

AGENDA
BELLEVILLE COMMITTEE OF ADJUSTMENT
JANUARY 30, 2014
3:30 P.M.
FIREPLACE ROOM
QUINTE SPORTS & WELLNESS CENTRE

***Please note that the meeting site is in the
Fireplace Room at the Quinte Sports & Wellness Centre**

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. APPLICATIONS AND DECISIONS

- a) Application B 01/14 Application for Land Severance
 402 Bridge Street West
 (vacant land behind 398 Bridge Street West)
 Owners: Bruce & Marilyn Craft
 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.

- b) Application B 02/14 Application for Land Severance
 347 Farnham Road
 Owner: Rene Melanson
 Agent: Arnold Vandermeer

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, the Building Section and Arnold Vandermeer is enclosed. Quinte Conservation had no comments. No other responses were received.

c) Application B 03/14

Application for Land Severance
347 Farnham Road
Owner: Rene Melanson
Agent: Arnold Vandermeer

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, the Building Section and Arnold Vandermeer is enclosed. Quinte Conservation had no comments. No other responses were received.

d) Application B 04/14

Application for Land Severance
170-180 Coleman Street
Owner: Brian Magee
Agent: Stephen Hyndman

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.

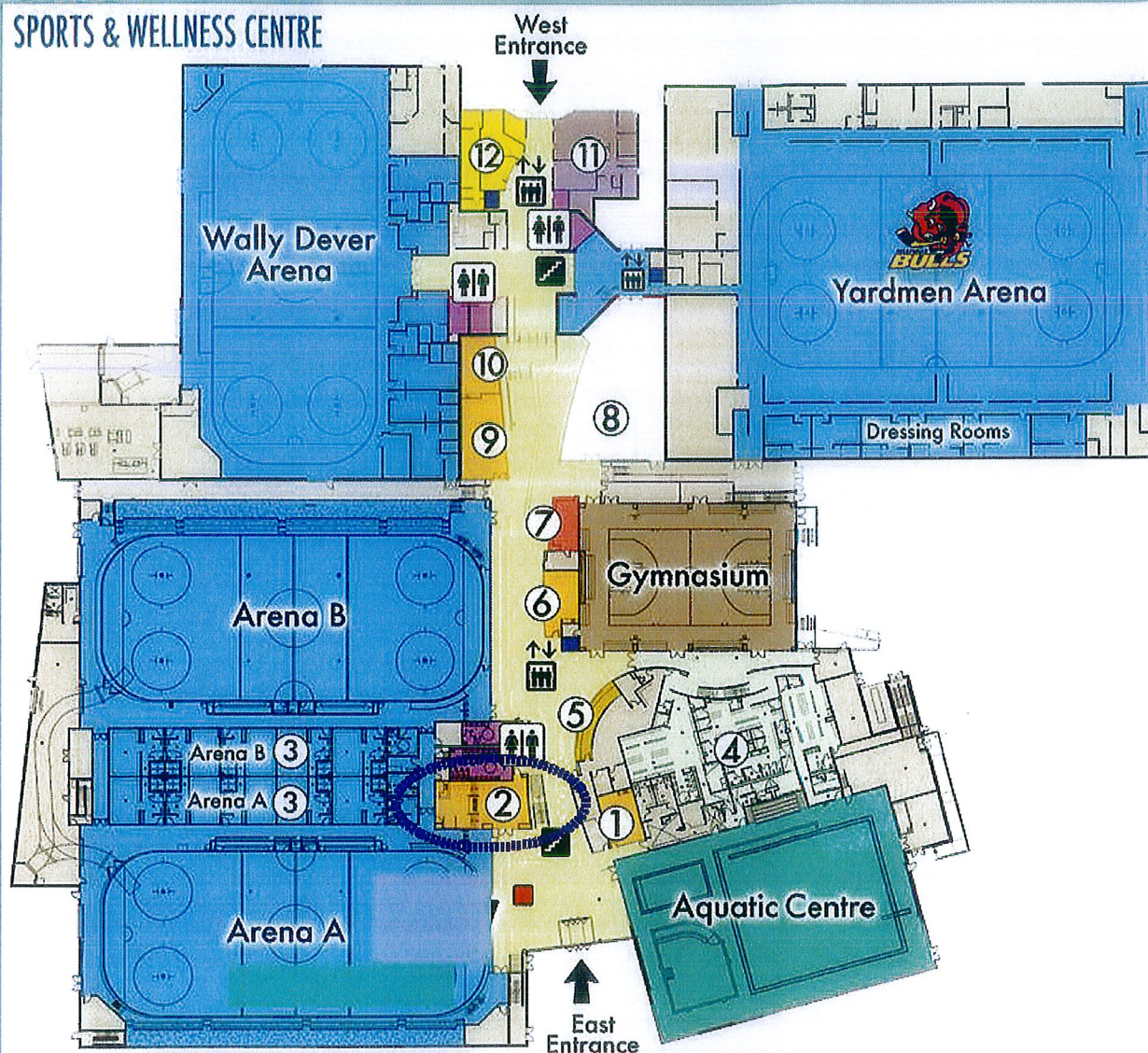
Correspondence from Manager of Approvals, Development Technologist and Quinte Conservation is enclosed. No other responses were received.

3. GENERAL BUSINESS

- a) Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on December 12, 2013.

