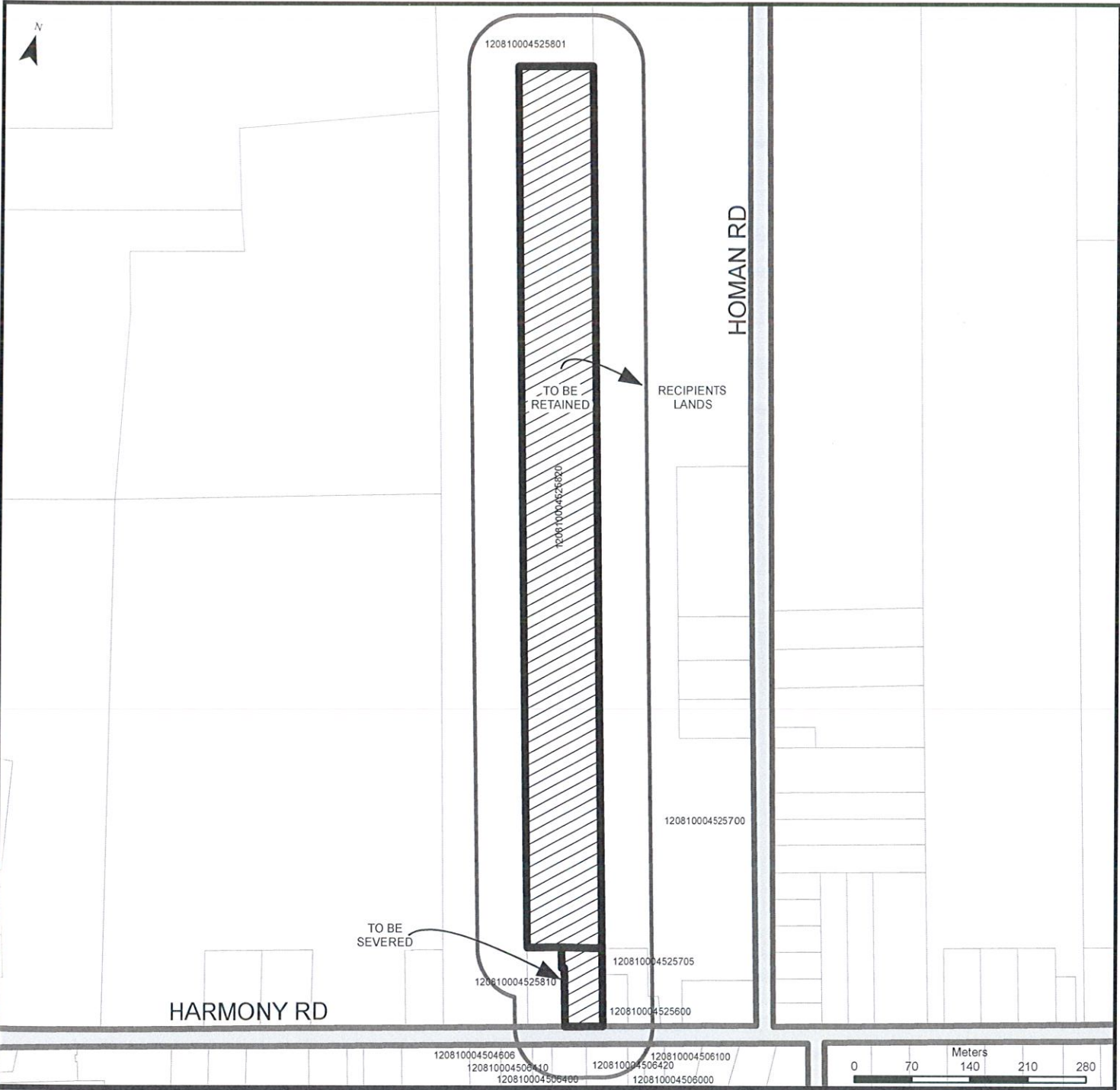
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 30th day of January, 2020.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@belleville.ca



APPLICATION NO:

