

The applications were circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Manager of Economic and Strategic Initiatives, 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.

- d) Application A 04/14 Application for Minor Variance
44 Grove Street
Owner: Alan Bowman
Agent: Gerry Baker

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Manager of Economic and Strategic Initiatives, 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.

- e) Application B 05/14 Application for Land Severance
10 McFarland Drive
Owners: Tim & Jessica Hoornweg
Agent: Keith Watson

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Manager of Economic and Strategic Initiatives, 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.

- f) Application B 06/14 Application for Land Severance
274 Airport Parkway
Owner: Bonnie Duvall

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

Correspondence from Manager of Approvals, Development Technologist, Quinte Conservation and Sharren McFaul (251 Airport Parkway) is enclosed. No other responses were received.

g) Application B 08/14

Application for Land Severance
6984 Highway 62
Owner: David & Connie Chisholm
Agent: John Chisholm

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Manager of Economic and Strategic Initiatives, 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

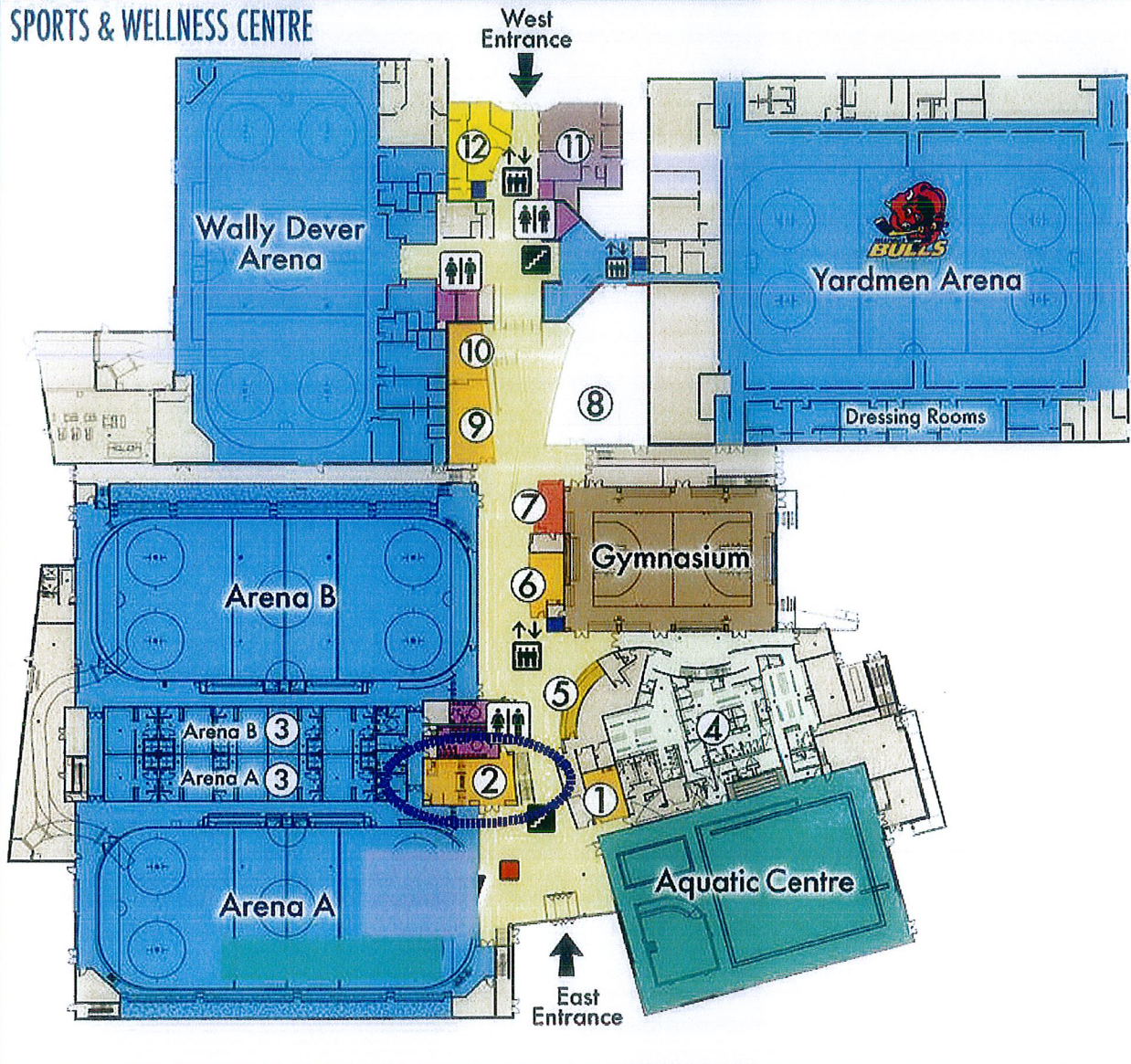
- a) Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on January 30, 2014.