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

Main Level Floor Plan



- | | |
|----------------------------------|---------------------------|
| 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 |

B 02 & 03/14
347 FARNHAM RD

B 01/14
SIDNEY CON 1
PT LOT 35

B 04/14
170 - 180
COLEMAN ST

Committee of Adjustment Location Map



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT
Jan. 30, 2014

**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 January 30, 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 Watson Land Surveyors on behalf of Bruce & Marilyn Craft.

This application is submitted to sever off a small vacant parcel of land and add this land to Lots 1 and 2 in a future plan of subdivision to the east. This application is the resubmission of a severance application from 2010 (B7/10) which was never completed.

The severed parcel is zoned R2 – Residential Second Density Zone while the retained parcel is zoned UH – Urban Holding Zone. In the future a single detached dwelling could be constructed on both the severed and retained parcels.

The Applicant is also requesting an easement across the severed parcel of a sewer.

Additional information relating to the 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.

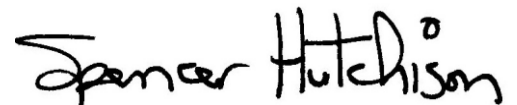
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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 also subject to a plan of subdivision application. (File No.: ER-47)

Dated this 10th day of January, 2014



Spencer Hutchison

Secretary-Treasurer

City of Belleville

Committee of Adjustment

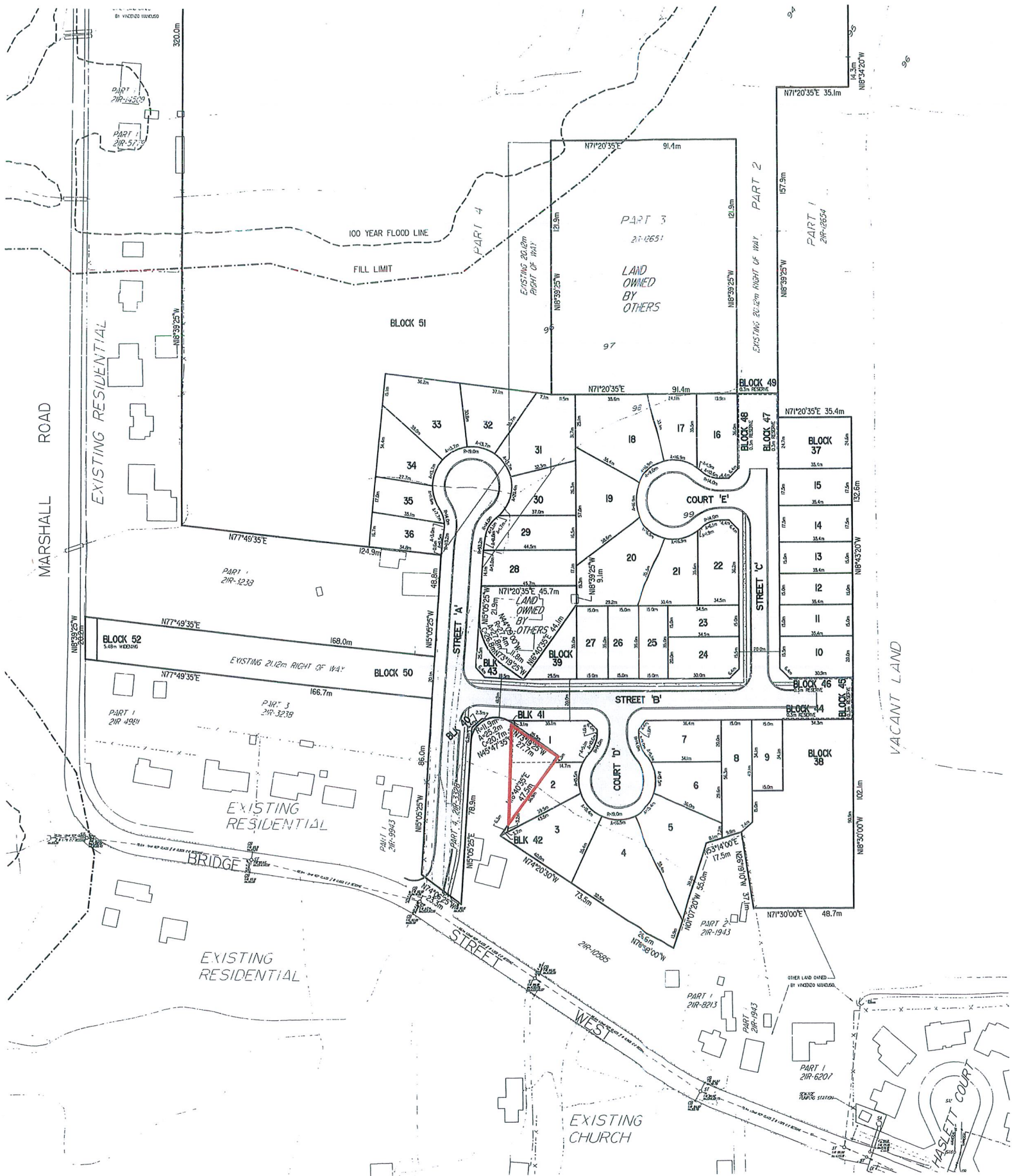
169 Front Street

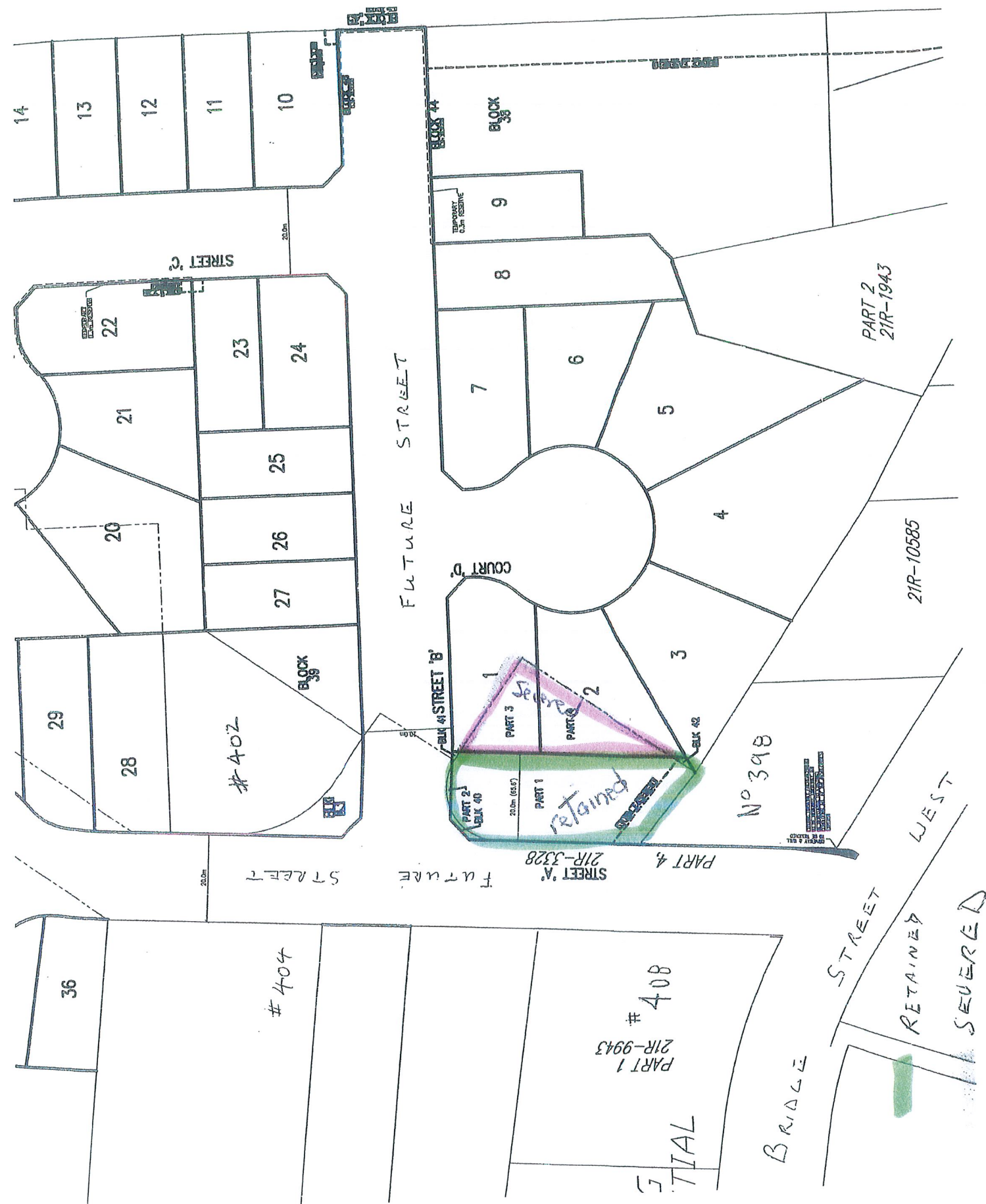
