AGENDA
BELLEVILLE COMMITTEE OF ADJUSTMENT
MAY 24, 2018
3:30 P.M.
MINOR SPORTS MEETING ROOM "F"
2ND FLOOR, QUINTE SPORTS & WELLNESS CENTRE

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. WELCOME FROM CHAIRMAN & OPENING REMARKS

3. APPLICATIONS AND DECISIONS

a) Application A 12/18

Application for Minor Variance
236 West Moira Street
Owner: John Paul Lotesto, KLMM 2 Inc.
Agent: Judy Bell, Pinnacle Property Management

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

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

b) Application A 13/18

Application for Minor Variance
459 Sidney Street
Owner: City of Belleville, Joel Carr
Agent: Shoalts and Zaback Architects Ltd.

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

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

c) Application A 14/18

Application for Minor Variance
254 Albert Street
Owner: Robert MacDonald

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

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

d) Application A 15/18 Application for Minor Variance
11 Hiddenvalley
Owner: Sandy Carson

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

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

e) Application B 14/18 Application for Severance
228 Dundas Street East
Owner: Murray Martin, MLAM Properties 2 Inc.
Agent: Alexis Kofman, Brockhedge Investment Group

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

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

f) Application B 15/18 Application for Severance
18 St. Paul Street
Owner: John Royle

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

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

g) Application B 16/18 Application for Severance
241 Foxton Road
Owner: Karla & Gary Sage
Agent: Keith Watson, Watson Land Surveyors Ltd.

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

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

h) Application B 17/18

Application for Severance
59 Maitland Drive (easement)
Owner: Mark Geertsma

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

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

i) Application B 18/18

Application for Severance
714 Ashley Street, Foxboro
Owner: Glenn & Travis Donaldson
Agent: John Guthrie, Guthrie Engineering Ltd.

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

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

j) Application A 2/18

Application for Minor Variance
244 Ashley Street
Owner: Isaac Berman, 2440850 Ontario Inc.

This application was deferred at the April 19, 2018 meeting.

k) Application A 11/18

Application for Minor Variance
57 Station Street
Owner: Lori-Ann Vulcanescu
Agent: Alexis Richter/Amal Gormley

This application was deferred at the April 19, 2018 meeting. Staff comments and updated documentation are enclosed.

