AGENDA
BELLEVILLE COMMITTEE OF ADJUSTMENT
NOVEMBER 27, 2014
3:30 P.M.
COUNCIL CHAMBER
CITY HALL

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. APPLICATIONS AND DECISIONS

a) Application A 18/14

Application for Minor Variance
44 South Front Street
Owner: Monte Smith

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

Correspondence from Development Technologist, Quinte Conservation, Jim Muir (80 Pinnacle Street South), Geraldine Bertin (84 Pinnacle Street South), Peter Aker & Sandra O'Connor (120 Queen Street) and Frank & Beth Farrell (82 Pinnacle Street South) is enclosed. Received a request to defer from the Owner who is out of the country for the meeting.

b) Application B 30/14 - B 31/14

Application for Consent
Part of Lots 30-32, RP 66, Thurlow
(Cannifton Road North)
Owner: Paul Stinson

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

Correspondence from Manager of Approvals, Development Technologist, Quinte Conservation and J. Colin Rushlow is enclosed.

c) Application B 32/14

Application for Consent
Pt Lot 14 & 15, Con 8, Thurlow
(Willet Road & Bethel Road)
Owner: Dale Ketcheson

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

Correspondence from Manager of Approvals, Development Technologist, Quinte Conservation and Jeff Levesque is enclosed.

d) Application B 33/14 — Application for Consent
687 Willet Road
Owner: Jamie & Heather Moore

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

Correspondence from Manager of Approvals, Development Technologist, Quinte Conservation and Jeff Levesque is enclosed.

e) Application B 34/14 — Application for Consent
24-26 Valleyview Crescent
Owner: Elva Trudeau

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

Correspondence from Manager of Approvals and Development Technologist is enclosed. Quinte Conservation had no comments. No other responses were received.

3. GENERAL BUSINESS

a) Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on October 23, 2014.

4. CORRESPONDENCE

5. OTHER BUSINESS

a) Photograph to be taken of the Committee.

b) Confirmation of the Minutes of the meeting of the Belleville Property Standards Committee held on October 23, 2014.

6. ADJOURNMENT

AGENDA

(1) A 18/14 - 44 SOUTH FRONT ST

(2) B 30-31/14 - PART OF LOTS 30, 31 AND 32 REGISTERED PLAN 66, (THURLOW)

(3) B 32-33/14 - 687 WILLET RD (THURLOW)

(4) B 34/14 - 24-26 VALLEYVIEW CR

1

4

Bay of Quinte

City of Belleville

Committee of Adjustment - Location Map

Kilometers 0 0.25 0.5 1 1.5 2

N

Meeting - Nov. 27, 2014

CENTRE HASTINGS TOWNSHIP

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

CON. 9 CON. 8

CON. 8 CON. 7

CON. 7 CON. 6

CON. 6 CON. 5

CON. 5 CON. 4

CON. 4 CON. 3

CON. 3 CON. 2

CON. 2 CON. 1

CON. 1 CON.BF

TOWNSHIP OF TYENDINAGA

3

2

See Inset Map

Inset Map

City of Belleville

Committee of Adjustment - Location Map

Meeting - Nov. 27, 2014

Kilometers 0 0.5 1 1.5 2

N

File No.: A18/14

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 November 27, 2014 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 Mr. Monte Smith.

The subject property is located at 44 South Front Street and is zoned C6-4 – Water-Orientated Commercial Exception No. 4 Zone which allows a 4-unit residential dwelling. Currently the property is undeveloped. The Applicant wishes to construct the 4-unit residential dwelling with a southerly interior side yard setback of nil metres instead of the required 1.2 metres.

A location map of 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 Ontario Municipal Board may dismiss the appeal.

Dated this 7th day of November, 2014

Spencer Hutchison

Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234
Email: shutchison@city.belleville.on.ca

BELLEVILLE
on the Bay of Quinte

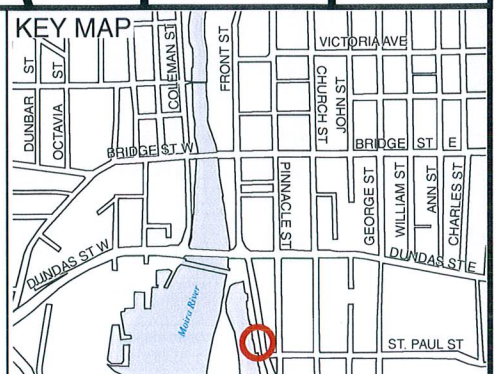
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

LOCATION MAP

44 SOUTH FRONT STREET

Meters
0 5 10 15 20 25

KEY MAP



MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: November 5, 2014

Application No. A18/14

Regarding: Committee of Adjustment Variance Application A18/14
44 South Front Street, Belleville
OWNER: Monte Smith

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

We have no objection to this application.

Jeff Shortt C.E.T.

Quinte CONSERVATION

2061 OLD HIGHWAY 2, RR#2, BELLEVILLE, ON, K8N 4Z2
PHONE: (613) 968-3434 • **FAX:** (613) 968-8240
www.quinteconservation.ca

QUINTE CONSERVATION PLANNING ACT REVIEW

File:	Minor Variance A18/14
Site Address; Lot/Con:	44 South Front Street; Part Lot 3, Concession 1
Geographic Township:	Thurlow
Municipality:	Belleville
Owner:	1759293 Ontario Corp., c/o Monte Smith
Feature:	Bay of Quinte

Comments for above note application:

As per the application provided to this office, it is our understanding that the variance will allow for relief from the side yard setback to nil feet.

Staff have reviewed the application along with all pertinent information relating to the subject property, and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Quinte Conservation policies, and the natural hazard policy of the Provincial Policy Statement. Based on our review, we do not object to the approval of this application as presented.

Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)

The subject lands lie within the regulated area of the Bay of Quinte. The owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 45 metres of the 1:100 year floodplain of the Bay of Quinte. Through the permit application process, the Authority will identify any potential concerns associated with any natural hazards on the subject lands, and review the permit application in light of Regulation #319/09 and Authority policies before deciding to issue or deny the permit.

c.c. 1759293 Ontario Corp., c/o Monte Smith

Sam Carney
Technical Administrative Assistant

November 5, 2014
Date

From: Jim Muir
Sent: Thursday, November 13, 2014 9:18 PM
To: Spencer Hutchison
Subject: Smith Property South Front St Bellevillee

Hi Spencer: Further to our conversations today, I was advised to send you this email and have contacted 3 of my neighbors on Pinnacle St S, a fourth is in Florida also for the winter, and the 5th will be contacted by one of the 3 I have contacted regarding this matter. Dr. Mary Gwizdal, one who I contacted indicated that she wished to add her name to my email and as you have indicated this is permissible we will go from there.