BELLEVILLE, ON

K8N 2Y8

Tel: (613) 967-3234

Email: shutchison@city.belleville.on.ca





CONSENT APPLICATION REVIEW

City of Belleville

Date: **January 22, 2014**

File No.: **B1/14**

Location: **402 Bridge Street West**

Applicant: **Marilyn & Bruce Craft**

Proposal: To sever off 2 relatively small parcels of land from the subject lands and add these parcels of land to the abutting property to the north and east which has been draft approved for a plan of subdivision.

Retained Parcel: frontage: nil
 area: 1,703m²
 current use: vacant land
 proposed use: single family dwelling

Severed Parcels: depth: 20m
 area: 8m² + 526m²
 current use: vacant land
 proposed use: lot addition to abutting draft plan of subdivision

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses

Zoning By-law 1076-80:

Current Zoning: UH – Urban Holding Zone

Permitted Uses: existing uses

Comments:

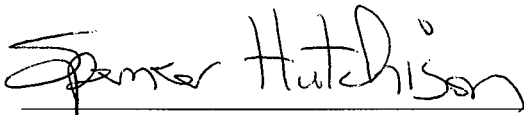
1. this application is a re-submission of Application B7/10 which was approved by the Committee but not completed within the 1 year period provided under the Planning Act; thus the approval of B7/10 has lapsed;
2. currently there is an irregularly shaped landlocked parcel of land behind the dwelling located at 398 Bridge Street West; this parcel is larger than required for a new building lot;
3. the abutting property owner is creating a new residential subdivision which will include a new street extending northwards from Bridge Street; this new street will provide access to the subject lands;
4. the new subdivision would benefit from the 2 small parcels of lands to be severed; these parcels would assist the creation of a new street and 2 lots within the new subdivision;