4. CORRESPONDENCE**5. OTHER BUSINESS****6. OLD BUSINESS****7. ADJOURNMENT**

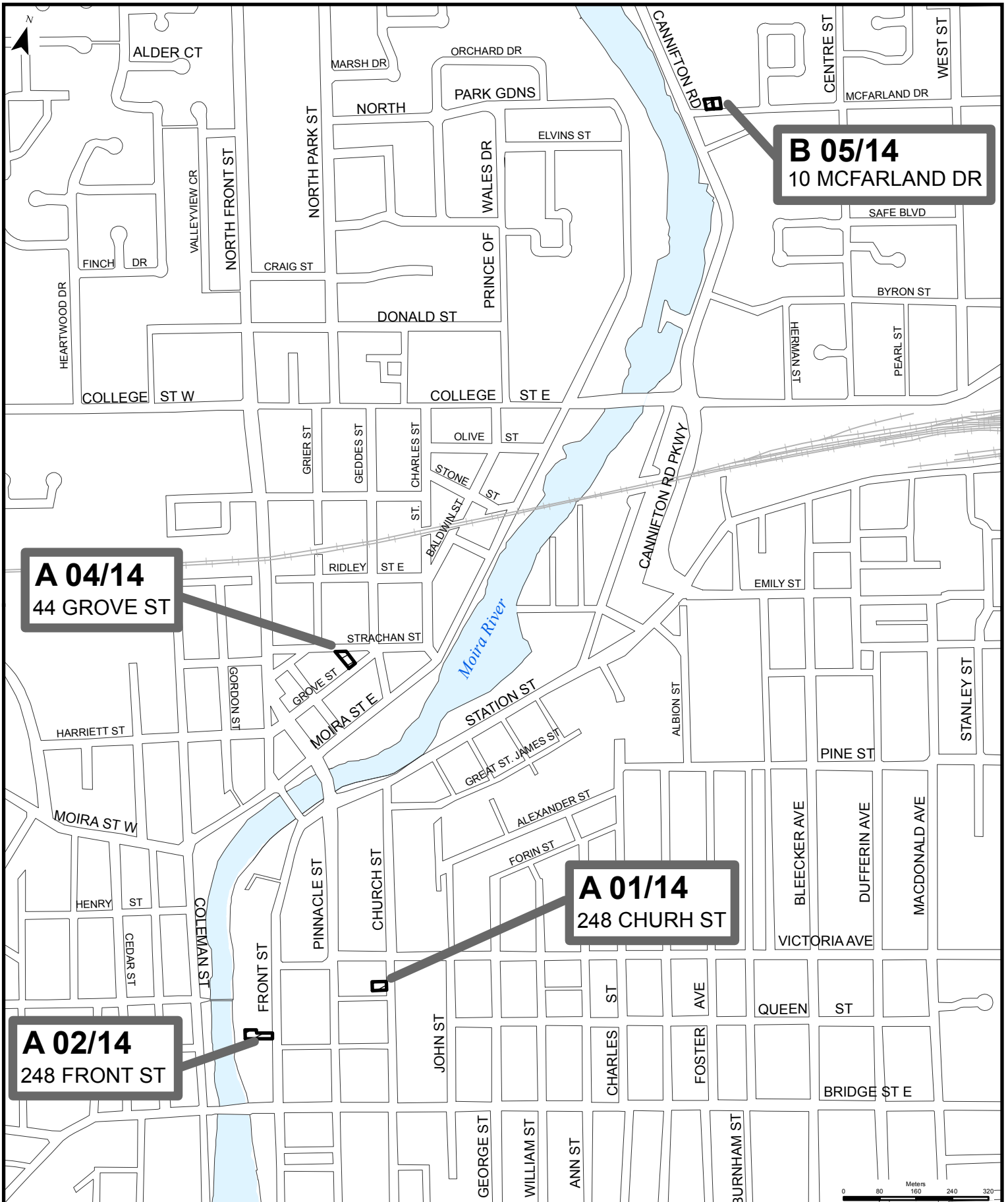


Main Level Floor Plan

SPORTS & WELLNESS CENTRE



- | | |
|----------------------------------|---------------------------|
| ① Pool Classroom A | ⑦ Courtyard Cafe |
| ② Fireplace Room B | ⑧ Outdoor Courtyard |
| ③ Arena A & B Dressing Rooms | ⑨ Pro Shop |
| ④ Aquatic & Fitness Change Rooms | ⑩ Pro Shop Meeting Room D |
| ⑤ Customer Service Counter | ⑪ Seniors Centre |
| ⑥ Gym Meeting Room C | ⑫ Bulls Box Office |



A 04/14
44 GROVE ST

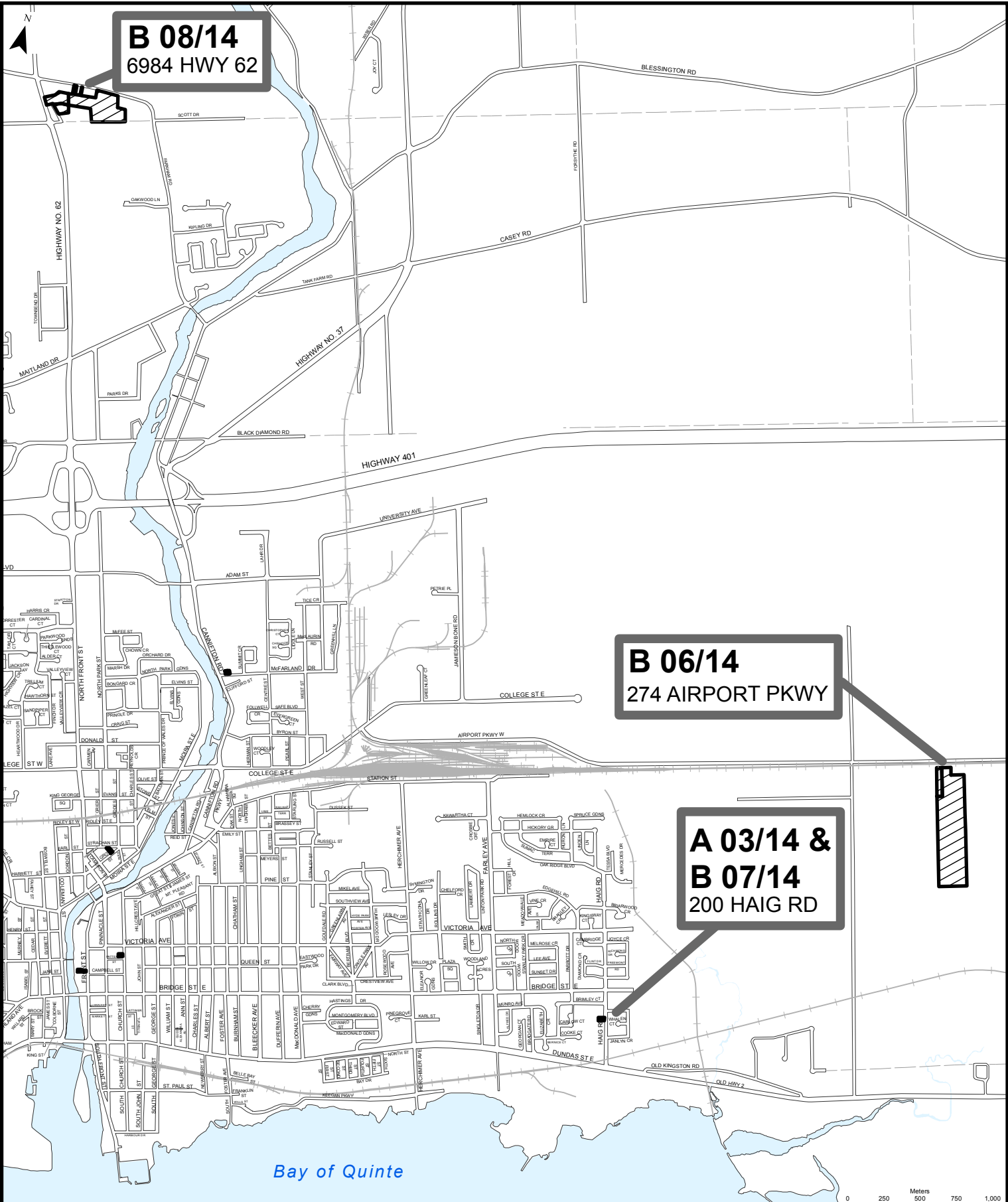
A 01/14
248 CHURH ST

B 05/14
10 MCFARLAND DR

Committee of Adjustment
Location Map



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT
FEB. 27, 2014



Committee of Adjustment Location Map



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT
 FEB. 27, 2014

Please be advised that Quinte Conservation has no concerns or comments regarding the planning files listed below:

Minor Variance A01/14, Bob Kitcher, 248 Church St.
Minor Variance A03/14, Andy Geertsma, 200 Haig Road
Consent B07/14, Andy Geertsma, 200 Haig Road
Minor Variance A04/14, Alan Bowman, 44 Grove Street
Consent B05/14, Tim & Jessica Hoornweg, 10 McFarland Drive
Consent B08/14, David & Connie Chisholm, 6984 Highway 62

Thank you kindly,
Samantha

Samantha Carney
Technical Administrative Assistant
Quinte Conservation
www.quinteconservation.ca
<http://twitter.com/quinteca>
scarney@quinteconservation.ca

R.R.#2, 2061 Old Highway #2, Belleville, ON K8N 4Z2
Phone: (613) 968-3434 ext 111 Fax: (613) 968-8240

 Consider the environment. Please don't print this e-mail unless you really need to.

**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 27, 2014 at 3:30 p.m.** in the **Fireplace Room**, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 45 of the Planning Act, submitted by Bob Kitcher.

This application is to allow a ground floor residential unit on the property municipally known as 248 Church Street. This property is zoned C2 – General Commercial Zone which only allows residential units on upper floors. There are no plans to enlarge the existing building on the subject property.

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.

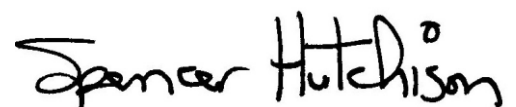
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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.