B 5/20

LOCATION: 247 HARMONY RD



Subject Property



Notification Area



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

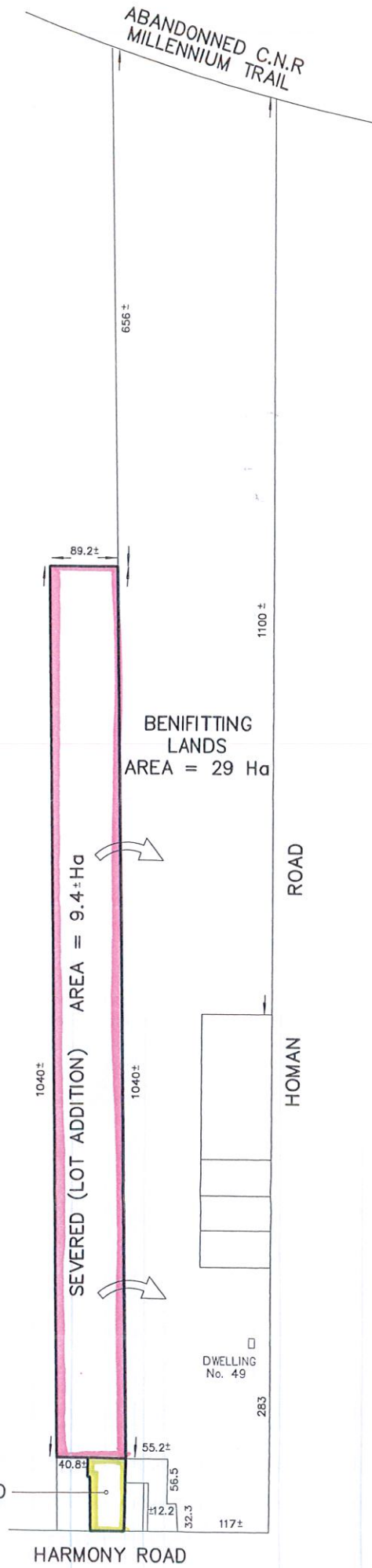
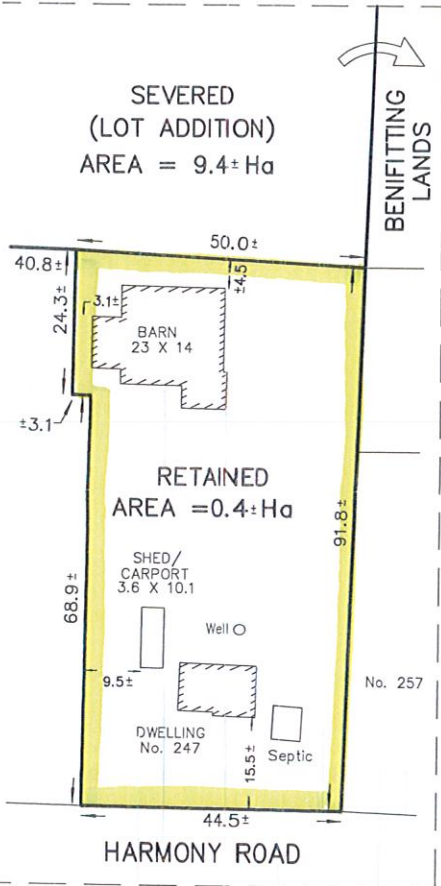
SKETCH
 PART OF LOT 6
 CONCESSION 5
 TOWNSHIP OF THURLOW
 NOW IN THE CITY OF BELLEVILLE
 COUNTY OF HASTINGS

METRIC SCALE 1 : 5000



ABANDONNED C.N.R
 MILLENNIUM TRAIL

DETAIL NOT TO SCALE



WATSON
 LAND SURVEYORS Ltd.
 218 CHURCH STREET
 BELLEVILLE, ONTARIO
 K8N - 3C3
 (613) 962 - 9521
 PROJECT No 11618-M-19
 JANUARY 6, 2020

RECEIVED
 JAN 16 2020
 BELLEVILLE COMMITTEE
 OF ADJUSTMENT

CONSENT APPLICATION REVIEW
City of Belleville

Date: February 11, 2020

File No.: B 5/20

Location: 247 Harmony Road

Applicant: Keith Watson, Watson Land Surveyors on behalf of Marlene MacKenzie

Proposal: To sever the subject lands to consolidate the approximately 9.4 ha severed parcel with the horse farm to the east. In doing so, a retained parcel with a lot frontage of approximately 44.5 m and a lot area of approximately 0.4 ha containing an existing single detached dwelling house, shed/carport and surplus barn would be created.

Retained Parcel:

frontage:	≈44.5 metres
area:	≈0.4 hectares
current use:	single detached dwelling and out-buildings
proposed use:	no change

Severed Parcel:

frontage:	nil
area:	≈9.4 hectares
current use:	vacant farm land
proposed use:	no change

Official Plan:

Current Designation: Rural Land Use

Permitted Uses: a variety of land uses including agricultural, rural and residential uses

Consent Policies: New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural use intended.

A consent to enable disposal of a surplus dwelling created through the consolidation of lands may be permitted, as would a technical severance to correct a lot boundary or separate two lots to which titles have merged.

Zoning By-law 3014:

Current Zoning: PA – Prime Agriculture Zone

Permitted Uses:

1. farm
2. single family dwelling

Minimum lot area: 0.4 hectares (residential)
25 hectares (non-residential)

Minimum lot frontage: 45 metres (residential)
100 metres (non-residential)

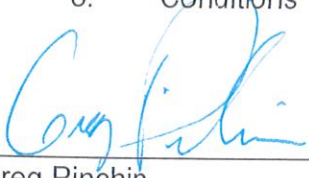
Comments:

1. the owner wishes to consolidate farm holdings without having to own a rental dwelling;
2. this severance would allow the existing farmland to be separated from the existing farm house and out-buildings;
3. this amounts to a technical severance where the severed parcel would be added onto the adjacent farm as it would otherwise have no road frontage, and would be landlocked;
4. the retained parcel will need to be re-zoned to an appropriate zone for the proposed lot dimensions and residential use;
5. the minimum lot frontage for a rural residential lot is 45 metres and the severed parcel must meet this standard, or obtain appropriate zoning relief;
6. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (i.e., collector road);
7. the proposed severance represents appropriate development in a manner consistent with the City's Official Plan.