I do have serious reservations regarding this application or proposal from Mr. Smith to change the parameters of his second plan to build a condo complex on his property and am totally against permitting these changes which as you are aware is immediately south of Scotia McLeod Investment brokers on South Front St. Mr. Smith was denied his original plan about 3 years ago by City Council or the Planning Committee due to various inconsistencies and inexperience in his planning and then rejigged that plan to come up with his second plan which to my recollection included underground parking for 4 cars, the 1st floor was to include 2 condos and the top floor was intended to be the private residence for Mr. Smith. This plan was approved by the City. During the past year, these plans have again gone awry mainly due to Mr. Smiths own missteps regarding the seawall being incorrectly constructed by his designated contractor and extending unlawfully into the waterway. Also as the story goes, he was subsequently asked to supply soil contamination samples which most would have submitted, knowing the lay of the land, prior to expending funds on the project. He appears to have decided to forgo this procedure and change his building plan hence the application to the Committee of Adjustment.

Anyway, here we are now with proposal #3 by Mr. Smith. He is now attempting to change his plans to build directly on ground level with no underground or ground level parking, and by erecting a 2 storey building with 2 condos/floor. Unfortunately, I have not received the letter which was sent to local residents re this change but have been advised of it by neighbors.

I would add that firstly, with respect to Mr. Smith asking permission to build to the edge of his property line and changing the design of his property, that this is not a situation that should be allowed. It leaves no room for emergency vehicles should they be needed, basically wipes out any view of the harbour area from north, east, and south, and keep in mind that the waterfront area is one of a kind and when it is gone, it is gone forever. This area is for the citizens to enjoy not for developers to line their pockets and disregard and ignore the citizenry. Many municipalities, at one time including Belleville I thought, have realized this and banned development of any nature on bayfront and waterfront areas. If this property is allowed to be built right up to adjacent property lines, as Mr. Smith would wish, it would set a precedent and all future developers would seize the opportunity to do the same and our quaint harbour area would soon be similar to the hundreds of subdivisions throughout the GTA where you can barely walk between the houses and resultingly a severe visual detriment to our harbour area.

In addition, we also have the parking issue. Believe it or not, South Front St is now one of the busier streets in the City. Every day hundreds of cars, trucks, and transports travel from the east and west ends of the City to other parts of Belleville via the Keegan Parkway and St Paul St, and visa versa on their return in the late afternoons. In addition, the Boathouse Restaurant on South Front St is an extremely busy business venture and on a daily basis, 7 days a week, due to the City not enforcing parking space bylaws when the restaurant was expanded some years ago, the restaurant does not have the required number of parking spots on premises resulting in most of their clients parking on BOTH sides of South Front St creating a daily traffic hazard. With Mr. Smiths new plan, he would require a minimum of 4 parking spaces but the drawing we received for his new proposal does not show even where any would park on his property as he has removed the underground parking area. As we know, many households now are 2 car families which would require up to 8 parking spaces. This is certainly not included in his plan leaving several more cars to be parked on this busy street for parking purposes. One would wonder where they will park during the " no street parking months"?

Also for your consideration, approximately 5-6 years ago, my wife, several neighbors, and many others attended a meeting at the then Recreation Centre on Pinnacle St with regards to the revitalization plans for the South Front St. and the Harbourfront areas. These plans and diagrams were presented by architects and City personnel and indicated the beautification plans for the area. These drawings included many tree lined areas, open lands for the citizens to enjoy the ambiance of the area, and generally the total enjoyment of the Harbour area. It would appear that either this project has been put on hold or if the Committee permits the construction of Mr. Smith's project and others tentatively slated for the area, these plans would all be for naught.

In closing, I would have to say that if this proposal is approved by the Committee, in my opinion it would create an out of place eyesore in the City of Belleville, especially on our quaint harbor area, will create a greater traffic hazard on South Front St , will not permit emergency vehicles to fully access the harbourfront area in case of a boat fire or emergency situation. It will undoubtedly continue to aid would be developers to adopt the philosophy that if we can't succeed on our first try, we can always try again until we win which in my opinion is a very poor path for the City of Belleville to follow.

Thank you for taking the time to consider our comments,

Jim Muir
80 Pinnacle St S
Belleville, Ont

Dr. Mary Gwizdal
41 S Front St
Belleville, Ont

From: Geraldine Bertin
Sent: Monday, November 17, 2014 5:00 PM
To: Hutchison, Spencer
Subject: Re file#B77-915, 44 South Front St. Property 4 story's-4units residential dwelling

Dear Mr Hutchison,

Please add our names to the recent letter sent to you by Jim Muir opposing construction of a 4 story condo complex.

Our primary concern is of course stated in Mr Muir's letter.
#1. Environment issues
#2. Variance impact
#3. Parking arrangement
#4. Precedent setting
#5. Harbor front limitation to public enjoyment
#6. Possible rental on that property

Thank you for your consideration.
Yours,

Jerry and Geraldine Bertin
84 Pinnacle St S
Belleville,On
K8N 5Y5

Ken and Joan Robertson
86 Pinnacle S S

Frank and Elizabeth Farrell
82 Pinnacle Street S

Muriel and Lawrence Thompson
78 Pinnacle St S

Bill and Beverly Yeotes
76 Pinnacle St S

Letter by Jim Muir's:
Spencer: Further to our conversations today, I was advised to send you this email and have contacted 3 of my neighbors on Pinnacle St S, a fourth is in Florida also for the winter, and the 5th will be contacted by one of the 3 I have contacted regarding this matter. Dr. Mary Gwizdal, one who I contacted indicated that she wished to add her name to my email and as you have indicated this is permissible we will go from there.

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several more cars to be parked on this busy street for parking purposes. One would wonder where they will park during the " no street parking months"?

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Thank you for taking the time to consider our comments,

Jim Muir
80 Pinnacle St S
Belleville, Ont

Dr. Mary Gwizdal
41 S Front St
Belleville, Ont

From: Peter Aker and Sandra O'Connor
Sent: Wednesday, November 19, 2014 4:41 PM
To: Hutchison, Spencer; McKillop, Christine
Subject: re: minor variance A18/14 - 44 South Front Street

Hi Spencer and Christine,

We are writing to support Mr. Smith's application for a minor variance (reducing the set-back to nil).