4. GENERAL BUSINESS

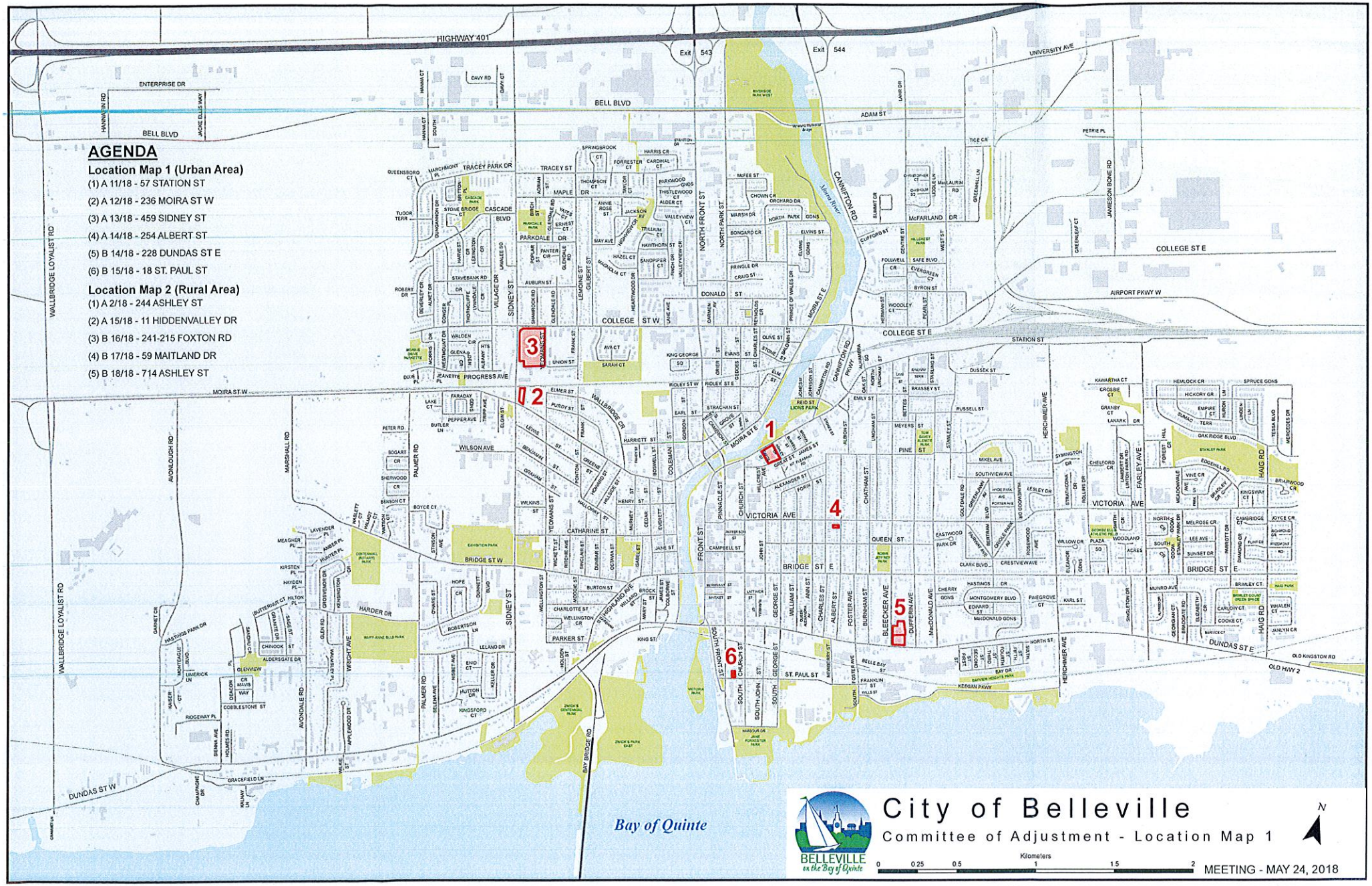
Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on April 19, 2018.