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Keith Watson, Watson Land Surveyors on behalf of Marlene MacKenzie to sever the subject lands, and consolidate the approximately 9.4 hectare parcel of land north of the dwelling at 247 Harmony Road with the adjacent farm parcel, leaving a retained parcel with approximately 44.5 m of frontage on the north side of Harmony Road and an area of approximately 0.4 ha containing an existing single detached dwelling house, shed/carport and surplus barn, subject to the following conditions:
 1. the retained parcel is rezoned to an appropriate rural residential zone that recognizes the existing vacant accessory building, and any deficiencies in lot frontage or lot area;
 2. that the retained parcel has a private on-site well installed and operating to the satisfaction of the City of Belleville, and all applicable legislation;
 3. that the retained parcel has a private on-site septic system installed and operating to the satisfaction of the City of Belleville, and all applicable legislation;
 4. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the retained parcel to widen Harmony Road to a width of 13 metres from the centreline of the Harmony Road road allowance;
 5. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
 6. the severed parcel be deeded as a lot addition to the adjoining property to the east, and that Subsection 50(3) and (5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcel of land that subject to this consent;
 7. the necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan) or a legal description acceptable to the Registrar of Deeds, and Conditions 1 to 6 inclusive be fulfilled prior to the issuance of the Consent Certificate;

8. Conditions 1 to 7 inclusive to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: February 3, 2020

Application No. B5/20

Regarding: Committee of Adjustment Application for Consent B5/20
49 Homan Road, Belleville
OWNER: Marlene MacKenzie
AGENT: Keith Watson

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. The applicant shall be advised that Homan Road is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.
2. The applicant shall be advised that Harmony Road is designated as a collector road and requires 26 metres or 85 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 26 metres or 85 feet along both the severed and retained portions of the property.
3. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.



Jason Pettit

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
CONSENT APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 20, 2020 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Shawn Legere.

The subject property is municipally known as 60 & 62 Octavia Street, and is zoned R4 – Residential Fourth Density. The applicant wishes to sever an existing semi-detached dwelling onto two separate lots so that each dwelling unit may be sold separately from the other half.

A sketch of the proposed consent is found on the back of this notice.

Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

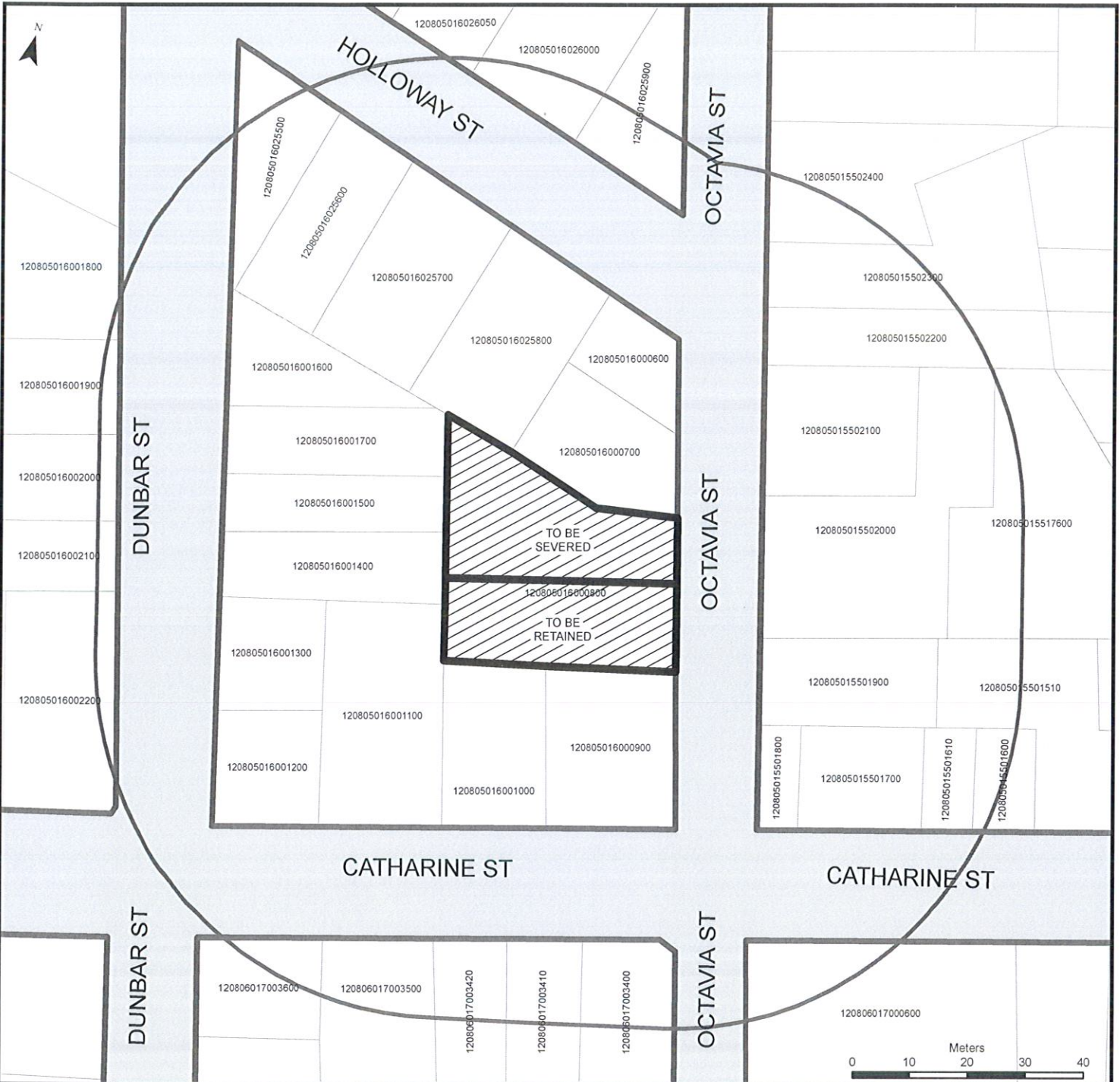
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 30th day of January, 2020.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@belleville.ca