My wife, Sandra O'Connor, and I own the property adjacent to Mr. Smith's on its south side. We favour reducing the setback to nil on our side of his property for several reasons:
1. We fear that leaving a 1.2 m wide slot between the structures will encourage nefarious behaviours. At night, the area along South Front street is known to be frequented by nefarious characters. We have found and disposed of used needles, empty (and full) bottles and cans of alcohol, and trash on the ramp beside the old Wharf Street Debating club property, and our property has been the victim of vandalism before (both graffiti, and attempted breakage of a lock). Reducing the set-back to nil eliminates the potential for this to happen in a small dark space between the properties, which is most likely where these characters would want to hang out. While we can understand an opinion that the view between the buildings will be reduced, we must point out that a view along a 1.2 m slot is not much of a view at all. As for any emergency vehicle access, none would fit in that space.
2. Reducing the set-back to nil eliminates the rainwater run-off problem that has created a problem with subsidence under our foundation.
3. With the set-back at nil, Mr. Smith's new foundation gets built either attached or adjacent to our foundation. This will further strengthen our foundation, which we believe is a good thing. And with construction of a barrier wall that meets code with respect to fire retardant properties, the chances of a fire spreading between the buildings is reduced, which is also a good thing.
4. Reducing the set-back to nil will enhance the look of the buildings along the waterfront. This "nice-looking" waterfront residence look is consistent with the master plan that the City has been talking about, and is consistent with the look of many other Ontario harbour waterfront residences (for example Bronte Harbour, Oakville). In time, we might expect to develop our own property into residential as well. Having a solid wall to butt up against gives continuity to the look of the buildings, and in our opinion, enhances it. Perhaps some would consider stand-alone, detached structures as better looking, but I believe that is a matter of opinion. And with the waterfront properties so valuable, it doesn't make sense to leave small sections (1.2 m) of it unused or undeveloped.

Please forward these comments to the Committee looking after Mr. Smith's minor variation application. We had outlined these same issues in a letter several years ago, and wanted to be sure our opinions on this matter were brought forward with this new application.

Regards,
Peter Aker and Sandra O'Connor

From: frank farrell
Sent: Thursday, November 20, 2014 12:09 PM
To: Hutchison, Spencer
Subject: FW: 52 South Front

Dear Mr Hutchison

Regarding the property described as 52 Front Street , City of Belleville .
A proposal has been made to construct a two story building on the current site and also add an addition to the south side for a two car garage .
The residents of the south front area have been told , on several occasions , that no building would be allowed to take place on the few remaining open spaces adjacent to Victoria Harbour .
No price can be placed on the value of the existing water view and access to this beautiful harbour . Not only is this extremely important to the residents but also the several " thousands " of people who walk , jog , bike , drive and simply visit this area for recreation or to watch fire works etc. each year . This is one of Belleville's remaining treasures which cannot be replaced once it has disappeared . Once this precedent has been set it is only a matter of time before the entire east side of the harbour will be walled off . We are vehemently opposed to any building on open land adjacent to the harbour and hope that this will seriously be considered .

Frank and Beth Farrell
82 Pinnacle St South

Jerry and Geraldine Bertin
84 Pinnacle St South

Ken and Joan Robertson
84 Pinnacle St South

Larry and Muriel Thompson
78 Pinnacle St South

Bill and Bev Yeotes
76 Pinnacle St South

File No.: B30/14 & B31/14

CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF CONSENT APPLICATION

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday November 27, 2014 at 3:30 p.m.** in the **Council Chamber,** Fourth Floor, Belleville City Hall, 169 Front Street, Belleville to consider two applications under Section 53 of the Planning Act, submitted by Watson Land Surveyors Ltd.

These two applications are submitted to create two new rural residential building lots on the south side of Cannifton Road North just west of Highway 37. If approved, a new dwelling could be constructed on each of these two severed lots and also on the retained lot.

Severed Lot #1 would have a lot frontage of 177 feet and a lot area of 2.51 acres. Severed Lot #2 would have a lot frontage of 150 feet and a lot area of 1.54 acres. The retained parcel has a lot frontage of 356 feet and a lot area of 2.06 acres.

The lands subject to this application are zoned D – Development Zone.

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 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 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 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 Ontario Municipal Board may dismiss the appeal.

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

Dated this 7th day of November, 2014

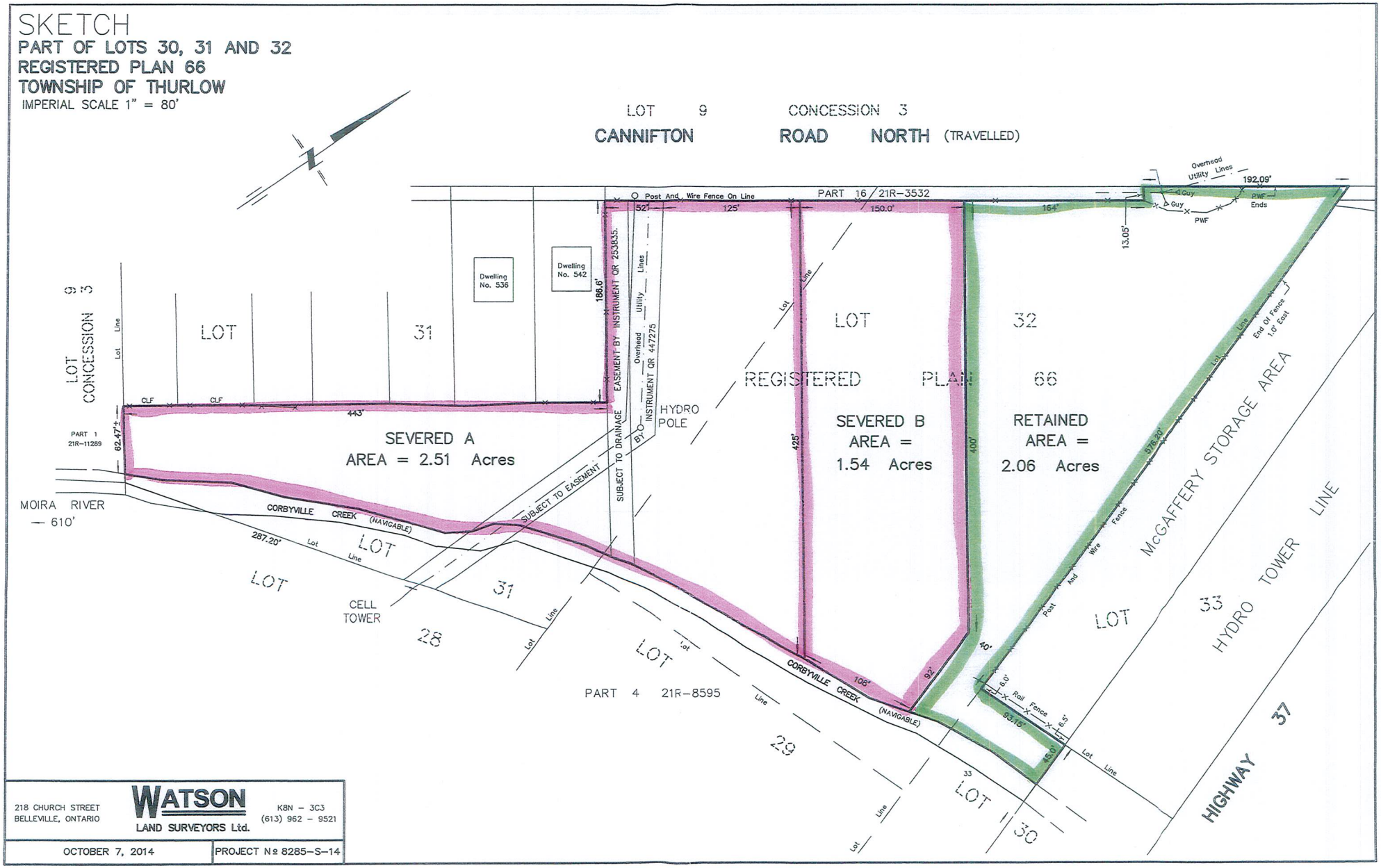
Spencer Hutchison

Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234
Email: shutchison@city.belleville.on.ca

SKETCH

PART OF LOTS 30, 31 AND 32
REGISTERED PLAN 66
TOWNSHIP OF THURLOW

IMPERIAL SCALE 1" = 80'



218 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS Ltd.