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

Dated this 6th day of February, 2014

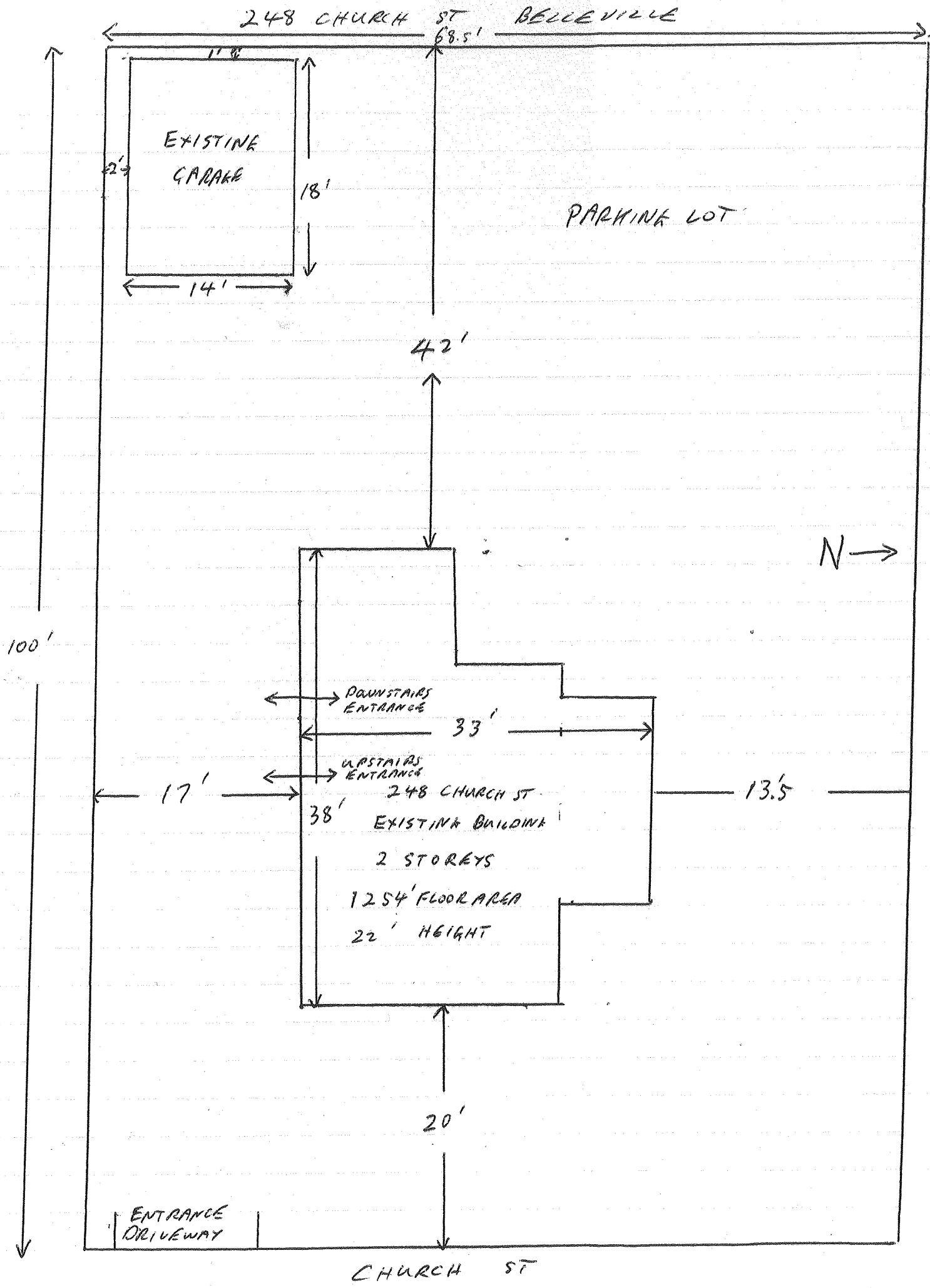


Spencer Hutchison
Secretary-Treasurer

City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8

Tel: (613) 967-3234

Email: shutchison@city.belleville.on.ca



MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: February 20, 2014

File No.: A01/14

Location: 248 Church Street

Applicant: Bob Kitcher

Proposal: To permit a ground floor dwelling unit on the property at 248 Church Street.

Official Plan:

Current Designation: City Centre Land Use

Permitted Uses: a range of commercial and residential land uses

Zoning By-law 10245:

Current Zoning: C2 Zone

Permitted Uses: a range of commercial uses with residential uses on upper floors

Proposed Use: 2-unit residential building with 1-unit on the ground floor

Requirements: Dwelling units above the first floor of commercial uses

Comments:

1. there is an older existing 2-storey building on the subject property that originally was used as a single detached dwelling;
2. the current C2 – General Commercial zoning of the property only allows dwelling units above the first floor; the applicant wishes to now use the first floor for a dwelling unit;
3. the surrounding properties are all zoned R4 which permits ground floor residential units;
4. with a variance the underlying commercial zoning remains in place and a ground floor commercial use could be reinstated at any time;
5. the proposed variance allows for flexibility in using the subject lands and allows for either commercial or residential uses on a property in close proximity to the City's central business area;
6. in summary, it is felt that the proposed variance 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 Bob Kitcher to permit a ground floor residential unit on the property at 248 Church Street.

A handwritten signature in cursive script that reads "Spencer Hutchison". The signature is written in dark ink and is positioned above a horizontal line.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist


Date: February 12, 2014

Application No. A01/14

Regarding: Committee of Adjustment Variance Application A01/14
248 Church Street, Belleville
OWNER: Bob Kitcher

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.

**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 27, 2014 at 3:30 p.m.** in the **Fireplace Room**, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 45 of the Planning Act, submitted by Mrs. A. Mancuso.

This application is to allow for two less parking spaces than is required by the zoning by-law for the property municipally known as 248 Front Street. This property is zoned C2-3 – General Commercial Exception No. 3 Zone which requires 1.25 parking spaces per dwelling unit. The applicant is renovating the upper floors in the building on the subject property and creating 5 apartments. These five apartments require a total of 7 parking spaces. The Applicant can only provide 5 on-site parking spaces.

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.

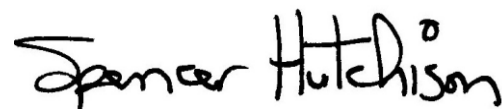
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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.

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

Dated this 6th day of February, 2014



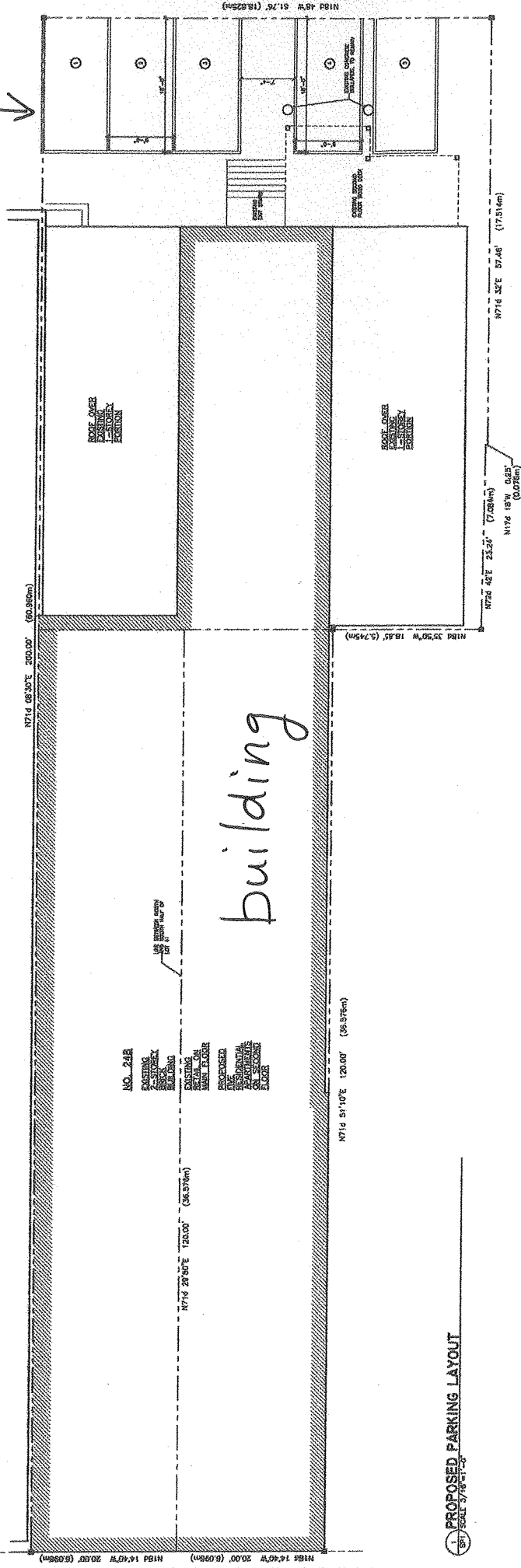
Spencer Hutchison
Secretary-Treasurer
City of Belleville

Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8

Tel: (613) 967-3234

Email: shutchison@city.belleville.on.ca

Parking ↓



PROPOSED PARKING LAYOUT
 3/16" = 1'-0"

NO. 248
 EXISTING
 2-STORY
 BUILDING
 MAIN FLOOR
 PROPOSED
 2ND
 FLOOR

NO. 248
 EXISTING
 2-STORY
 BUILDING
 MAIN FLOOR
 PROPOSED
 2ND
 FLOOR

PROPOSED PARKING LAYOUT

DESIGN	AKS	PROJECT NO.	2012-11
DRAWN	AKS	DATE	JAN 2013
CHECKED	AKS	SHEET NO.	SP-1
SCALE	3/16" = 1'-0"		

PROJECT
 Second Floor Apartments
 248 Front Street
 Second Floor
 Suburbia, Ontario

andrew smith
 ARCHITECTURE
 248 FRONT STREET
 SUBURBIA, ONTARIO L4R 0A1
 TEL: 905.881.1111
 WWW.ANSMITH.COM

NO.	DATE	REVISION	BY
1	12/10/12	ISSUED FOR PERMITS	AKS
2	12/10/12	ISSUED FOR PERMITS	AKS
3	12/10/12	ISSUED FOR PERMITS	AKS
4	12/10/12	ISSUED FOR PERMITS	AKS

DATE: 01/10/2013 10:45 AM

PROPOSED PARKING LAYOUT
 3/16" = 1'-0"

PROJECT NO. 2012-11
 SHEET NO. SP-1

DESIGNER: AKS
 DRAWN: AKS
 CHECKED: AKS

DATE: JAN 2013

SCALE: 3/16" = 1'-0"

The information on this drawing was prepared by the architect and is based on the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

**MINOR VARIANCE APPLICATION REVIEW
City of Belleville**

Date: February 20, 2014

File No.: A02/14

Location: 248 Front Street

Applicant: Aurora Mancuso

Proposal: To reduce the minimum number of on-site parking spaces provided from 7 spaces to 5 spaces.

Official Plan:

Current Designation: City Centre Land Use

Permitted Uses: a range of commercial and residential land uses

Zoning By-law 10245:

Current Zoning: C2-3 Zone

Permitted Uses: a range of commercial uses with residential uses on upper floors

Proposed Use: to create five (5) additional dwelling units in the upper floor

Minimum parking requirement: 1.25 spaces per dwelling unit

Comments:

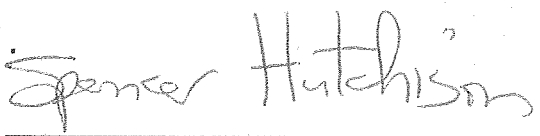
1. the building on the subject property covers almost all of this property so there is a limited ability to provide all of the required on-site parking;
2. in the downtown core there are a range of municipal parking lots to provide parking including one directly behind the subject lands;
3. the applicant wishes to develop 5 apartment units in the upper floor of the building on the subject lands;
4. the 5 apartment units would require the provision of 7 on-site parking spaces; the applicant can provide 5 spaces.
5. the City wishes to promote and encourage people to live and work downtown; the City supports the creation of dwelling units in the downtown core;
6. at the same time the City has a program of purchasing additional land for new and enlarged municipal parking lots;
7. the City has valued a parking space at \$1,000 per space;

8. it has been the policy of the City and the Committee of Adjustment on previous requests for relief from providing on-site parking to permit these requests subject to the applicant paying the City's Parking Reserve Fund for the number of deficient parking spaces; this way the City accumulates the funds to assist in the purchase and/or creation of new parking lots and thereby ensuring sufficient parking in the downtown core.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Aurora Mancuso to reduce the minimum number of on-site parking spaces provided from 7 spaces to 5 spaces on the property at 248 Front Street subject to the condition that:

1. the Owner makes a payment of \$2,000 to the City's Parking Reserve Fund.



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: February 12, 2014

Application No. A02/14

Regarding: Committee of Adjustment Variance Application A02/14
248 Front Street, Belleville
OWNER: A. Mancuso

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 PLANNING ACT REVIEW

File: Minor Variance A02/14
Address: 248 Front Street
Municipality: City of Belleville
Owner/Agent: A. Mancuso
Feature: Moira River

Comments for above note application:

As per the application provided to this office, it is our understanding that the variance will reduce the amount of parking spaces from the required 6 spaces to 5 spaces for subject lands adjacent to the Moira River.

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, the Federal Fisheries Act, 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)

Please note that the mouth of the Moira River is an area susceptible to historic flooding, and frazil ice hazards in the City of Belleville. Prior to the construction of six (6) ice control dams within the City, the downtown area was flooded by ice jamming at the mouth of the Moira River. In addition, the area is underlain by fractured limestone bedrock which can be porous to high water in the river channel. The approximate extent of inundation due to flooding from ice jams is illustrated on our Flood Risk Map for the Moira River – 1987 (Map no. MR1-3), which is available upon request.

Recently, a study was completed for the Moira River titled '*Frazil Ice Study for the Moira River – 2006*'. The Frazil Ice Study (section 6.7) suggests that new development within the historic ice flooded area should be flood proofed such that there is zero damage during the design flood event (i.e. an ice flood that results in water surface elevations approaching historic flood levels). Given the uncertainty surrounding an ice jam flood event (including frazil ice jamming), we recommend that any development within the study area be flood proofed, including the possibility of high water damaging any below grade construction. Quinte Conservation – Engineering staff are available to review and comment on development proposals within the study area, however our general direction for new development within the historic ice flood (i.e. frazil ice flood) hazardous area is as follows:

1. Keep the finished floor of the building above the 1:100 year or ice-related flood elevation (whichever is greater).
2. If possible, do not include a basement in the building design. However, if a basement is required it should be flood proofed.
3. Do not raise the grade of parking and landscape areas. It is recognized these areas will be inundated by water and ice during an ice-related flood event.

In addition, the subject lands lie within the regulated area of the Moira River. 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 flood plain. 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.



Sam Carney
Technical Administrative Assistant

February 10, 2014

Date

**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 February 27, 2014 at 3:30 p.m.** in the **Fireplace Room**, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 45 and Section 53 of the Planning Act, submitted by Geertsma Homes Ltd.

Currently the subject property is vacant. The Owner wishes to construct a semi-detached dwelling on this property and sever the building so that each of the two dwelling units and surrounding land could be sold separately, as shown on the site plan provided on the back of this page. The Owner is also requesting that the interior side yard setback between the semi-detached dwelling units along the common wall be nil.