5. the proposed severance allows for the addition of 2 parcels of land to the abutting property; thus in essence this application is a lot line adjustment which enlarges the size of the property with draft plan of subdivision approval while reducing the size of a future building lot;
6. no new lot is being created;
7. the parcels of land to be severed have to be merged on title with the abutting property;
8. the severed parcels appear to be excess land that is not needed by the subject property.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering & Development Services Department has no objection to the application by Marilyn & Bruce Craft to sever off 2 relatively small parcels of land and add these parcels of land to the abutting property to the north and east which has been draft approved for a plan of subdivision, 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 parcels be deeded as lot additions to the adjoining property to the east and 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 parcels of land that are subject to this consent;
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;



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist


Date: January 16, 2014

Application No. B01/14

Regarding: Committee of Adjustment Application for Consent B01/14
402 Bridge Street West, Belleville
OWNER: Bruce & Marilyn Craft
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.



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 January 30, 2014 at 3:30 p.m.** in the **Fireplace Room**, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider two applications under Section 53 of the Planning Act, submitted by Van Meer Limited, on behalf of Rene Melanson.

These two applications are submitted to create two residential building lots on the south side of Kipling Drive just east of Farnham Road. A new dwelling could be constructed on each of these lots.

Severed Lot #1 would have a lot frontage of 19.3 metres and a lot area of 754m². Severed Lot #2 would have a lot frontage of 15.8 metres and a lot area of 787m². The retained parcel on which is located an existing dwelling, municipally known as 347 Farnham Road, has a lot frontage of 26.6 metres and a lot area of 1,048m².

The lands subject to this application are zoned RR – Rural Residential.

The Applicant is also requesting an easement across Severed Lot #1 to provide a new sanitary sewer connection to the existing dwelling at 347 Farnham Road.

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

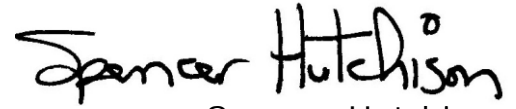
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to these two applications or you may be represented by counsel for that purpose.

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

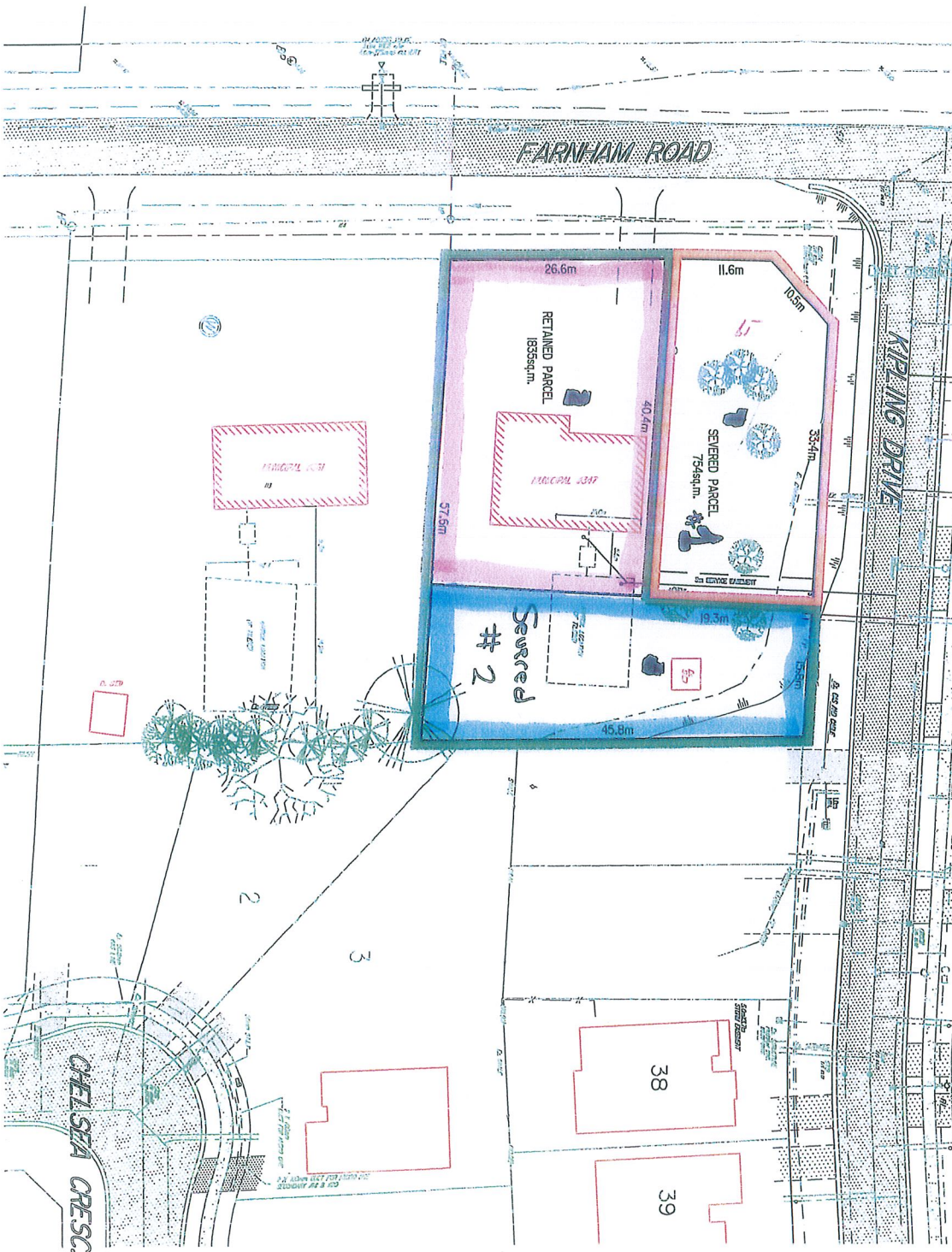
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consents does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario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