K8N – 3C3
(613) 962 – 9521

OCTOBER 7, 2014 | PROJECT No 8285-S-14

CONSENT APPLICATION REVIEW
City of Belleville

Date: **November 20, 2014**

File No.: **B30/14 & B31/14**

Location: **Cannifton Road North**

Applicant: **Paul Stinson**

Proposal: To create two new residential building lots on the east side of Cannifton Road North with a of lot frontage of 177 feet and 150 feet respectively and with a lot area of 2.5 acres and 1.54 acres respectively.

Retained Parcel:	frontage:	±364 feet
	area:	± 2.0 acres
	current use:	vacant land
	proposed use:	single detached dwelling
Severed Parcel A:	frontage:	±177 feet
	area:	± 2.5 acres
	current use:	vacant land
	proposed use:	single detached dwelling
Severed Parcel B:	frontage:	150 feet
	area:	± 1.54 acres
	current use:	vacant land
	proposed use:	single detached dwelling

Official Plan:

Current Designation: Industrial Land Use

Permitted Uses: Until such time as lands designated Industrial land use located east of the Moira River are needed for industrial purposes, development and use of such lands in accordance with the policies of the Rural land use designation may be permitted.

Within areas designated Rural land use, a variety of land uses will be permitted including those permitted uses within the Agricultural land use designation, as well as limited residential, commercial/industrial and conservation and small-scale outdoor recreation uses.

Consent policies: consents to create lots for residential purposes may be granted provided that no more than 2 parcels are granted from any parcel larger than 2 hectares existing on January 1, 1998

Zoning By-law 3014:

Current Zoning:	D – Development Zone
Permitted Uses:	current uses only
Suggested Zoning:	RR - Rural Residential Zone
Permitted Uses:	single family dwelling or farm
Minimum lot area:	1 acre
Minimum lot frontage:	147 feet

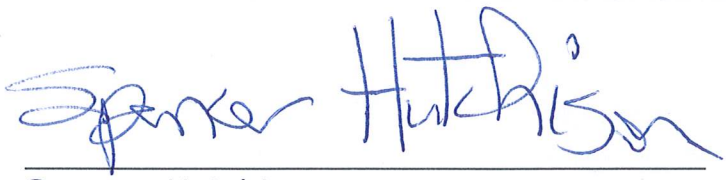
Comments:

1. in simplest form the proposed severance of 2 residential lots along Cannifton Road North is in keeping with the policies in the Official Plan and would result in 3 lots that would meet the requirements of the RR Zone;
2. the RR Zone is the zoning of the nearby residential properties along Cannifton Road North;
3. because the current zoning is D – Development Zone, the property has to be rezoned to an appropriate residential zone to allow development of this land;
4. the severed and retained parcels will require their own separate water and sewer services to the satisfaction of the City;
5. a drainage plan for the severed and retained parcels will be required to ensure stormwater does not negatively impact abutting properties;
6. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
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 (ie: collector road); the request is for a 3.0 metre road widening along the east side of Cannifton Road North;
8. the only unique concern with the proposed severances has to do with the "finger" of land that extends southward from Severed Parcel A; this land is not required by the severed parcel in terms of meeting the requirements of the zoning by-law; moreover because of its configuration it could be considered problematic for the future owner of this parcel of land;
9. at the same time it is noted from air photos that are on file from 2008 and 2013 that this finger of land has been utilized to varying degrees by the 7 properties that abut this land;
10. thus for some undetermined period of time, whether by agreement or not this land has been looked after in one form or another by the neighbours;
11. without going into the legalities of this use, from a land use perspective it would appear that the future land use pattern would be better served if the "finger" of land was subdivided and offered to the 7 abutting property owners; if this could be done it is felt that this would benefit all concerned;
12. at the same time it is noted that the 7 parcels of land are relatively significant in size and any transaction should be fair to all parties in terms of costs;

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Paul Stinson to create two new residential building lots on the east side of Cannifton Road North with a of lot frontage of 177 feet and 150 feet respectively and with a lot area of 2.5 acres and 1.54 acres 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. that the severed and retained parcels are rezoned to an appropriate land use zone;
3. the Owner provide a drainage plan for the severed and retained lots to the satisfaction of the City of Belleville;
4. that the "finger" of land that is part of Severed Parcel A located behind the 7 properties municipally known as 518 to 542 Cannifton Road North be subdivided and offered as lot additions to these 7 properties at a fair market value, to the satisfaction of the city; that if the 7 property owners do not enter into transfer agreements by April 1, 2015 then this condition is waived;
5. that the City Parks Policy with respect to cash-in-lieu contribution established by the Council of the Corporation of the City of Belleville shall apply to the severed parcels and the necessary payment lodged with the Treasurer of the City of Belleville;
6. 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 Cannifton Road North to a width of 13 metres from the centreline of the road allowance;
7. the necessary deeds to be submitted in triplicate 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.



Spencer Hutchison
Manager of Approvals

2008
HIGHWAY NO. 37
CANNIFTON RD N
RIVER RD

2014
HIGHWAY NO. 37
CANNIFTON RD N
RIVER RD

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: November 5, 2014

Application No. B30/14 – B31/14

Regarding: Committee of Adjustment Application for Consent B30/14 – B31/14
Cannifton Road North, Belleville
OWNER: Paul Stinson
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 Cannifton Road North is designated as a collector road and requires 26 metres or 86 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 86 feet along both the severed and retained portions of the property.

2. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.

3. Drainage shall be accommodated to the satisfaction of the Building Section of the Engineering and Development Services Department.

4. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.

Jeff Shortt C.E.T

Quinte CONSERVATION

2061 OLD HIGHWAY 2, RR#2, BELLEVILLE, ON, K8N 4Z2
PHONE: (613) 968-3434 • **FAX:** (613) 968-8240
www.quinteconservation.ca

QUINTE CONSERVATION PLANNING ACT REVIEW

File:	Consent B30/14
Lot/Con:	Part Lot 9, Concession 3
Geographic Township:	Thurlow
Municipality:	Belleville
Owner/Agent:	Paul A. Stinson Builder Ltd./Watson Land Surveyors Ltd.
Feature:	Corbyville Creek

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal will sever one new residential parcel which will front onto Cannifton Road North.