APPLICATION NO:

B 7/20

LOCATION: 60 & 62 OCTAVIA ST



Subject Property

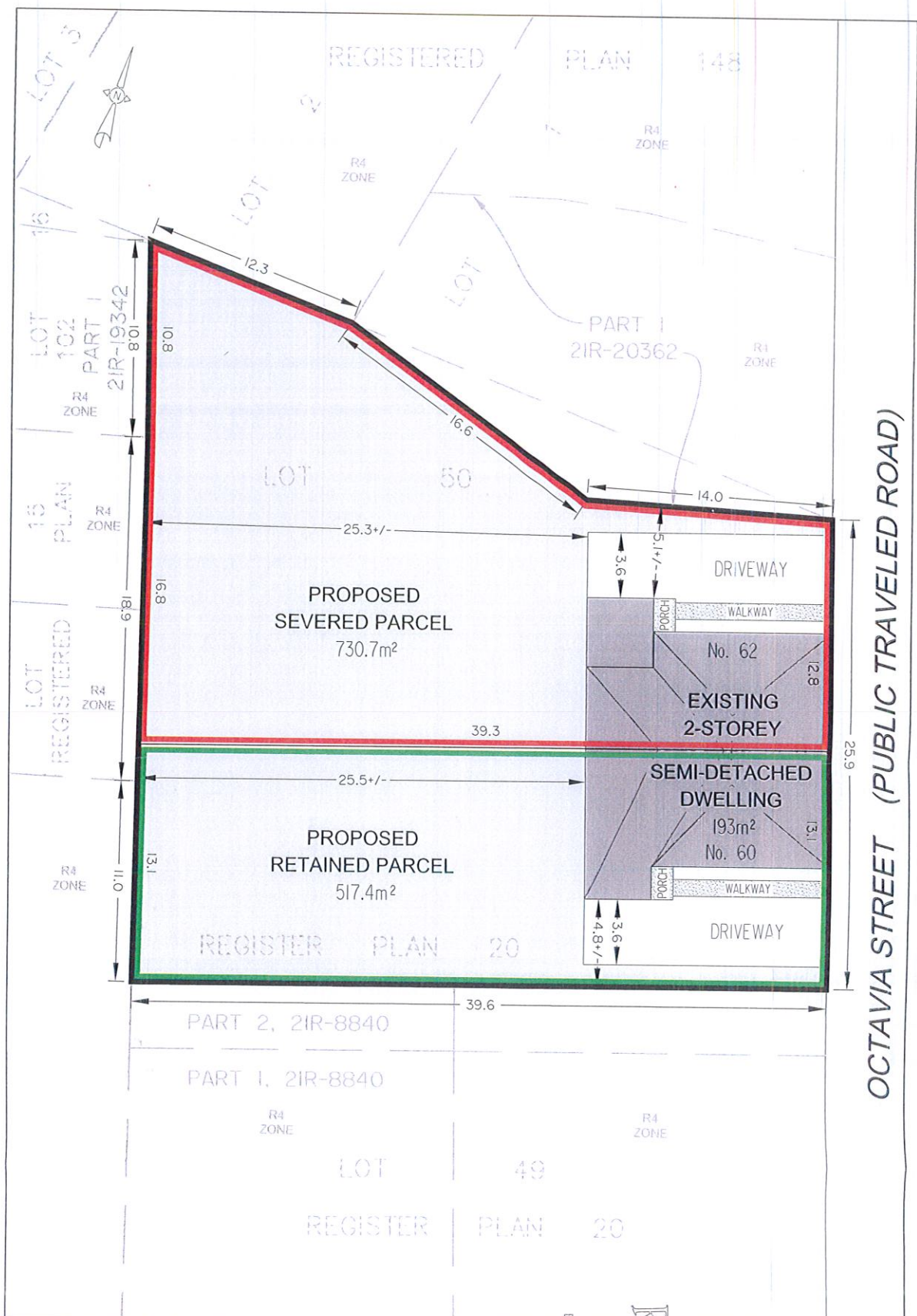


Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



OCTAVIA STREET (PUBLIC TRAVELED ROAD)