The lands subject to these 2 applications for consent are **not** subject to any other type of planning application.

Dated this 10th day of January, 2014

A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive, slightly stylized font.

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



SEVERANCE SKETCH
PART OF PARK LOT 3
REGISTERED PLAN No. 124

CITY OF BELLEVILLE, COUNTY OF HASTINGS
 DESIGNED: A.H.V.
 DRAWN: S.O.S.
 DATE: NOV./13
 SCALE: 1/800
 FILE: Farnham Rd Severance-4449
 PLOT DATE: NOV. 15/13
 V:\2013\11\13\1311034\1311034_Plan\1311034_Plan.dwg

CONSENT APPLICATION REVIEW
City of Belleville

Date: January 22, 2014

File No.: B2/14 and B3/14

Location: 347 Farnham Road
(Kipling Drive)

Applicant: Rene Melanson

Proposal: To sever the property at 347 Farnham Road to create two (2) new residential building lots, both fronting onto Kipling Drive.

Severed Lot #1:

frontage:	19.3 m
area:	754m ²
current use:	vacant land (side yard)
proposed use:	single-family dwelling

Severed Lot #2:

frontage:	15.8m
area:	787m ²
current use:	vacant land (rear yard)
proposed use:	single-family dwelling

Retained Parcel:

frontage:	26.6m
area:	1,048m ²
current use:	single-family dwelling
proposed use:	no change

Easement 3m wide from Kipling Drive to 347 Farnham Road for servicing

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 3014

Current Zoning: RR – Rural Residential Zone

Permitted Uses:	single detached dwelling
Minimum lot area:	4,047m ² (43,561ft ²)
Minimum lot frontage:	45m (147.6 feet)

Proposed Zoning: R1-20 – Low Density Residential Type 1 Exception 20 Zone

Permitted Uses: single detached dwelling

Minimum lot area: 450m² (4,844 ft²)
Minimum lot frontage: 15m (49.2 feet)

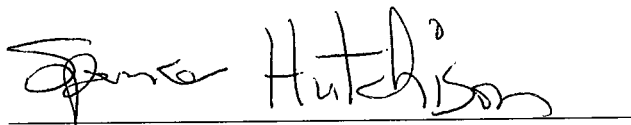
Comments:

1. this is the second time 2 residential lots have been severed off of the property at 347 Farnham Road;
2. in essence these two applications are about making better use of land at the urban fringe;
3. through time a new subdivision has been constructed to the east and north of the property located at 347 Farnham Road; as part of this new subdivision Kipling Drive was constructed;
4. the existing dwelling on the subject property (#347) will front onto Farnham Road, and the retained parcel of land on which it is situated, does not meet the lot frontage or the lot area requirements of the current RR - Rural Residential Zone;
5. the two (2) severed parcels of land will be developed in a manner consistent with the new houses that have been built along Kipling Drive;
6. the severed parcels are currently zoned RR and will have to be rezoned to an urban residential zone to reflect the size of the new lots; any zoning deficiencies in the severed and retained lots will be captured by the rezoning application;
7. development charges will be payable when the severed lands are developed;
8. the 2 severed parcels along with the retained parcel will require their own separate water and sewer services from Kipling Drive;
9. an easement will be required from Kipling Drive to the retained parcel to provide for servicing to 347 Farnham Road;
10. the applicant, and any future owner of 347 Farnham Road, should be responsible for their share of the costs of installing and extending any future sanitary sewer northward along Farnham Road in front of this property;
11. the septic system for the existing dwelling on the retained parcel will have to be removed as it is situated on a severed lot;
12. a drainage plan for the severed parcels will be required to ensure stormwater does not negatively impact abutting properties;
13. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
14. the 2 proposed severances represent appropriate development in a manner consistent with the City's Official Plan and the zoning of the other properties fronting onto Kipling Drive.