Staff have reviewed the application along with all pertinent information relating to the subject property, and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Quinte Conservation policies, and the natural hazard policy of the Provincial Policy Statement. Based on our review, we do not object to the approval of this application as presented.

Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)

The subject lands lie within the regulated area of Corbyville Creek. 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 high water mark/top of bank of the creek. Through the permit application process, the Authority will identify any potential concerns associated with any natural hazards on the subject lands, and review the permit application in light of Regulation #319/09 and Authority policies before deciding to issue or deny the permit.

c.c. **Paul. A Stinson Builder Ltd., c/o Paul Stinson**
Watson Land Surveyors Ltd., c/o Keith Watson, OLS

Sam Carney
Technical Administrative Assistant

November 5, 2014
Date

Quinte CONSERVATION

2061 OLD HIGHWAY 2, RR#2, BELLEVILLE, ON, K8N 4Z2
PHONE: (613) 968-3434 • **FAX:** (613) 968-8240
www.quinteconservation.ca

QUINTE CONSERVATION PLANNING ACT REVIEW

File:	Consent B31/14
Lot/Con:	Part Lot 9, Concession 3
Geographic Township:	Thurlow
Municipality:	Belleville
Owner/Agent:	Paul A. Stinson Builder Ltd./Watson Land Surveyors Ltd.
Feature:	Corbyville Creek

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal will sever one new residential parcel which will front onto Cannifton Road North.

Staff have reviewed the application along with all pertinent information relating to the subject property, and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Quinte Conservation policies, and the natural hazard policy of the Provincial Policy Statement. Based on our review, we do not object to the approval of this application as presented.

Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)

The subject lands lie within the regulated area of Corbyville Creek. 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 high water mark/top of bank of the creek. Through the permit application process, the Authority will identify any potential concerns associated with any natural hazards on the subject lands, and review the permit application in light of Regulation #319/09 and Authority policies before deciding to issue or deny the permit.

c.c. **Paul. A Stinson Builder Ltd., c/o Paul Stinson**
Watson Land Surveyors Ltd., c/o Keith Watson, OLS

Sam Carney
Technical Administrative Assistant

November 5, 2014
Date

Hutchison, Spencer

To: Hutchison, Spencer (shutchison@city.belleville.on.ca)
Subject: FW: File No.: B30 / 14 & B31 / 14

From: James Rushlow [mailto:[redacted]@hotmail.com]
Sent: Tuesday, November 18, 2014 3:45 PM
To: Hutchison, Spencer
Subject: RE: File No.: B30 / 14 & B31 / 14

November 18, 2014

Good Afternoon Mr. Hutchison:

I was contacted by Watson Land Surveyor Ltd on Monday November 17, 2014 to discuss my concerns regarding File No. B30/14 & B31/14.

My Concerns:
1). "Adverse Possession" of the part of land which abuts my and my neighbours back property lines which has been maintained by us for over (20) twenty years.

2). The proposed New Trans Canada Pipe Line which was proposed to cross over this said property and proceed across Cannifton Road North and continuing over other property owned by Mr. Stinson before turning southwest and continuing to the Moira River where it will cross under.

Mr. Watson stated that he and the Owner had previously discussed the part of Severance Lot #1 which runs between the Corbyville Creek and our back property lines, but due to the Owners interest in wanting to have these applications approved before year end, nothing further was done.

Mr. Watson told me he was not aware of the Trans Canada Pipe Line plans.

Mr. Watson did not give me any indication if he or the Owner would be contacting me before the Belleville Committee of Adjustment meeting on Thursday November 27, 2014.

Can you provide me with a copy of the Planners Report on this matter?

Also, can you advise what the deadline for written submissions of opposition to this application would be?

Regards;

J. Colin Rushlow

File No.: B32/14 & B33/14

CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF CONSENT APPLICATION

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday November 27, 2014 at 3:30 p.m.** in the **Council Chamber,** Fourth Floor, Belleville City Hall, 169 Front Street, Belleville to consider two applications under Section 53 of the Planning Act, submitted by Watson Land Surveyors Ltd.

These two applications are submitted to realign the lot lines between three adjacent properties on the southwest corner of Willett Road and Bethel Road. A sketch of the proposed lot line adjustments is found on the back of this notice.

An "L" shaped 3.3 acre parcel of land from the property at 687 Willett Road is to be added to the abutting farm land to the west. An irregular parcel of land from the farm land, approximately 1.8 acres in size, is to be added to the abutting property to the north at 634 Bethel Road. No new lots are to be created by these applications and the result will be that the farm land will have a more uniform eastern boundary.

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 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 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 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 Ontario Municipal Board may dismiss the appeal.

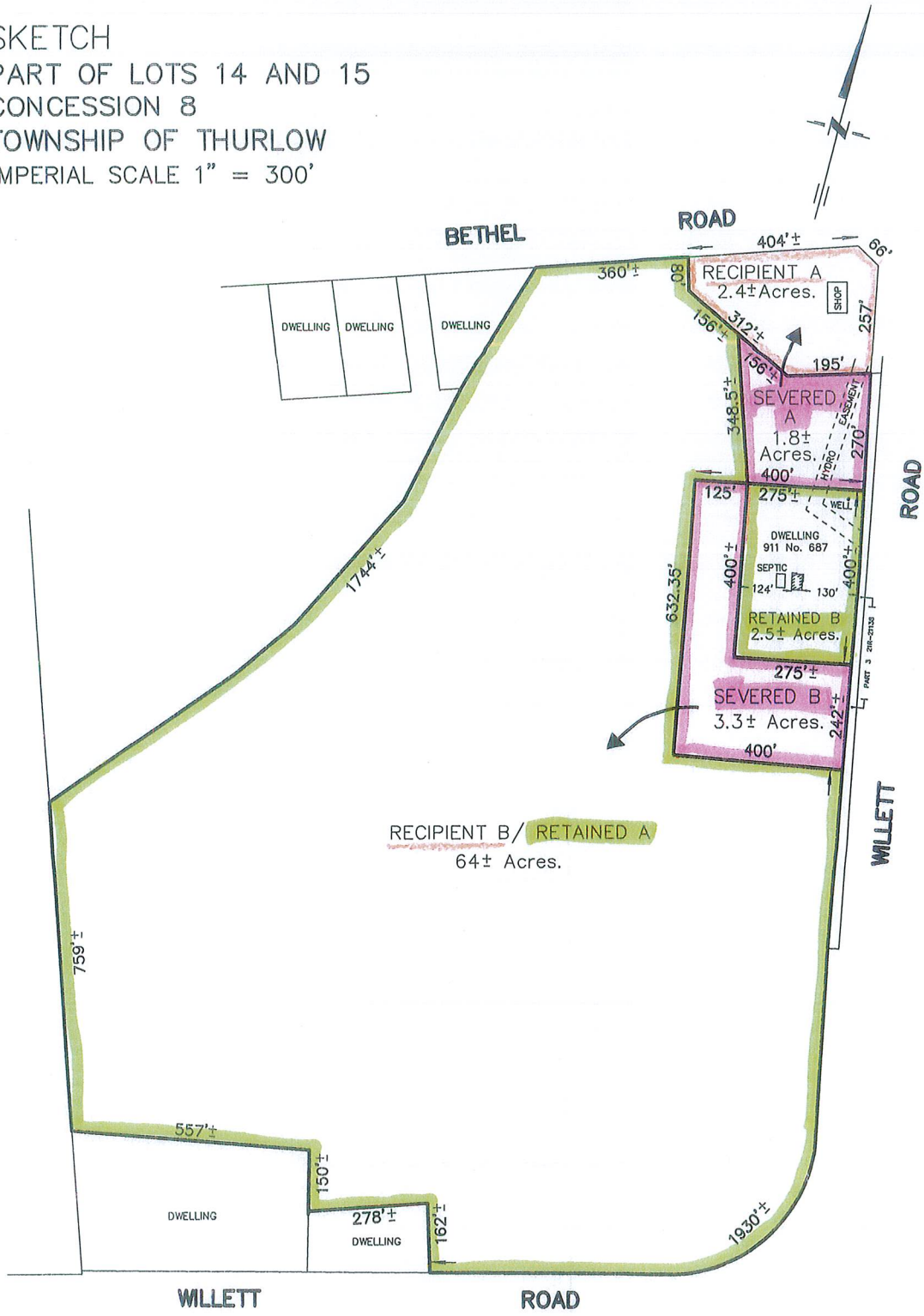
The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 7th day of November, 2014