CONSENT SKETCH
 LEGERE
 60 + 62 OCTAVIA STREET
 PART OF LOT 50
 REGISTERED PLAN 20
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS

SCALE: 1:200
 DATE: JANUARY 21, 2020



RECEIVED
 JAN 22 2020
 BELLEVILLE COMMITTEE
 OF ADJUSTMENT

CONSENT APPLICATION REVIEW
City of Belleville

Date: February 11, 2020

File No.: B 7/20

Location: 60 & 62 Octavia Street

Applicant: Shawn Legere

Proposal: To sever the subject lands to create two separate lots, on each of which would be located a semi-detached dwelling unit, with a lot frontages of approximately 12.8 m and 13.1 m respectively, on the west side of Octavia Street and lot areas of approximately 730.7 m² and 517.4 m² respectively.

Severed Parcel:

frontage:	12.8 m
area:	730.7 m ²
current use:	semi-detached dwelling unit
proposed use:	no change

Retained Parcel:

frontage:	13.1 m
area:	517.4 m ²
current use:	semi-detached dwelling unit
proposed use:	no change

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses

Zoning By-law 10245:

Current Zoning: R4 – Residential Fourth Density Zone

Permitted Use:	semi-detached dwelling
Lot Area per Dwelling Unit (minimum):	337.0 m ²
Lot Frontage per Dwelling Unit (minimum):	9.0 m

Comments:

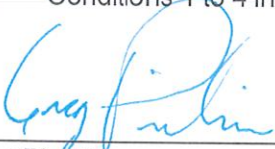
1. the proposed severance allows for the division of a semi-detached dwelling so that each of the two (2) units could be sold separately;
2. the Provincial Policy Statement (PPS) supports residential infill on full municipal services rather than utilizing greenfield sites which would provide a range of housing types and tenures;
3. the existing dwellings on the severed and retained parcels could be considered to represent affordable housing;
4. the proposed severed and retained parcels comply with the lot area and frontage requirements of the R4

- zone;
5. the building and use of the subject lands will not change because of this application, only the potential ownership of the lands;
 6. the Policy Section advises that recent zoning updates redefined a semi-detached dwelling as requiring each half to be on a separate lot, this application will bring the subject dwelling into compliance;
 7. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (i.e., local road);
 8. each of the two (2) semi-detached units will have to be connected independently to Municipal services.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Shawn Legere to sever the subject lands to create two separate lots, on each of which would be located a semi-detached dwelling unit, with a lot frontages of approximately 12.8 m and 13.1 m respectively, on the west side of Octavia Street and lot areas of approximately 730.7 m² and 517.4 m² respectively, subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed and retained parcels to widen Octavia Street to a width of 10 metres from the centreline of the Octavia Street road allowance;
3. both the severed and retained parcels to be independently connected to Municipal services;
4. the necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan) or a legal description acceptable to the Registrar of Deeds, and Conditions 1 to 3 inclusive be fulfilled prior to the issuance of the Consent Certificate;
5. Conditions 1 to 4 inclusive to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: February 3, 2020

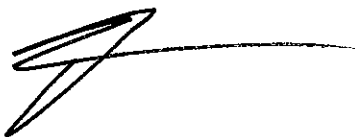
Application No. B7/20

Regarding: Committee of Adjustment Application for Consent B7/20
60 & 62 Octavia Street, Belleville
OWNER: Shawn Legere

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. The applicant shall be advised that Octavia Street is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.
2. Each side of the duplex will be required to have its own municipal sanitary and water service.

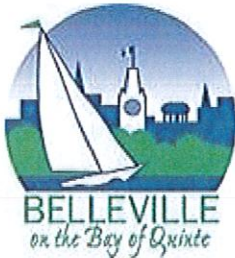


Jason Pettit

From: Deming, Thomas
Sent: Thursday, 6 February 2020 4:00 PM
To: Pinchin, Greg
Subject: Feb 2020 CoA Meeting Comments

B 7/20 – No concerns. A recent update to the Zoning By-Law redefined semi-detached dwellings requiring each half to be on its own lot. This application will bring this semi-detached into compliance.

Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services
Corporation of the City of Belleville



City Hall, 169 Front Street
Belleville, ON K8N 2Y8
613-967-3234
tdeming@belleville.ca
belleville.ca

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
CONSENT APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 20, 2020 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Keith Watson, Watson Land Surveyors on behalf of Brian & Andrea Sills, Darlene & Jeffrey Sills.