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the two (2) applications by Rene Melanson to sever the subject property to create 2 building lots, subject to the following conditions:
 1. the severed and retained parcels are rezoned to an appropriate urban 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;
 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 parcels and the necessary payment lodged with the Treasurer of the City of Belleville;
 3. The Owner provide, and receive approval, for a servicing and drainage plan for the severed and retained parcels to the satisfaction of the City;
 4. That the aforementioned servicing plan is implemented to the satisfaction of the city;

5. That the septic system on the retained parcel is removed to the satisfaction of the City and the requirements of all applicable legislation;
 6. That the owner of 347 Farnham Road acknowledge in writing to the City that at such time as a sanitary sewer is extended along the front of this property, the Owner will pay their fair share for the extension of this sewer;
 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;
 9. Development charges will be payable for any future development of the severed parcels;
2. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the granting of a 3.0m wide servicing easement from Kipling Drive to the property at 347 Farnham Road subject to the fulfilment of all of the conditions that pertain to the approval of the severance of the two vacant residential parcels of land. (File No. B2/14 and B3/14)

A handwritten signature in black ink, reading "Spencer Hutchison". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: January 16, 2014

Application No. B02/14

Regarding: Committee of Adjustment Application for Consent B02/14
347 Farnham Road, Belleville
OWNER: Rene Melanson
AGENT: Arnold H. Vandermeer

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:

The Chief Building Official indicated that if the existing septic bed at 347 Farnham Road is to remain then a separation of 3.0 metres is required from the proposed property line to the existing septic bed.



Jeff Shortt, C.E.T.

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Engineering Development Technologist

Date: January 16, 2014

Application No. B03/14

Regarding: Committee of Adjustment Application for Consent B03/14
347 Farnham Road, Belleville
OWNER: Rene Melanson
AGENT: Arnold H. Vandermeer

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

The municipal sanitary service for 347 Farnham Road should connect to the future sanitary main along Farnham Road when it becomes available. Therefore we are not in favour of this consent.



Jeff Shortt, C.E.T.

BUILDING SECTION COMMENTS

January 8, 2014

Re: Applications B 02/14 & B 03/14 – 347 Farnham Road

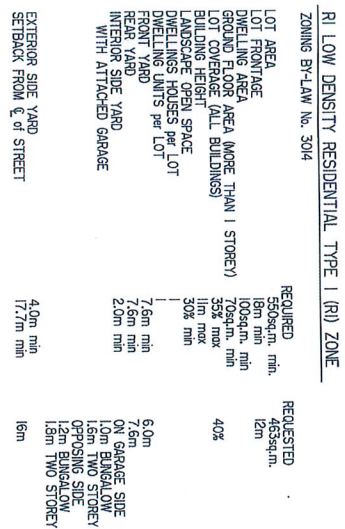
After reviewing the above noted consent applications I would provide the following comments:

1. Please have the applicant confirm what the side yard setback will be from the existing residence at 347 Farnham Road to the newly created lot line between parcel 1 and the retained parcel;
2. The existing septic system (septic tank and leaching bed) are to be decommissioned and properly disposed of prior to the creation of parcel 3.

Should you have any questions in this regard please do not hesitate to contact me.

Ted J. Marecak, CET, CBCO
City of Belleville
Chief Building Official
Manager Building Section
Engineering & Development Services Department
613-967-3200 x 3406





DESIGNED: A.H.V. SCALE: 1:500
DRAWN: S.D.S. DATE: MAR/12
FILE: Kijigoro-Chikiso Siversness.dwg PLOT DATE: APR/12
WATER: daniel@campro3200.com The-Corral M0254 Plaza M02501 Land

VAN MEEER LIMITED

ENGINEERING · LAND DEVELOPMENT · PLANNING

VAN LEEB LIMITED
ENGINEERING • LAND DEVELOPMENT • PLANNING

**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 January 30, 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 Stephen Hyndman on behalf of Brian Magee.

This application is submitted to create a new 4,855m² residential block of land at the northwest corner of Coleman Street and Dundas Street West. If approved, a new apartment building could be constructed on this parcel of land. The retained block of land would have a frontage of 115 metres along Coleman Street and a lot area of 5,342m². This block of land could be used for a range of commercial uses.

In addition, the Applicant is requesting a right-of-way from Coleman Street across the severed parcel in favour of the retained parcel to provide access.

Additional information relating to the 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.

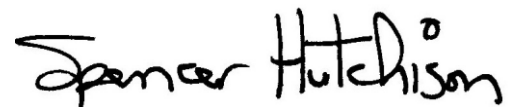
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If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed consent, you must make a written request to the City of Belleville Committee of Adjustment.

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 also subject to a rezoning application (File No.: B77-952).

Dated this 10th day of January, 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

PLAN OF SURVEY

PART OF LOTS 3, 4 AND 5
EAST OF KING STREET
NORTH OF COLBORNE STREET
PART OF COLBORNE STREET CLOSED BY QIT 21781 BY-LAW 9759
PART OF LOT 1
LOTS 2 AND 3
NORTH OF WATER STREET
PART OF WATER STREET
REGISTERED PLAN 14 THURLOW
CITY OF BELLEVILLE
COUNTY OF HASTINGS
METRIC SCALE 1 : 300
KEITH WATSON O.L.S.