Spencer Hutchison

Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234
Email: shutchison@city.belleville.on.ca

SKETCH
PART OF LOTS 14 AND 15
CONCESSION 8
TOWNSHIP OF THURLOW
IMPERIAL SCALE 1" = 300'



CAUTION THIS IS NOT A PLAN OF SURVEY
PORTIONS OF THIS SKETCH ARE FROM
COMPILED AND CALCULATED INFORMATION

218 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS Ltd.

K8N – 3C3
(613) 962 – 9521

October 16 2014

PROJECT № 8388–M–14

CONSENT APPLICATION REVIEW
City of Belleville

Date: **November 20, 2014**

File No.: **B32/14 & B33/14**

Location: **687 Willett Road**

Applicants: **Jamie & Heather Moore**
Dale Ketcheson

Proposal:

1. To add an irregularly shaped parcel of land, with an area of approximately 1.8 acres, from the abutting farm field to the abutting property to the north, located at the southwest corner of Willett Road and Bethel Road;

2. To add an "L" shaped parcel of land, with an area of approximately 3.3 acres, from the property at 687 Willett Road to the abutting farm property to the west.

.

Retained Parcel A:

frontage:	±1,930 acres
area:	± 64 acres
current use:	farm land
proposed use:	no change

Severed Parcel A:

frontage:	270 feet
area:	± 1.8 acres
current use:	vacant undeveloped land
proposed use:	lot addition

Retained Parcel B:

frontage:	±400 feet
area:	± 2.5 acres
current use:	single detached dwelling
proposed use:	no change

Severed Parcel B:

width:	400 feet
length:	632 feet
area:	± 3.3 acres
current use:	farm land
proposed use:	no change

Official Plan:

Current Designation: Rural Land Use

Permitted Uses: on lands designated Rural Land Use agricultural and residential uses are permitted

Zoning By-law 3014:

Current Zoning: PA – Prime Agricultural Zone

Permitted Uses: single family dwelling or farm

Minimum lot area: 1 acre (residential)
40 acres (non-residential)

Minimum lot frontage: 147 feet (residential)
230 feet (non-residential)

Comments:

1. in one sense these two related applications deal with "squaring up" or straightening the eastern edge of the farm field located along the west side of Willett Road;
2. this is achieved by gaining a 3.3 acre "L" shaped parcel and giving up a slightly rectangular 1.8 acre parcel;
3. both Retained Parcel A (farm field) and Retained Parcel B (687 Willett Road) meet the zoning requirements of the PA Zone;
4. no new lot is being created;
5. the use of Severed Parcel B will not change, just the ownership; it is already farmed;
6. the only issue in this request is the status of Severed Parcel A; it is currently zoned PA Zone while the parcel it is being added to is zoned M1- General Industrial Zone;
7. the M1 Zone permits a range of non-residential uses;
8. it is not feasible or desirable to have split zoning on a property especially when the land being transferred is zoned PA – Prime Agricultural Zone;
9. 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 or collector road);
10. City policy is to require the provision of daylight triangles, where indicated in the City's transportation plan;
11. it is felt that these two applications are minor in nature and represent appropriate development.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Dale Ketcheson to add an irregularly shaped parcel of land, with an area of approximately 1.8 acres, from the abutting farm to the abutting property to the north, located at the southwest corner of Willett Road and Bethel Road, 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 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 is subject to this consent;
3. The Applicant shall be required to deed, gratuitously to the City, a 7.5m x 7.5m daylight triangle at the corner of Bethel Road and Willett Road;
4. 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 Bethel Road to a width of 13 metres from the centreline of the road allowance;
5. that Recipient Parcel A and Severed Parcel A are rezoned to an appropriate land use zone;
6. the necessary deeds to be submitted in triplicate and Conditions 1 to 5 inclusive be fulfilled prior to the issuance of the Consent Certificate;
7. Conditions 1 to 6 inclusive to be fulfilled within one (1) year of the Committee's Decision.

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Jamie & Heather Moore to add an "L" shaped parcel of land, with an area of approximately 3.3 acres, from the property at 687 Willett Road to the abutting farm property to the west, 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 severed parcel be deeded as a lot addition to the adjoining property to the west, 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 is subject to this consent;
3. 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 Willett Road to a width of 10 metres from the centreline of the road allowance;
4. the necessary deeds to be submitted in triplicate 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.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: November 5, 2014

Application No. B32/14

Regarding: Committee of Adjustment Application for Consent B32/14
Willett Road, Belleville
OWNER: Dale Ketcheson
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 Bethel Road is designated as a collector road and requires 26 metres or 86 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 86 feet along both the severed and retained portions of the property.

2. The applicant shall be advised that Willett 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.

3. The Applicant shall be required to deed, gratuitously to the City a 7.5 metre x 7.5 metre daylight triangle at the corner of Bethel Road and Willet Road.

4. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.

5. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.

Jeff Shortt C.E.T

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: November 5, 2014

Application No. B33/14

Regarding: Committee of Adjustment Application for Consent B33/14
687 Willett Road, Belleville
OWNER: Heather & Jamie Moore
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 Willett 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. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.

3. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.

Jeff Shortt C.E.T

Quinte CONSERVATION

2061 OLD HIGHWAY 2, RR#2, BELLEVILLE, ON, K8N 4Z2
PHONE: (613) 968-3434 • **FAX:** (613) 968-8240
www.quinteconservation.ca

QUINTE CONSERVATION PLANNING ACT REVIEW

File:	Consent B32/14
Lot/Con:	Part Lot 14 & 15, Concession 8
Geographic Township:	Thurlow
Municipality:	Belleville
Owner/Agent:	Dale Ketcheson
Feature:	N/A

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal is for a lot addition to the rural parcel at 634 Bethel Road.