The subject property is municipally known as 1243 Zion Road, and is zoned PA – Prime Agriculture. The applicant wishes to sever the property to remove a surplus dwelling from the surrounding farm fields, and create a right-of-way over the existing water pipe to the existing well so as to keep the severed lot to a minimum size. The larger vacant farm parcel would need to be re-zoned to ensure that no new dwellings could be constructed as a condition of approval.

A sketch of the proposed consent is found on the back of this notice.

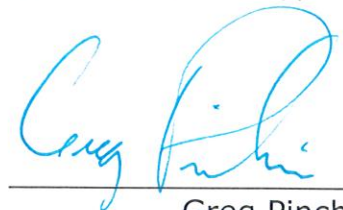
Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

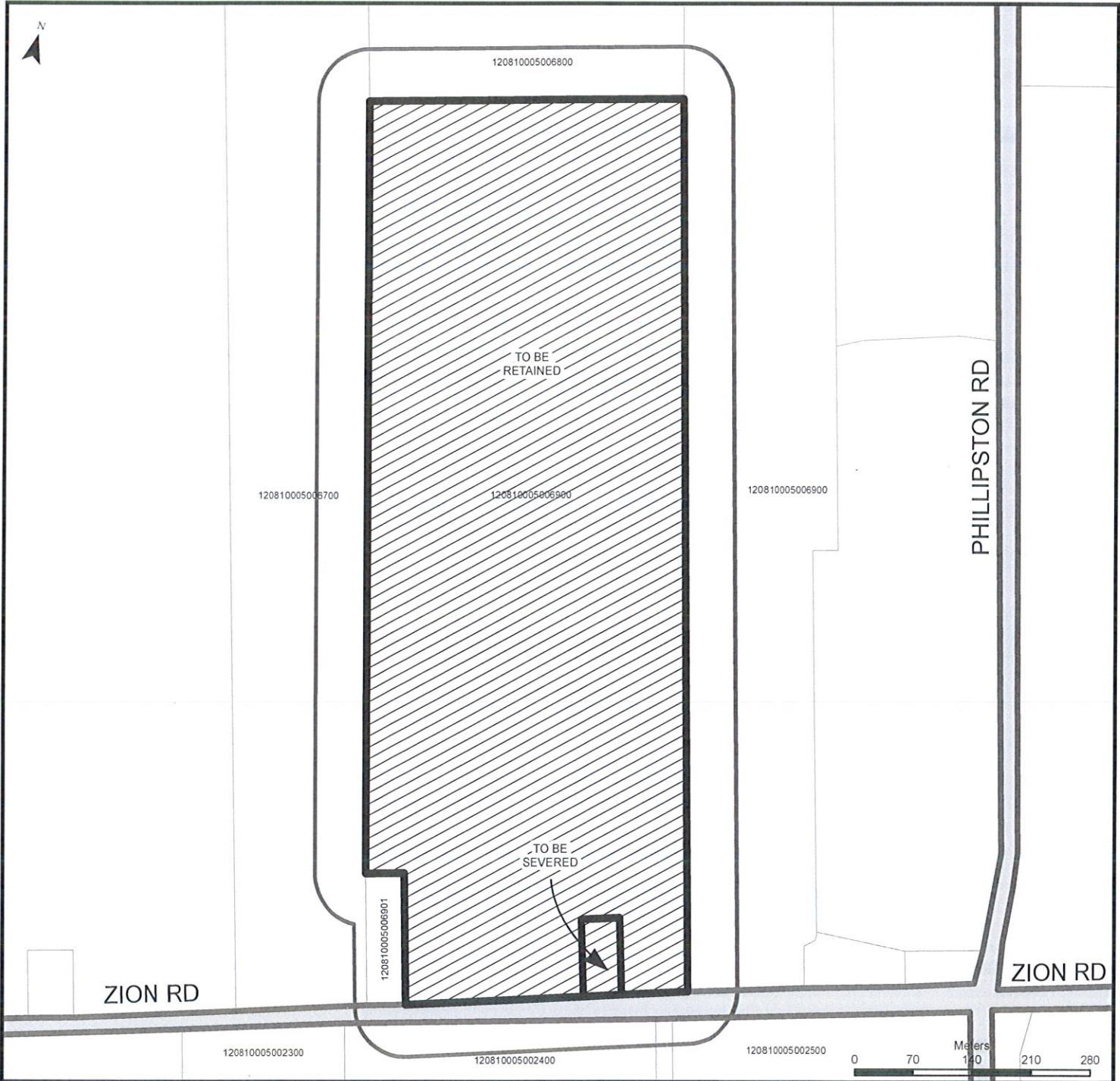
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 30th day of January, 2020.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@belleville.ca



APPLICATION NO:

B 8/20

LOCATION: 1243 ZION RD



Subject Property



Notification Area



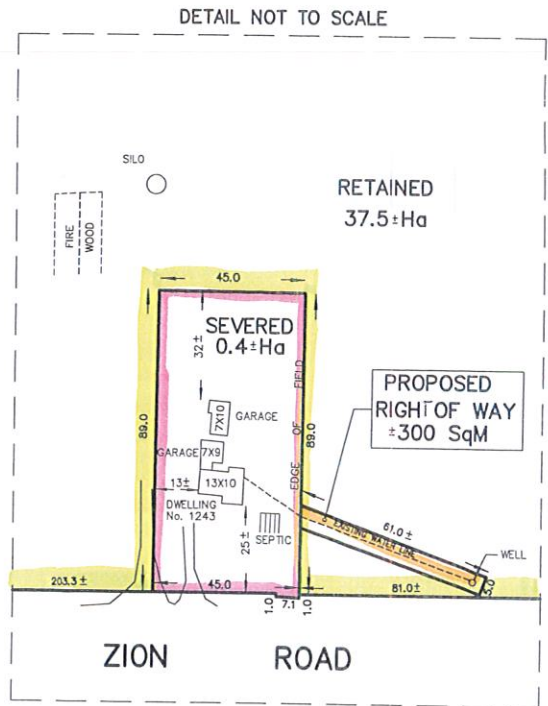
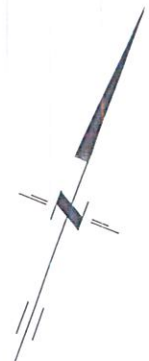
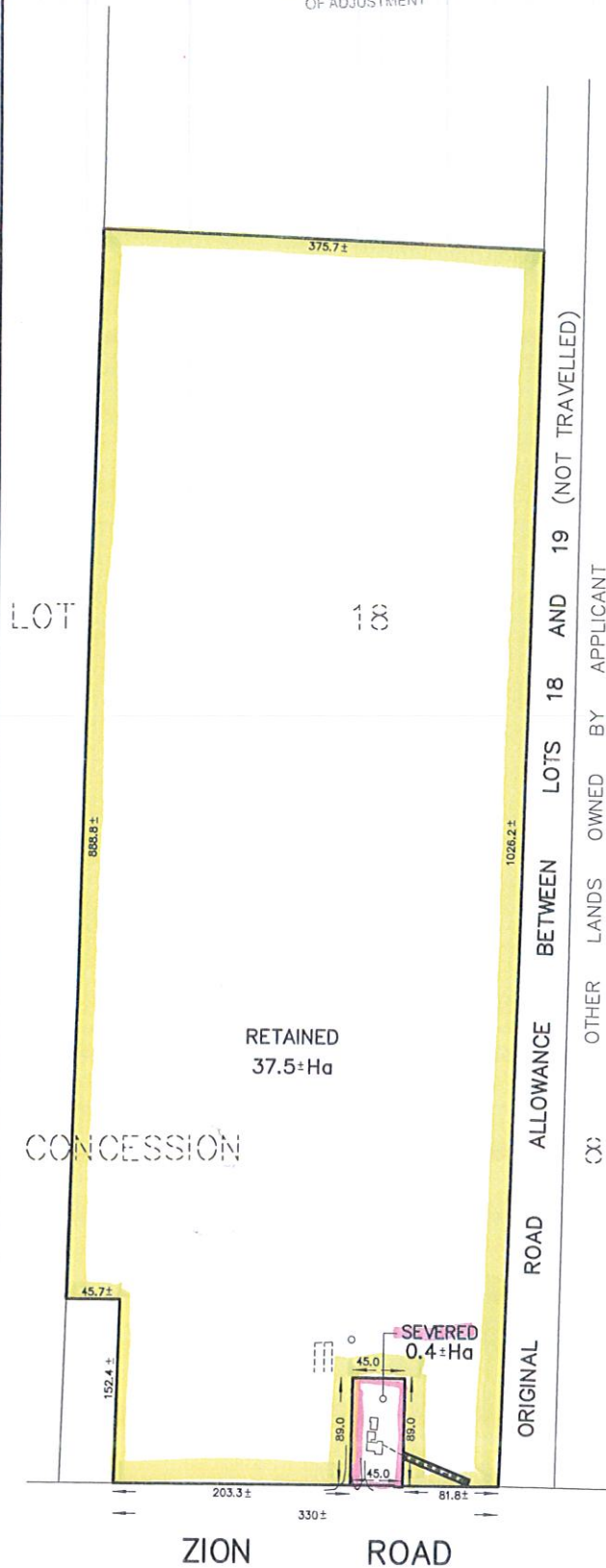
CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

RECEIVED

JAN 22 2020

BELLEVILLE COMMITTEE OF ADJUSTMENT

SKETCH
PART OF LOT 18
CONCESSION 8
TOWNSHIP OF THURLOW
NOW IN THE CITY OF BELLEVILLE
METRIC SCALE 1 : 4000



218 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS Ltd.