The severed parcel would have a frontage of 9.1m along Haig Road and an area of approximately 395m². The retained parcel would have a frontage of 9.2m along Haig Road and an area of approximately 405m².

The severed and retained parcels are zoned R3 - Residential Third Density Zone which permits a semi-detached dwelling on a lot that has a minimum lot frontage of 18.0 metres and a minimum lot area of 674m². The R3 Zone does not recognize the nil setback between two severed semi-detached dwelling units.

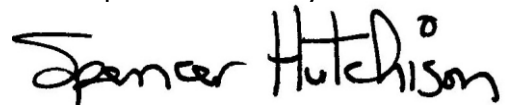
Additional information relating to the proposed consent or variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, 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 these two applications 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 or variance, you must make a written request to the City of Belleville Committee of Adjustment.

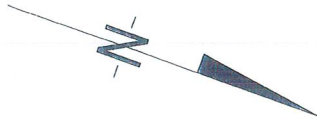
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent or variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to make a decision, the Ontario Municipal Board may dismiss the appeal.

Dated this 6th day of February, 2014



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



EXISTING RESIDENTIAL

194 HAIG ROAD

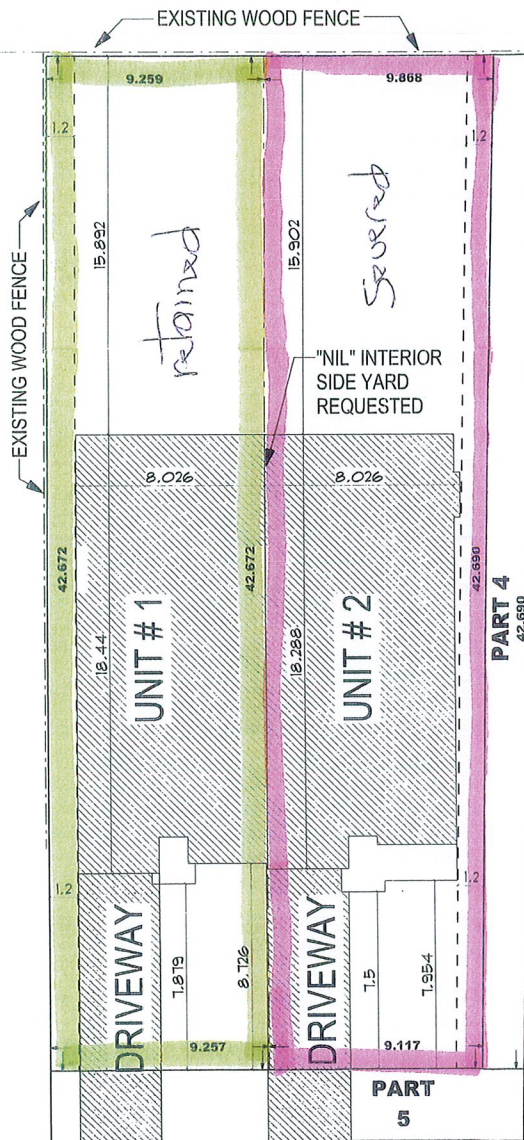
EASTGATE CONDOMINIUM

EXISTING CHAIN LINK FENCE

EXISTING WOOD FENCE

EXISTING HOUSE
194 HAIG ROAD

EXISTING HOUSE
204 HAIG ROAD



HAIG ROAD

SCALE: 1 : 200
JANUARY 22nd 2014



CONSENT & MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: February 20, 2014

File No.: A03/14 and B07/14

Location: 200 Haig Road

Applicant: Geertsma Homes Ltd.

- Proposal:**
1. To sever the subject land which is currently vacant but on which a semi-detached dwelling is proposed to be constructed;
 2. To recognize the minimum interior side yard setback of nil along the common wall of the semi-detached dwelling units.

Severed Parcel:

frontage:	9.1m
area:	405m ²
current use:	vacant land
proposed use:	½ semi-detached dwelling

Retained Parcel:

frontage:	9.2m
area:	395m ²
current use:	vacant land
proposed use:	½ semi-detached dwelling

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 10245

Current Zoning: R3 – Residential Third Density Zone

Permitted Use: semi-detached dwelling

Minimum lot area:	674m ² (7,255ft ²)
Minimum lot area per Dwelling Unit:	337.0m ² (3,627.4ft ²)
Minimum lot frontage per Dwelling Unit:	9.0m (29.5 ft)
Minimum interior side yard setback:	2.4 metres (7.9 feet)

Comments:

1. The proposed severance allows for the creation of a new building lot that would meet the lot area and lot frontage requirements of a semi-detached dwelling in the R3 Zone;
2. it would appear that a semi-detached dwelling unit could be constructed on the subject that would meet the setback requirements of the R3 Zone, if the property was not severed;

3. however, the Zoning By-law does not recognize a common lot line for semi-detached dwelling units that are severed;
4. thus as a technical matter the applicant needs to have the interior side yard setback along the common lot line, or party wall, recognized as being nil;
5. 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;
6. the City's Official Plan also promotes infill residential development;
7. the severed and retained parcels will each require their own separate water and sewer services;
8. a drainage plan for the severed and retained parcels will be required to ensure stormwater does not negatively impact abutting properties.

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Geertsma Homes Ltd. to sever the subject lands to create two (2) building lots, on each of which would be located a semi-detached dwelling unit, with a lot frontage of approximately 9.1m and 9.2m respectively on the west side of Haig Road, and a lot area of approximately 405m² and 395m² 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 a minor variance application is approved to recognize the interior side yard deficiency created by this severance application;
3. The Owner shall provide a drainage plan for the severed and retained parcels to the satisfaction of the City;
4. The Owner shall submit the necessary deeds 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;
6. The severed and retained parcels each shall be individually connected to the City's water system;
7. The severed and retained parcel each shall be individually connected to the City's sanitary sewer system;
8. The Development Charges Policy established by the Council of Corporation of the City of Belleville shall apply to all newly created building lots.

2. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Geertsma Homes Ltd. to recognize that:

the minimum interior side yard setback along the common wall of the semi-detached dwelling units at 200 Haig Road will be nil.



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: February 12, 2014

Application No. A03/14

Regarding: Committee of Adjustment Variance Application A03/14
200 Haig Road, Belleville
OWNER: Andy Geertsma
AGENT: Tony Engelsdorfer

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.

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: February 12, 2014

Application No. B07/14

Regarding: Committee of Adjustment Application for Consent B07/14
200 Haig Road, Belleville
AGENT: Tony Engelsdorfer
OWNER: Andy Geertsma

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. Both lots must have separate services.



Jeff Shortt C.E.T

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

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This application is to allow for the construction of a new semi-detached dwelling on the property municipally known as 44 Grove Street. This property is zoned R4 - Residential Fourth Density Zone which allows a semi-detached dwelling on a lot that has an area of 674m². The subject property only has a lot area of 637m².

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.

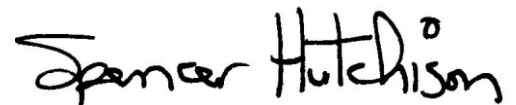
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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.

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

Dated this 6th day of February, 2014



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
 LOT 12
 REGISTERED PLAN 155
 CITY OF BELLEVILLE

DWELLING
 No. 21

STRACHAN
 74.00'

STREET

AREA
 3430 Sq.ft.