Staff have reviewed the application along with all pertinent information relating to the subject property, and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Quinte Conservation policies, and the natural hazard policy of the Provincial Policy Statement. Based on our review, we do not object to the approval of this application as presented.

Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)

The subject lands do not lie within an area that is regulated by Quinte Conservation. The owners will not require a permit prior to development (construction / filling/ excavation/ site grading).

c.c. **Dale Ketcheson**
Watson Land Surveyors Ltd., c/o Keith Watson, OLS

Sam Carney
Technical Administrative Assistant

November 5, 2014
Date

Quinte CONSERVATION

2061 OLD HIGHWAY 2, RR#2, BELLEVILLE, ON, K8N 4Z2
PHONE: (613) 968-3434 • **FAX:** (613) 968-8240
www.quinteconservation.ca

QUINTE CONSERVATION PLANNING ACT REVIEW

File:	Consent B33/14
Site Address; Lot/Con:	687 Willett Road; Part Lot 15, Concession 8
Geographic Township:	Thurlow
Municipality:	Belleville
Owner/Agent:	Heather & Jamie Moore/Watson Land Surveyors Ltd.
Feature:	N/A

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal is for a lot addition to an approximately 64 acre rural parcel fronting onto Willett Road & Bethel Road.

Staff have reviewed the application along with all pertinent information relating to the subject property, and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Quinte Conservation policies, and the natural hazard policy of the Provincial Policy Statement. Based on our review, we do not object to the approval of this application as presented.

Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)

The subject lands do not lie within an area that is regulated by Quinte Conservation. The owners will not require a permit prior to development (construction / filling/ excavation/ site grading).

c.c. Heather & Jamie Moore
Watson Land Surveyors Ltd., c/o Keith Watson, OLS

Sam Carney
Technical Administrative Assistant

November 5, 2014
Date

Hutchison, Spencer

Subject: FW: Letter - Notice of Consent Application 634 Bethel Rd. Thurlow (File No.:B32/14 & B33/14)

From: Jeff Levesque [mail[redacted]e.ca]
Sent: Thursday, November 13, 2014 8:08 AM
To: Hutchison, Spencer
Subject: Letter - Notice of Consent Application 634 Bethel Rd. Thurlow (File No.:B32/14 & B33/14)

Mr. Hutchison,

I am writing to learn additional information regarding subject notification I received in the mail.

Prior to supporting or opposing this application, I would like to know what zoning will be assigned/applied to the parcel currently identified as "Severed A 1.8± Acres" on the sketch attached to the notice letter. Additionally, what is the current zoning of the 2.4± Acres identified as Recipient A on the sketch.

Previously a school bus business was operated by Norman Moore (Norabeth Transit Ltd.) at/on the 2.4± Acres parcel. If the assigned zoning is to be anything other than purely residential, then, at this juncture, I wish to be identified as vehemently opposed to this application.

The letter clearly states the lands identified in this application are not currently subject to any other type of planning application; however, there remain concerns regarding this application. The last thing we need in this area is additional commercial/industrial activity.

Additionally, to clarify, the parcel identified as "Severed B 3.3± Acres", will that land be reverted from residential zoning to agricultural?

As the requested information regarding zoning is crucial to formulating an opinion and was not included in the application notice, can you please provide the requested information?

Thank You in advance for your attention to this issue.

Jeff Levesque
658 Bethel Rd.
Roslin, ON K0K 2Y0
613-885-8027

File No.: B34/14

CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF CONSENT APPLICATION

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday November 27, 2014 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 Watson Land Surveyors Ltd.

This application is submitted to create a new residential lot on the west side of Valleyview Crescent. A sketch of the proposed severance is found on the back of this notice.

The proposed severed lot is zoned R2 – Residential Second Density Zone and would have a minimum lot frontage of 20.7 metres and a minimum lot area of 766.5m^2. Currently situated on this lot is single detached dwelling municipally known as 26 Valleyview Crescent. Two retained parcels would be created. Retained Parcel "A" would have a minimum lot frontage of 15.7 metres and a minimum lot area of 570.9m^2. Currently situated on this lot is a single detached dwelling municipally known as 24 Valleyview Crescent. Retained Parcel "B" would have a minimum lot frontage of 18.2 metres and a minimum lot area of 750.5m^2. This parcel is currently vacant. The plan would be to construct a new single detached dwelling on this property.

The R2 Zone requires a residential lot to have a minimum lot frontage of 15.0 metres and a minimum lot area of 464.5m^2.

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 Ontario Municipal Board may dismiss the appeal.

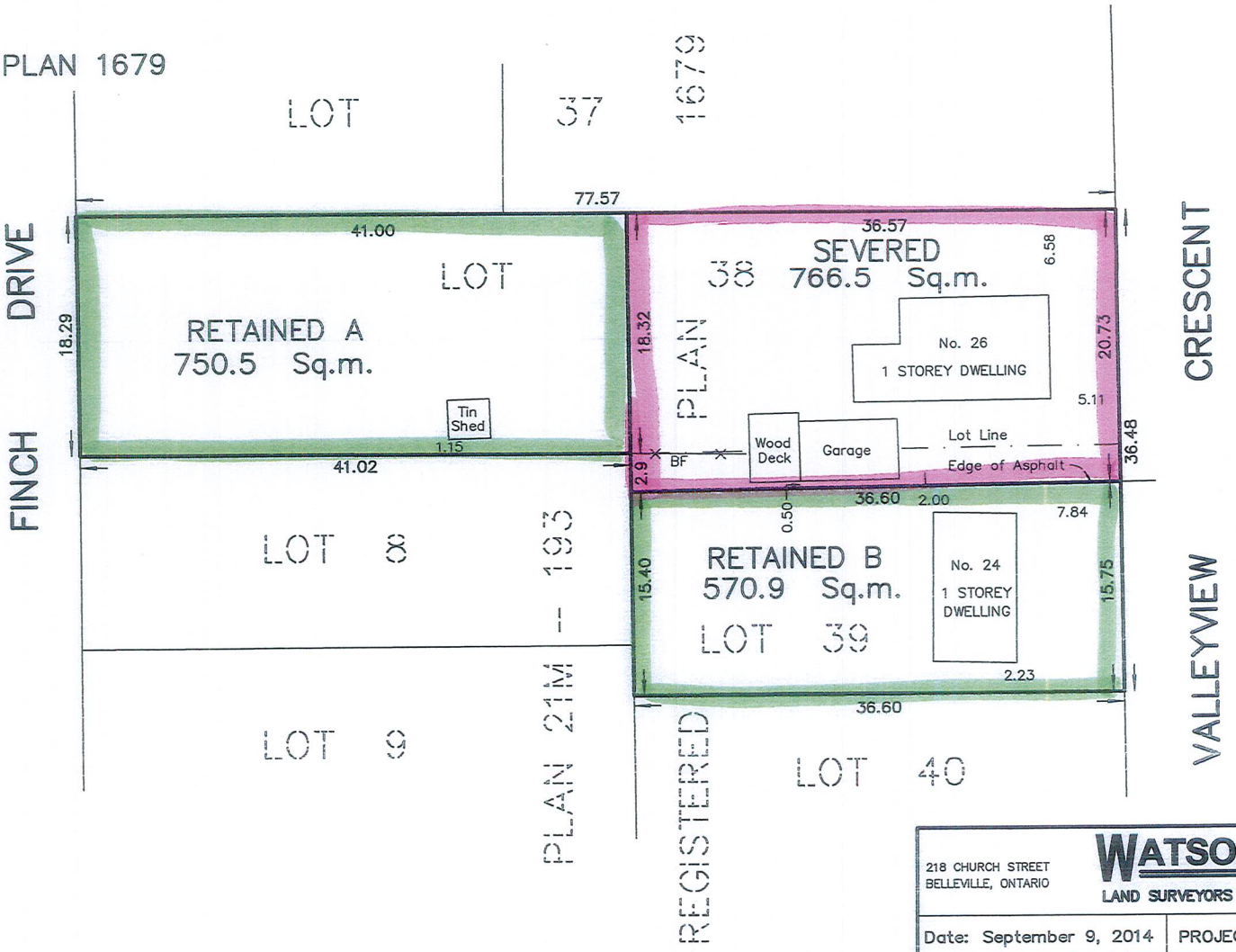
The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 7th day of November, 2014