K8N - 3C3
(613) 962 - 9521

JANUARY 21, 2020

PROJECT No 11629-S-19

CONSENT APPLICATION REVIEW
City of Belleville

Date: February 11, 2020

File No.: B 8/20

Location: 1243 Zion Road

Applicant: Keith Watson, Watson Land Surveyors on behalf of Brian & Andrea Sills,
Darlene & Jeffery Sills

Proposal: To sever the subject lands to dispose of a surplus farm dwelling while consolidating the retained parcel with a nearby farming operation, and to create a 5.0 m wide right-of-way from the newly created lot across the retained lands for the underground water line to the existing well. In doing so, a severed parcel with a lot frontage of approximately 45.0 m and a lot area of 0.4 ha containing an existing single detached dwelling house and garage would be created.

Retained Parcel:

frontage:	≈285 metres
area:	≈37.5 hectares
current use:	farm land
proposed use:	no change

Severed Parcel:

frontage:	≈45.0 metres
area:	≈0.4 hectare
current use:	single detached dwelling and detached garage
proposed use:	no change

Right-of-Way:

width:	≈5.0 metres
length:	≈61.0 metres
area:	≈300 m ²
proposed use:	buried water line and existing well

Official Plan:

Current Designation: Agricultural Land Use

Permitted Uses: a variety of land uses including agricultural and residential uses

Consent Policies: New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes.

A consent to enable disposal of a surplus dwelling created through the consolidation of lands may be permitted, as would a technical severance to correct a lot boundary, provided that:

- inappropriate fragmentation of agricultural land is not promoted; and

- the Provincial minimum distance separation formulae has been met.

Provincial Policy Statement:

- 2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:
- agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
 - a *residence surplus to a farming operation* as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
 - infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- 2.3.4.2 Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.
- 2.3.4.3 The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 2.3.4.1(c).

[Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.]

Zoning By-law 3014:

- Current Zoning: PA – Prime Agriculture Zone
- Permitted Uses:
1. farm
 2. single family dwelling
- Minimum lot area: 0.4 hectares (residential)
25 hectares (non-residential)
- Minimum lot frontage: 45 metres (residential)
100 metres (non-residential)

Comments:

1. the owner wishes to consolidate farm holdings while disposing of a surplus farm dwelling;
2. thus this severance would allow the existing farmland to be separated from the existing farm house and garage;
3. according to provincial policies, farm consolidation can be approved as long as the land in question is rezoned so that a new dwelling cannot be constructed on the farmland from which the

- existing dwelling is severed;
4. similarly the severed parcel will need to be re-zoned to a rural residential zone in order to meet the appropriate lot area and frontage requirements;
5. in this way no new or additional dwellings can be constructed on the severed or retained parcels thereby preventing any additional residential development or the creation of a new residential parcel;
6. provincial policy directs that severed lots for surplus dwellings must be kept to a minimum size so as to prevent inappropriate fragmentation of farm land;
7. there is an existing water line that is buried under the adjacent cultivated field to access the existing well on the property, and the applicant proposes to create a right-of-way over this part of the retained parcel to allow the water line and well to remain and continue to serve the surplus dwelling, thus allowing the lot to be of a minimum size, and to meet the requirements of provincial policy;
8. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (i.e., local road);
9. a safe source of drinking water needs to be provided for the severed parcel;
10. a safe and appropriate septic system needs to be provided for the severed parcel;
11. the proposed severance represents appropriate development in a manner consistent with the City's Official Plan and the Provincial Policy Statement.

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Keith Watson, Watson Land Surveyors on behalf of Brian & Andrea Sills, Darlene & Jeffery Sills to sever a surplus farm dwelling parcel on the north side of Zion Road, municipally known as 1243 Zion Road, with a lot frontage of approximately 45 m and a lot area of approximately 0.4 ha containing an existing single detached dwelling house and garage, subject to the following conditions:
 1. the retained parcel is rezoned to an appropriate agricultural zone that prohibits any residential development on this parcel of land;
 2. the severed parcel is rezoned to an appropriate rural residential zone;
 3. that the private well serving the severed parcel is installed and operating to the satisfaction of the City of Belleville, and all applicable legislation;
 4. that the severed parcel has a private on-site septic system installed and operating to the satisfaction of the City of Belleville, and all applicable legislation;
 5. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed and retained parcels to widen Zion road to a width of 10 metres from the centreline of the Zion Road road allowance;
 6. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
 7. the necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan) or a legal description acceptable to the Registrar of Deeds, and Conditions 1 to 6 inclusive be fulfilled prior to the issuance of the Consent Certificate;
 8. Conditions 1 to 7 inclusive to be fulfilled within one (1) year of the Committee's Decision.
2. Based on the foregoing, the Approvals Section of the Engineering and Development Services

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: February 3, 2020

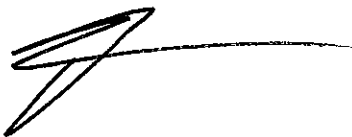
Application No. B8/20

Regarding: Committee of Adjustment Application for Consent B8/20
1243 Zion Road, Belleville
OWNER: Brian & Andrea Sills, Darlene and Jeffrey Sills
AGENT: Keith Watson

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. The applicant shall be advised that Zion Road is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.
2. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.



Jason Pettit