11

12

13

PROPOSED
 DRIVEWAY

137.26'

21.6'

No. 44 Grove Street

10'

23.1'

35.9'

2.8'

No. 42

PROPOSED
 2 STOREY
 DETACHED
 SEMI

59.46'

93.50'

DWELLING

23.1'

LOT

LOT

LOT

57.6'

57.6'

2.0'

31.6'

AREA
 3430 Sq.ft.

PROPOSED
 DRIVEWAY

8.9'

59.40'

GROVE STREET

WATSON
 LAND SURVEYORS Ltd.

218 CHURCH STREET
 BELLEVILLE, ONTARIO
 K8N - 3C3
 (613) 962 - 9521

JANUARY 24, 2013

PROJECT No 8021-B-14

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

**MINOR VARIANCE APPLICATION REVIEW
City of Belleville**

Date: February 20, 2014

File No.: A4/14

Location: 44 Grove Street

Applicant: Gerry Baker

Proposal: To allow the construction of a semi-detached dwelling on the property at 44 Grove Street that would have a minimum lot area of 637m² instead of the required 674m².

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 10245

Current Zoning: R4 – Residential Fourth Density Zone

Permitted Use: semi-detached dwelling

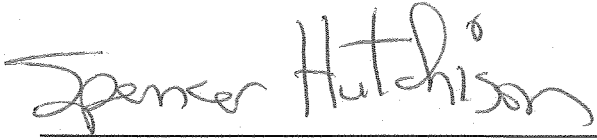
Minimum lot area:	674m ² (7,255ft ²)
Minimum lot area per Dwelling Unit	337.0m ² (3,627.4ft ²)

Comments:

1. The proposed variance allows for the construction of a new semi-detached dwelling in the R4 Zone;
2. it would appear that a semi-detached dwelling could be constructed on the subject lands that would meet the setback requirements of the R4 Zone;
3. 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;
4. the City's Official Plan also promotes infill residential development;
5. the proposed variance is considered minor in nature and reflects the appropriate development of the subject lands.

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Gerry Baker to recognize that the property at 44 Grove Street would have a minimum lot lot area of 637m² instead of the required 674m² for a semi-detached dwelling.

A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive, flowing style.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: February 12, 2014

Application No. A04/14

Regarding: Committee of Adjustment Variance Application A04/14
44 Grove Street, Belleville
OWNER: Alan Bowman
AGENT: Gerry Baker

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

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

1. Normally the City only allows one water service to a property. If the plan is to eventually sever the parcel into two properties two water services can go in but the severance should be done as soon as possible.



Jeff Shortt C.E.T.

**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 February 27, 2014 at 3:30 p.m.** in the **Fireplace Room**, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by Keith Watson on behalf of Tim & Jessica Hoornweg.

This application is submitted to create a new residential building lot on the north side of McFarland Drive, just east of Cannifton Road, as shown on the location map on the back of this page. If approved, a new single detached dwelling could be constructed on this new lot which is zoned R2 – Residential Second Density Zone. Currently on this property is a single detached dwelling, municipally known as 10 McFarland Drive.

Both the severed and retained lots would have a minimum lot frontage of 58 feet and a minimum lot area of 5,410ft². The R2 Zone requires lots to have a minimum lot frontage of 49.2 feet and a minimum lot area of 5,000ft².

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.

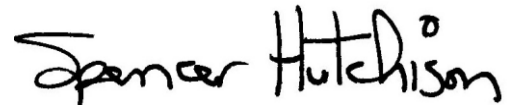
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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 is **not** subject to any other type of planning application.

Dated this 6th day of February, 2014



Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8

Tel: (613) 967-3234

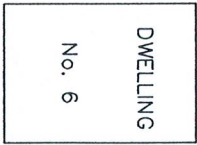
Email: shutchison@city.belleville.on.ca

SKETCH
 PART OF LOT 10, 11, AND 12
 REGISTERED PLAN 10
 CITY OF BELLEVILLE

MOIRA RIVER

CANNIFTON ROAD

NOT TO SCALE
 220'



SEVERED
 5410 ± Sq. ft.

EX. DRIVEWAY

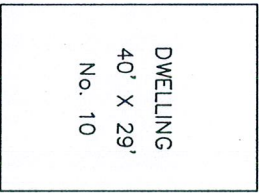
MCFARLAND DRIVE

58.18'

116.36'

RETAINED
 5410 ± Sq. ft.

EX. DRIVEWAY



96.67'

11.2'±

58.16'

89.95'

128.30'

59.57'

70.14'

24.75'

13.7'±



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: JANUARY 7, 2013

PROJECT No 8011-H-13

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: February 20, 2014

File No.: B05/14

Location: 10 McFarland Drive

Applicant: Watson Land Surveyors Ltd.

Proposal: To sever the subject lands to create a new residential building lot with a minimum lot area of 5,410ft² and a minimum lot frontage of 58.2 feet along the north side of McFarland Drive.

Retained Parcel:

frontage:	58.2 feet
area:	5,410ft ²
current use:	single detached dwelling
proposed use:	no change

Severed Parcel:

frontage:	58.2 feet
area:	5,410ft ²
current use:	vacant
proposed use:	single detached dwelling

Official Plan:

Current Designation: Residential Land Use

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

Policies: This Plan supports compatible housing intensification and infill development, such as:

- accessory apartments or conversions of large residential structures to multiple use in appropriate areas;
- infilling on existing lots of record and maximizing use of underutilized lots;
- subdivision of oversized residential lots;

Zoning By-law 10245:

Current Zoning: R2 – Residential Second Density Zone

Permitted Use: single detached dwelling
Minimum lot area: 4,999.8ft²
Minimum lot frontage: 49.2 feet

Comments:

1. the property at 10 McFarland Drive is relatively large and underutilized with only one residential dwelling on it;

2. the proposed severance allows for the creation of an infill residential building lot that would meet the lot frontage and lot area requirements of the R2 Zone;
3. it would appear that a new detached single family dwelling could be constructed on the severed parcel of land that would meet the setback requirements of the R2 Zone;
4. 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;
5. the severed and retained parcels will each require their own separate water and sewer services;
6. a drainage plan for the severed and retained parcels will be required to ensure stormwater does not negatively impact abutting properties;
7. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
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 (ie: local road).

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Watson Land Surveyors Ltd. to sever the subject lands to create a new residential building lot with a minimum lot area of 5,410ft² and a minimum lot frontage of 58.2 feet along the north side of McFarland Drive, 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 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 parcel and the necessary payment lodged with the Treasurer of the City of Belleville;
3. the Owner provide a drainage plan for the severed and retained lots to the satisfaction of the City of Belleville;
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 McFarland Drive to a width of 10 metres from the centreline of the road allowance for this street;
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 the severed parcel; separate Municipal services will be required for both the severed and retained parcels of land.



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: February 12, 2014

Application No. B05/14

Regarding: Committee of Adjustment Application for Consent B05/14
10 McFarland Drive, Belleville
AGENT: Keith Watson
OWNER: Tim & Jessica Hoornweg

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 McFarland Drive 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. 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.
5. Both lots must have separate services.



Jeff Shortt C.E.T

**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 February 27, 2014 at 3:30 p.m.** in the **Fireplace Room**, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by Bonnie Duvall.

This application is submitted to create a new rural residential building lot on the south side of Airport Parkway, just east of Elmwood Drive. There currently is a single detached dwelling located on the severed parcel, municipally known as 274 Airport Parkway. If approved, there is the potential for a new single detached dwelling to be constructed on the retained lot. A sketch of the proposed severance is attached to this notice.

The proposed severed lot would have a minimum lot "frontage" of 120 feet on the south side of Airport Parkway and a lot area of 1.8 acres. This parcel is currently zoned PA – Prime Agriculture Zone.