Spencer Hutchison

Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234
Email: shutchison@city.belleville.on.ca

SKETCH
LOTS 38 AND 39
REGISTRAR'S COMPILED PLAN 1679
CITY OF BELLEVILLE
METRIC SCALE 1 : 400



CAUTION THIS IS NOT A PLAN OF SURVEY
PORTIONS OF THIS SKETCH ARE FROM
COMPILED AND CALCULATED INFORMATION

218 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS Ltd.

K8N – 3C3
(613) 962 – 9521

Date: September 9, 2014 | PROJECT № 8236–T–14

CONSENT APPLICATION REVIEW
City of Belleville

Date: **November 20, 2014**

File No.: **B34/14**

Location: **24 & 26 Valleyview Crescent (Finch Drive)**

Applicant: **Elva Trudeau**

Proposal:

1. To sever the rear 41 metres of the subject property to create a new residential building lot, fronting onto Finch Drive with a lot frontage of 18.3 metres and a lot area of 750m^2;

2. To sever the subject lands to re-establish a residential lot with a frontage of 20.7 metres along the west side of Valleyview Crescent and with a lot area of 766.5m^2.

Severed Parcel:	frontage:	20.7 metres
	area:	766.5m^2
	current use:	single-family dwelling
	proposed use:	no change
Retained Parcel A:	frontage:	18.3 metres
	area:	750m^2
	current use:	vacant rear yard
	proposed use:	single-family dwelling
Retained Parcel B:	frontage:	15.7 metres
	area:	570.9m^2
	current use:	single-family dwelling
	proposed use:	no change

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 10245

Current Zoning:

Retained Parcel A

RH – Residential Holding Zone
Permitted Uses: existing uses

Severed Parcel and Retained Parcel B

R2 - Residential Second Density Zone
Permitted Uses: single family dwelling
Minimum lot area: 464.5m^2
Minimum lot frontage: 15m

Comments:

1. there are 2 related severances being considered here;
2. severance #1 deals with the accidental merging of the properties at 24 and 26 Valleyview Crescent;
3. somewhere back in time these two adjacent properties merged on title;
4. the current owner wishes to restore this property to its previous status of being two separate properties;
5. currently there are 2 buildings on the subject property; both used for residential uses;
6. the proposed severance allows for the creation of two building lots on each of which would be located a single dwelling; this would allow either dwelling to be sold separate from the other dwelling;
7. both the severed and Retained Parcel B would meet the lot area and lot frontage requirements of the R2 Zone;
8. both parcels need to be serviced independently of each other;
9. there will be no new construction or development on the subject land; in essence, this application is a legal matter rather than a land use issue;
10. severance #2 deals with creating a new lot at the rear of 26 Valleyview Crescent; the Committee has considered a similar request by a neighbour in 2011;
11. a subdivision has been constructed to the west of the property located at 26 Valleyview Crescent; as part of this subdivision Finch Drive has been constructed;
12. the existing dwelling on the subject property will front onto Valleyview Crescent, and the retained parcel of land on which it is situated, meets the lot frontage and lot area requirements of the R2 Zone;
13. the new severed parcel of land will be developed in a manner consistent with the new houses that have been built along Finch Drive;
14. the severed land is currently zoned RH and will have to be rezoned to allow residential development to occur;
15. the severed parcel will require its own separate water and sewer services from Finch Drive;
16. a drainage plan for the severed parcel will be required to ensure stormwater does not negatively impact abutting properties;

17. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
18. development charges will be payable when Retained Parcel A is developed;
19. the proposed severance represents appropriate development in a manner consistent with the City's Official Plan and the zoning of the other properties fronting onto Finch Drive.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Elva Trudeau to sever the rear 41 metres of the subject property to create a new residential building lot, fronting onto Finch Drive with a lot frontage of 18.3 metres and a lot area of 750.5m^2, subject to the following conditions:

1. Retained Parcel A is rezoned to an appropriate residential zone;
2. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
3. The Owner provide, and receive approval for, a drainage plan for Retained Parcel A to the satisfaction of the City;
4. the City Parks Policy with respect to cash-in-lieu contribution established by the Council of the Corporation of the City of Belleville shall apply to Retained Parcel A and the necessary payment lodged with the Treasurer of the City of Belleville;
5. the necessary deeds to be submitted in triplicate and Conditions 1 to 4 inclusive be fulfilled prior to the issuance of the Consent Certificate;
6. Conditions 1 to 5 inclusive to be fulfilled within one (1) year of the Committee's Decision;
7. Development charges will be payable for any future development of Retained Parcel A.

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Elva Trudeau to sever the subject lands to re-establish a residential lot with a frontage of 20.7 metres along the west side of Valleyview Crescent and with a lot area of 766.5m^2, 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 severed parcel and Retained Parcel B being independently connected to Municipal services;
3. Conditions 1 and 2 to be fulfilled within one (1) year of the Committee's Decision.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: November 5, 2014

Application No. B34/14

Regarding: Committee of Adjustment Application for Consent B34/14
24 & 26 Valleyview Crescent, Belleville
OWNER: Elva Trudeau
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. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.

2. Drainage shall be accommodated to the satisfaction of the Building Section of the Engineering and Development Services Department.

3. All lots must have separate services.

Jeff Shortt C.E.T