PLAN 21R-

RECEIVED AND DEPOSITED

(Date) 2013

REPRESENTATIVE FOR LAND REGISTRATION
FOR THE LAND TITLES
DIVISION OF HASTINGS (20)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

(Date) 2013

KEITH WATSON
ONTARIO LAND SURVEYOR

SCHEDULE

PART	DESCRIPTION	PIN No.	AREA
1	PART OF LOTS 3, 4 AND 5 EAST OF KING STREET NORTH OF COLBORNE STREET PART OF COLBORNE STREET CLOSED BY QIT 21781 PART OF LOT 1 LOTS 2 AND 3 NORTH OF WATER STREET PART OF WATER STREET CLOSED BY QIT 21781 PLAN 14	PART OF PIN No. 40476-0089	4575.2 m ²
2	PART OF LOTS 3, 4 AND 5 EAST OF KING STREET NORTH OF COLBORNE STREET PLAN 14	PART OF PIN No. 40476-0089	201.0 m ²
3	PART OF WATER STREET PLAN 14 CLOSED BY QIT 21781	PART OF PIN No. 40476-0089	717.7 m ²

PARTS 1, 2 AND 3 COMPREHEND PART OF PIN No. 40476-0089
PART 3 - SUBJECT TO EASEMENT BY QIT 21781

RETAINED
PARCEL

ROW IN FAVOUR
OF RETAINED
PARCEL

SEVERED
PARCEL

LEGEND :

- D - DIAGONAL SURVEY MONUMENT FOUND
- S - SURVEY MONUMENT PLANTED
- SB - STANDARD IRON BAR
- SB - SHORT STANDARD IRON BAR
- IR - IRON BAR
- (425) - A. T. RANDOLPH O.L.S.
- (354) - S. W. ALLAN O.L.S.
- (1050) - W. L. WATSON O.L.S.
- (M17) - YATNESS
- (m) - MEASURE

METRIC :

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 18, NAD83 (CGRS) 1057 COORDINATES TO UTM ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

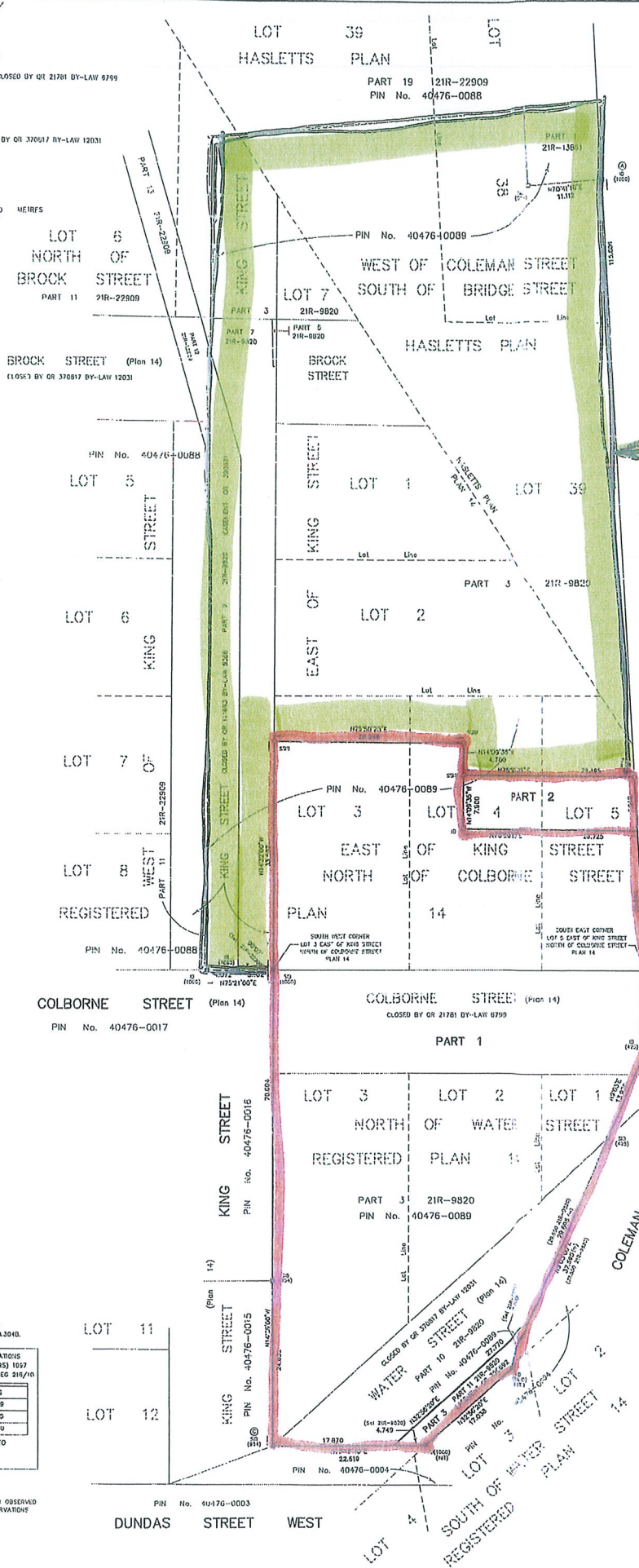
POINT ID	NORTHING	EASTING
A	4892852.69	309248.79
B	4892542.52	309284.55
C	4892460.10	309240.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

NOTES :

BEARINGS ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS UTM ZONE 18, NAD 83 (CGRS) 1057

DISTANCES SHOWN ARE UNBOUND DISTANCES AND CAN BE CONVERTED TO CHD BY MULTIPLYING BY A CORRUPT SCALE FACTOR OF 1.000035



SURVEYOR'S CERTIFICATE :

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2ND DAY OF DECEMBER, 2013

DECEMBER 3, 2013

KEITH WATSON
ONTARIO LAND SURVEYOR

218 CHURCH STREET
BELLVILLE, ONTARIO

Watson
LAND SURVEYORS LTD.