The Applicant is also requesting a right of way over the severed parcel in favour of the retained parcel and the abutting parcel to the east to allow for joint use of a shared crossing of the Canadian National Railway tracks.

The Applicant also requires relief from the lot frontage requirement of the PA Zone since neither the severed nor the retained lot front onto a municipal road. There currently is a right of way from these two parcels across the Canadian National Railway tracks to Airport Parkway.

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.

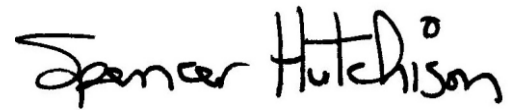
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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 is **not** subject to any other type of planning application.

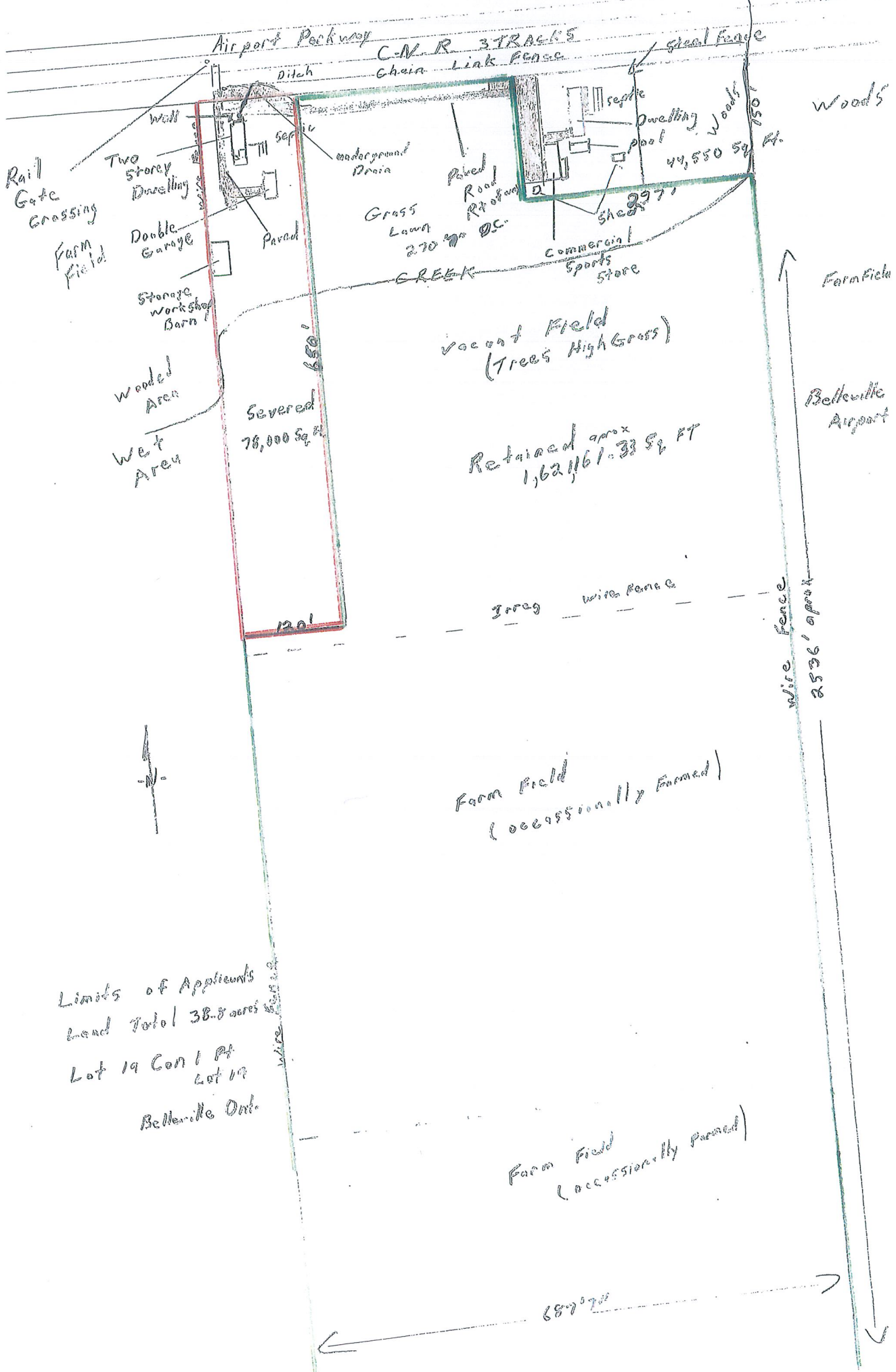
Dated this 6th day of February, 2014

A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive style with a small circle above the letter 'i' in 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



Limits of Applicants
 land Total 38.8 acres
 Lot 19 Cont 1 Pt
 Lot 19
 Belleville Ont.

Farm Field
 (occasionally farmed)

Farm Field
 (occasionally farmed)

CONSENT APPLICATION REVIEW
City of Belleville

Date: **February 20, 2014**

File No.: **B06/14**

Location: **Concession 1, Pt. Lot 19**
274 Airport Parkway

Applicant: **Bonnie Duvall**

- Proposal:**
1. To sever the subject lands to create a new rural residential building lot, with a lot area of 1.8 acres and a lot frontage of 120 feet along the south side of the Canadian National Railway (Airport Parkway);
 2. To create a right-of-way over the severed parcel, and the retained parcel, in favour of the retained parcel and the abutting parcel to the east to provide for a shared access to Airport Parkway;
 3. To recognize that neither the severed or retained parcels have lot frontage on a municipally maintained road.

Retained Parcel:

frontage:	approximately 270 feet
area:	approximately 37.2 acres
current use:	farm land/undeveloped open space
proposed use:	no change

Severed Parcel:

frontage:	120 feet
area:	1.8 acres
current use:	single detached dwelling
proposed use:	no change

Official Plan:

Current Designation: Rural Land Use

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

Zoning By-law 3014:

Current Zoning: PA – Prime Agriculture Zone + H - Hazard Zone

Permitted Uses:	single family dwelling or farm in PA Zone
Minimum lot area:	1 acre (residential)
	61.7 acres (non-residential)

Minimum lot frontage: 147.6 feet (residential)
 328 feet (non-residential)

Comments:

1. policies in the Official Plan permit the severance of a building lot from the subject lands;
2. the subject lands as they currently exist do not front onto a maintained municipal road but do have access to Airport Parkway via a fully signalized level crossing over the CN railway complete with barriers;
3. as a technical matter, the lack of lot frontage for both the severed and retained lots needs to be formally recognized;
4. in a similar fashion the retained parcel needs a formal right of way across the severed parcel to access the level crossing and Airport Parkway;
5. the subject lands do not currently meet the lot area requirements of the PA Zone;
6. there already is an existing single detached dwelling on the proposed severed lot;
7. the proposed severance allows for the creation of a new residential building lot that would meet the residential lot area requirements of the PA Zone;
8. a watercourse, which is zoned H – Hazard Zone, bisects the subject lands in a northeast/southwest direction but does not impact the severed parcel;
9. there are no immediate plans to develop the retained parcel;
10. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created.

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Bonnie Duvall to sever the subject lands to create a new rural residential building lot, with a lot area of 1.8 acres and a lot frontage of 120 feet along the south side of the Canadian National Railway (Airport Parkway), 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 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 parcel and the necessary payment lodged with the Treasurer of the City of Belleville;
 3. the necessary deeds to be submitted in triplicate and Conditions 1 and 2 inclusive be fulfilled prior to the issuance of the Consent Certificate;
 4. Conditions 1 to 3 inclusive to be fulfilled within one (1) year of the Committee's Decision;
 5. Any new development of the retained parcel will be subject to the payment of the applicable development charge.

2. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to create a right-of-way over the severed parcel, and the retained parcel, in favour of the retained parcel and the abutting parcel to the east to provide for a shared driveway access to Airport Parkway;
3. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to formally recognizing that neither the severed or retained parcels have lot frontage on a municipally maintained road.



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: February 12, 2014

Application No. B06/14

Regarding: Committee of Adjustment Application for Consent B06/14
274 Airport Parkway, Belleville
OWNER: Bonnie Duvall

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 Owner is required to grant an easement along both the severed and retained portions of the property in favor of all properties currently accessing the existing driveway.
2. 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 PLANNING ACT REVIEW

File: Consent B06/14
Lot/Con: Part Lot 19, Concession 1
Geographic Township: Thurlow
Municipality: Belleville
Owner/Agent: Bonnie Duvall
Feature: Unnamed watercourse & wetlands draining into the Bay of Quinte

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal will sever a rural parcel with an existing dwelling, garage and storage barn and retain a rural residential building lot.

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 an unnamed watercourse and wetlands which drain into 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 30 metres of the highwater mark of the watercourse, and within 30 metres of the wetland boundary. 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. **Bonnie Duvall**

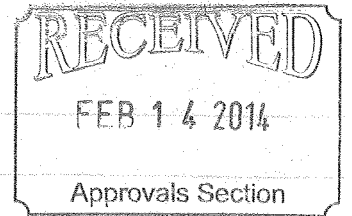


Sam Carney
Technical Administrative Assistant

February 10, 2014

Date

B06/14



Attention

Spencer Hutchinson
Committee of Adjustment

Feb 14/14

I am unable to attend the
meeting concerning 274 Airport Parkway.
I am in agreement with this
severance.

Stavon M & Paul

613 922 9061

~~#~~ 251 Airport Parkway.

**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 February 27, 2014 at 3:30 p.m.** in the **Fireplace Room**, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by John Chisholm on behalf of David & Connie Chisholm.

This application is submitted to create a rural residential lot on the east side of Highway 62, just south of Farnham Road. There currently is a single detached dwelling located on the severed parcel, municipally known as 6984 Highway 62. A sketch of the proposed severance is found on the back of this notice.

The proposed severed lot currently zoned D-Development Zone would have a minimum lot frontage of 175 feet on the east side of Highway 62 and a lot area of 2.8 acres. Two retained parcels would also be created. Proposed retained lot #1 would have a lot frontage of 204 feet on the east side of Christian School Road and a lot area of approximately 1.3 acres. Retained parcel #2 would have a lot frontage of 570 feet on the south side of Farnham Road and a lot area of approximately 14 acres. No development of the retained parcels could occur without approval of a rezoning of these parcels.

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.

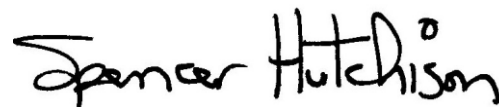
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The lands subject to this application for consent is **not** subject to any other type of planning application.

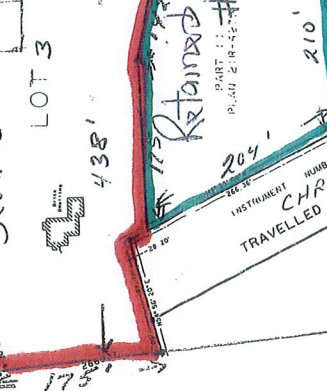
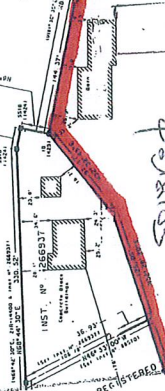
Dated this 6th day of February, 2014



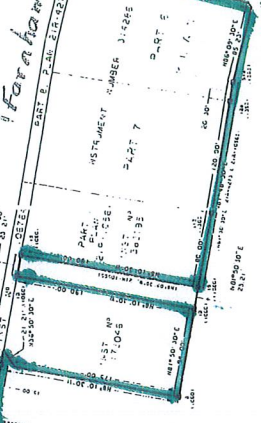
Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234
Email: shutchison@city.belleville.on.ca

4
 ROAD ALIQUANCE
 BETWEEN CONCESSIONS 3 AND 4
 TOWNSHIP OF THURLOW
 COUNTY OF HASTINGS
 SCALE 1" = 60' DARRELL L. HUME O.L.S. 1993

PART I, PLAN 21R-1940C
 INSTRUMENT NUMBER 86529



FORAN RD. TRAVELLED RCAC



CONCESSION 4
 INSTRUMENT NUMBER 86589
 CHRISTIAN ST
 TRAVELLED

Christian School

HIGHWAY No. 62
 REGISTERED PLAN No. 1994

NOTE

THIS PLAN WAS REGISTERED BY JOHN...
 ON THE 14th DAY OF... 1993

LEGEND

- Survey Boundary
- Property Boundary
- Registered Right-of-Way

THIS PLAN WAS REGISTERED BY JOHN...
 ON THE 14th DAY OF... 1993

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: February 20, 2014

File No.: B08/14

Location: Concession 4, Pt Lots 3 & 4
6984 Highway 62

Applicant: David & Connie Chisholm

Proposal: To sever the subject lands to create a new residential building lot with a lot area of 2.8 acres and a lot frontage of 175 feet on the east side of Highway 62.

Severed Parcel:

frontage:	175 feet on Highway 62
area:	2.8 acres
current use:	single detached dwelling/farm buildings
proposed use:	no change

Retained Parcel 1:

frontage:	204 feet on Christian School Road
area:	≈1.3 acres
current use:	vacant land (side yard)
proposed use:	no change

Retained Parcel 2:

frontage:	570 feet on Farnham Road
area:	≈14 acres
current use:	pasture/vacant land
proposed use:	no change

Official Plan:

Current Designation: Commercial Land Use: severed parcel/retained parcel #1
Residential Land Use: retained parcel #2

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

Zoning By-law 3014:

Current Zoning: D-r and D – Development Zone

Permitted Uses: existing uses (single family dwelling)
farm

Minimum lot area: 1.0 acre (residential)
Minimum lot frontage: 147.6 feet (residential)

Comments:

1. no future development of the severed or retained parcels can occur without the approval by City Council of a rezoning application; only the current uses are permitted;
2. thus the application is essentially about land ownership and not land use;
3. the extra land, in the form of the 2 retained lots, surrounding the existing single detached dwelling are being separated off so that they can be developed separately at a later date;
4. retained parcel #1 will front onto Christian School Road and retained parcel #2 will front onto Farnham Road;
5. there will be no additional traffic onto Highway 62 generated by this application;
6. a further planning review and the establishment of the criteria for the development of the 2 retained parcels will occur at the time these parcels are rezoned;
7. the severed parcel meets the existing residential lot frontage and lot area requirements of the D Zone;
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 (ie: local road or collector road).

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by David & Connie Chisholm to sever the subject lands to create a new residential building lot with a lot area of 2.8 acres and a lot frontage of 175 feet on the east side of Highway 62, 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 retained parcel #2 to widen Farnham Road to a width of 13 metres from the centreline of the Farnham Road road allowance;
3. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of retained parcel #1 to widen Christian School Road to a width of 10 metres from the centreline of the Christian School Road 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.
6. No development of the retained parcels can occur without approval of a rezoning application by City Council.
7. Any new development of the retained parcels will be subject to the payment of the applicable development charge.



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: February 12, 2014

Application No. B08/14

Regarding: Committee of Adjustment Application for Consent B08/14
6984 Highway 62, Belleville
AGENT: John Chisholm
OWNER: David & Connie Chisholm

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 Christian School 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 Farnham 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.
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