MINUTES OF THE REGULAR MEETING OF THE BELLEVILLE COMMITTEE OF ADJUSTMENT HELD ON JANUARY 30, 2014, AT 3:30 P.M., IN THE FIREPLACE ROOM, QUINTE SPORTS & WELLNESS CENTRE, 265 CANNIFTON ROAD, BELLEVILLE

MEMBERS PRESENT: Mr. Brian Miller, Chair
Ms. Kay Manderville, Vice Chair
Mr. George Beer
Mr. Joe Lentini
Mr. Mel Plewes

REGRETS: Mr. Dale Burley
Mr. Peter Rooke

STAFF PRESENT: Mr. Spencer Hutchison, Secretary, Committee of Adjustment

1. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None

2. **HEARING AND DECISION OF APPLICATIONS**

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

Mr. Keith Watson was present to represent the application. This application was a resubmission of an application that the Committee had approved previously but had lapsed before it was finalized. Nothing has changed.

Correspondence

Comments from Manager of Approvals and Development Technologist were before the Committee.

DECISION

Moved by Mr. Plewes
Seconded by Ms. Manderville

THAT the Decision approving Application B 01/14 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

b) Application B 02/14 & B 03/14 — Application for Land Severance
347 Farnham Road
Owner: Rene Melanson
Agent: Arnold Vandermeer

Mr. Arnold Vandermeer was present to represent the application. Mr. Melanson has agreed to sell his property and it is proposed that two new lots would be severed off this parcel. The existing septic system and well will be removed and the existing dwelling and the two new dwellings would be connected to full municipal services.

The applicant recognizes that they will have to share in any future cost to install a sanitary sewer along Farnham Road.

Mr. R. Booth asked about the existing trees on the property.

Mr. Vandermeer indicated that the spruce trees along the northern property line will likely have to go because the property will have to be re-graded.

Mr. D. Hughes inquired about road cuts.

Kipling Drive will have to be cut to allow for servicing the new lots. This cannot be avoided.

Ms. C. Vandervelde inquired about the existing house and fencing.

Mr. Vandermeer indicated that the existing house is to remain and there is no plan or requirement to install any privacy fencing.

Correspondence

Comments from Manager of Approvals, Development Technologist, Building Section and Arnold Vandermeer were before the Committee.

DECISION

Moved by Mr. Beer
Seconded by Mr. Lentini

THAT the Decision approving Applications B 02/14 and B 03/14 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

c) Application B 04/14 — Application for Land Severance
170-180 Coleman Street
Owner: Brian Magee
Agent: Stephen Hyndman

Mr. Stephen Hyndman was present to represent the application.

This is a follow up application to the severance the Committee already granted for this parcel of land. The architect reworked his plan for the new building and wants to provide additional surface parking. Thus, the requirement is to make the severed parcel larger. At the same time a right of way is being requested to provide a shared access point from Coleman Street for the severed and retained parcels. The details of how this entrance will operate will be determined during the site plan review and approval process.

Correspondence

Comments from Manger of Approvals, Development Technologist and Quinte Conservation were before the Committee.

DECISION

Moved by Ms. Manderville
Seconded by Mr. Beer

THAT the Decision approving Application B 04/14 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED –

3. GENERAL BUSINESS

a) Confirmation of Minutes

Moved by Mr. Plewes
Seconded by Mr. Lentini

That the Minutes of the Belleville Committee of Adjustment regular meeting held on December 12, 2013, be received and adopted.

- CARRIED –

4. CORRESPONDENCE

Nil

5. OTHER BUSINESS

Ms. Manderville will be away for the February and March meetings.

6. ADJOURNMENT

Moved by Mr. Lentini
Seconded by Ms. Manderville

THAT the meeting be adjourned at 3:55 p.m.

- CARRIED -

Spencer Hutchison
SECRETARY-TREASURER

B E Mellon
CHAIR