REV - 2013
(613) 662-1529

1795443

PROJECT No. 7072-T-13

CONSENT APPLICATION REVIEW
City of Belleville

Date: **January 22, 2014**

File No.: **B4/14**

Location: **170 Coleman Street**

Applicant: **Teddington Limited**

Proposal:

1. To sever the subject lands to create a new residential building lot with a frontage of 109m on the west side of Coleman Street, a depth of 56m and a lot area of 4,855m²;
2. To grant a right of way over the northerly 7.9m of the severed parcel in favour of the retained parcel for access.

Severed Parcel :

frontage:	109m on the west side of Coleman Street
area:	4,855m ²
current use:	vacant land
proposed use:	97-unit apartment building

Retained Parcel:

frontage:	approx.115m on the west side of Coleman Street
area:	5,3425m ²
current use:	vacant land
proposed use:	undetermined at this time; commercial uses

Official Plan:

Current Designation: City Centre

Permitted Uses: a range of commercial and residential uses including medium and high density residential uses.

Zoning By-law 10245:

Current Zoning: R8-1-H Residential Eight exception No. 1 Holding Zone

Permitted Use:	97-unit apartment building
Minimum lot area:	32.4m ² per dwelling unit (3,142.8m ² for 97 units)
minimum lot frontage:	30m
holding provision:	not to be lifted until confirmation that the land has been environmentally remediated, a Record of Site Condition has been filed and that site plan control approval has been

obtained

Comments:

1. in essence this application is a re-submission of Application B47/12 which was previously approved by the Committee;
2. following the original approval, the applicant's consultants have re-worked the design of the proposed building on the severed parcel and as a result, require this parcel to be marginally larger than it was in 2012;
3. in addition it is now proposed that there will be access from Coleman Street to the severed parcel and the applicant wishes to be able to legally share this entrance with the retained parcel; hence the request for a right of way;
4. the proposed severed parcel meets the lot area and lot frontage requirements of the R8-1 Zone;
5. the development of this residential property will require site plan approval from the City and confirmation that all environmental issues have been addressed; this is controlled by the holding zone affixed to the zoning of this property;
6. it is also noted that through the site plan review process the design of any future entrance onto Coleman Street will be dealt with; it may be a full movement entrance or a right in/right out entrance only;
7. it is noted that the City has a watermain easement across the southeast corner of the severed parcel that will have to be maintained;
8. as a technical matter a portion of the severed parcel needs to be rezoned to the R8-1-h Zone; it is currently zoned C2-18.

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Teddington Limited to sever the subject lands to create a new residential building lot with a frontage of 109m on the west side of Coleman Street and a lot area of 4,855², subject to the following conditions:
 1. a survey registered on title for the severed parcel be submitted (two full-size paper copies and a digital copy) to the Secretary-Treasurer of the City of Belleville Committee of Adjustment;
 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 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. a parkland fee will be payable for any future development of the severed parcel;
 6. development charges will be payable for any future development of the severed parcel;

7. the severed parcel will be subject to site plan review and approval and issues such as lot drainage, stormwater management, parking and driveways will have to be addressed;
 8. before development of the severed parcel can take place the existing H – Holding Zone designation on the severed parcel has to be removed.
2. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Teddington Limited to grant a right of way over the northerly 7.9m of the severed parcel in favour of the retained parcel for access.

A handwritten signature in black ink, reading "Spencer Hutchison". The signature is written in a cursive, flowing style. The first name "Spencer" is written in a larger, more prominent script, and "Hutchison" follows in a similar but slightly smaller script. The signature is positioned above a horizontal line.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: January 16, 2014

Application No. B04/14

Regarding: Committee of Adjustment Application for Consent B04/14
Part Lot 38/39 West of Coleman, Belleville
APPLICANT: Stephen Hyndman
OWNER: Teddington Limited

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. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
2. The applicant shall be advised that Coleman Street is designated as an arterial road and requires 30 metres or 100 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 30 metres or 100 feet along both the severed and retained portions of the property.
3. A Stormwater Management Report will be required showing how the storm water from the site will be dealt with, to the satisfaction of the City and, as necessary Quinte Conservation.
4. The City requires a turnaround at the end of King Street which will need to be included in the development of the site. The configuration of the turnaround will be determined during the site plan review process.

5. The driveways to the site are to be constructed in conformance with the City's Driveway Control By-Law No. 2001-129 at locations satisfactory to the City.
6. It should be noted that the current location of the proposed right of way in favour of the retained parcel is located where an existing median runs in the middle of Coleman Street. Therefore this driveway will only permit right in – right out movements. If the end of the existing median is just beyond the entrance the median may be required to be extended as part of the development to prevent anything other than right in – right out movements.
7. It should be noted that Part 11 on the property is a watermain easement deeded to the City.



Jeff Shortt C.E.T

QUINTE CONSERVATION PLANNING ACT REVIEW

File: Consent B4/14 & Zoning By-Law Amendment B-77-952
Address: 170-180 Coleman Street
Municipality: City of Belleville
Owner/Agent: Brian Magee - Teddington Limited/Stephen Hyndman
Feature: Moira River

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal will create a lot addition and rezoning for a proposed residential multi-storey apartment complex 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.

c.c. Brian Magee - Teddington Limited/Stephen Hyndman



Tim Trustham
Planner/Ecologist

January 22, 2014

Date