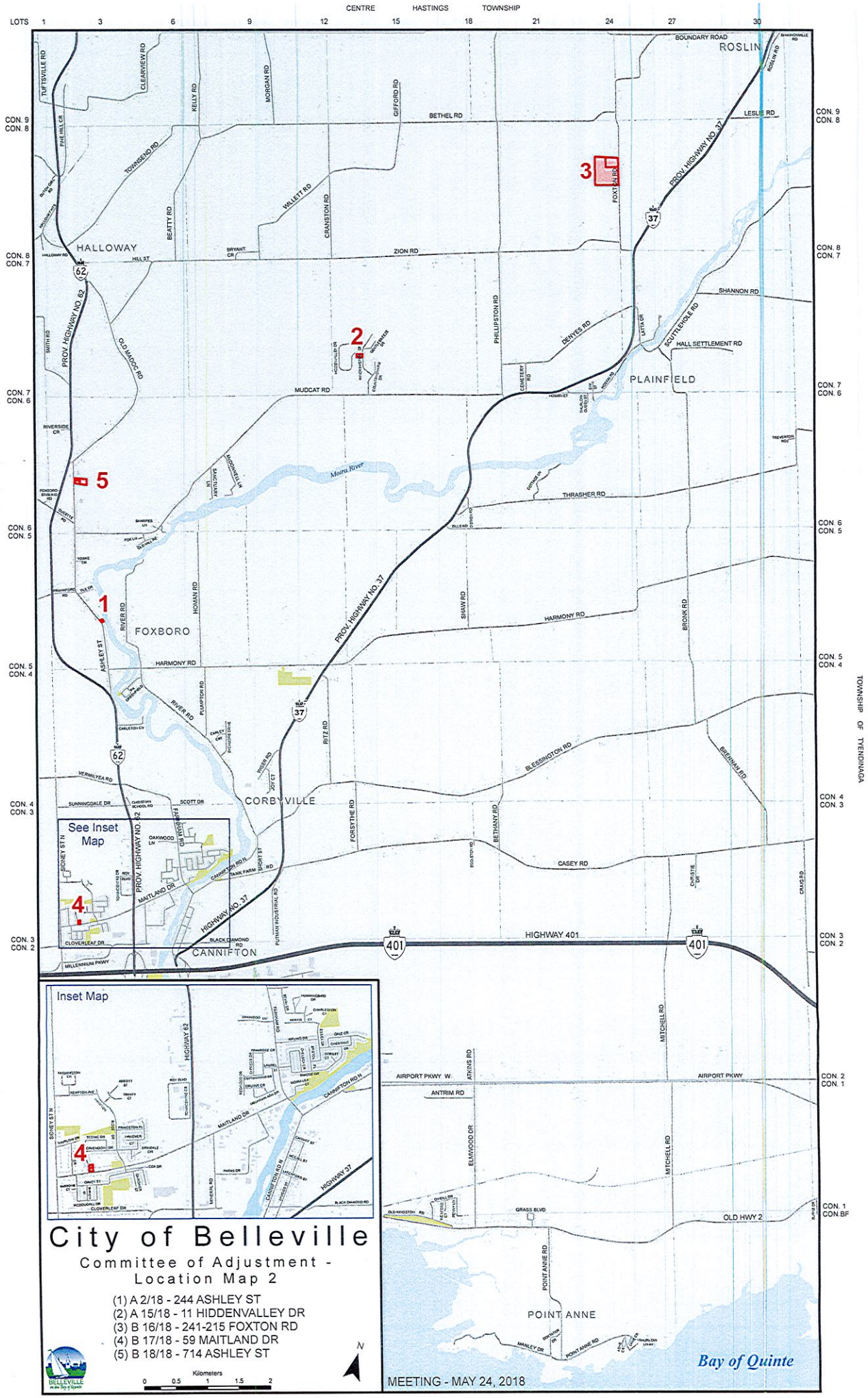
5. CORRESPONDENCE

6. OTHER BUSINESS

7. NEXT MEETING: Thursday June 21, 2018 at 3:30pm

8. ADJOURNMENT


AGENDA
Location Map 1 (Urban Area)
(1) A 11/18 - 57 STATION ST
(2) A 12/18 - 236 MOIRA ST W
(3) A 13/18 - 459 SIDNEY ST
(4) A 14/18 - 254 ALBERT ST
(5) B 14/18 - 228 DUNDAS ST E
(6) B 15/18 - 18 ST. PAUL ST
Location Map 2 (Rural Area)
(1) A 2/18 - 244 ASHLEY ST
(2) A 15/18 - 11 HIDDENVALLEY DR
(3) B 16/18 - 241-215 FOXTON RD
(4) B 17/18 - 59 MAITLAND DR
(5) B 18/18 - 714 ASHLEY ST
HIGHWAY 401
Exit 543
Exit 544
BELL BLVD
ADAM ST
UNIVERSITY AVE
COLLEGE ST E
COLLEGE ST W
STATION ST
MOIRA ST W
VICTORIA AVE
BRIDGE ST E
BRIDGE ST W
DUNDAS ST E
DUNDAS ST W
WALLBRIDGE LOYALIST RD
CANNIFTON RD
NORTH FRONT ST
SOUTH FRONT ST
SIDNEY ST
HERCHIMER AVE
FARLEY AVE
HAIG RD
Moira River
Bay of Quinte
City of Belleville
Committee of Adjustment - Location Map 1
BELLEVILLE on the Bay of Quinte
Kilometers
0 0.25 0.5 1 1.5 2
MEETING - MAY 24, 2018



City of Belleville

Committee of Adjustment - Location Map 2

(1) A 2/18 - 244 ASHLEY ST
(2) A 15/18 - 11 HIDDENVALLEY DR
(3) B 16/18 - 241-215 FOXTON RD
(4) B 17/18 - 59 MAITLAND DR
(5) B 18/18 - 714 ASHLEY ST

MEETING - MAY 24, 2018

File No.: A 12/18

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 May 24, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Canniffton Road, Belleville to consider an application under Section 45 of the Planning Act, submitted by Judy Bell on behalf of John Paul Lotesto.

The subject property is municipally known as 236 Moira Street West and is zoned R6 – Residential Sixth Density. The applicant is seeking relief from the provisions of the by-law to expand the parking area and allow parking spaces to be located at least 3.6 metres from the exterior side lot line. The R6 zone currently requires that parking areas be set back at least 6.0 m from front and exterior side lot lines.

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

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

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

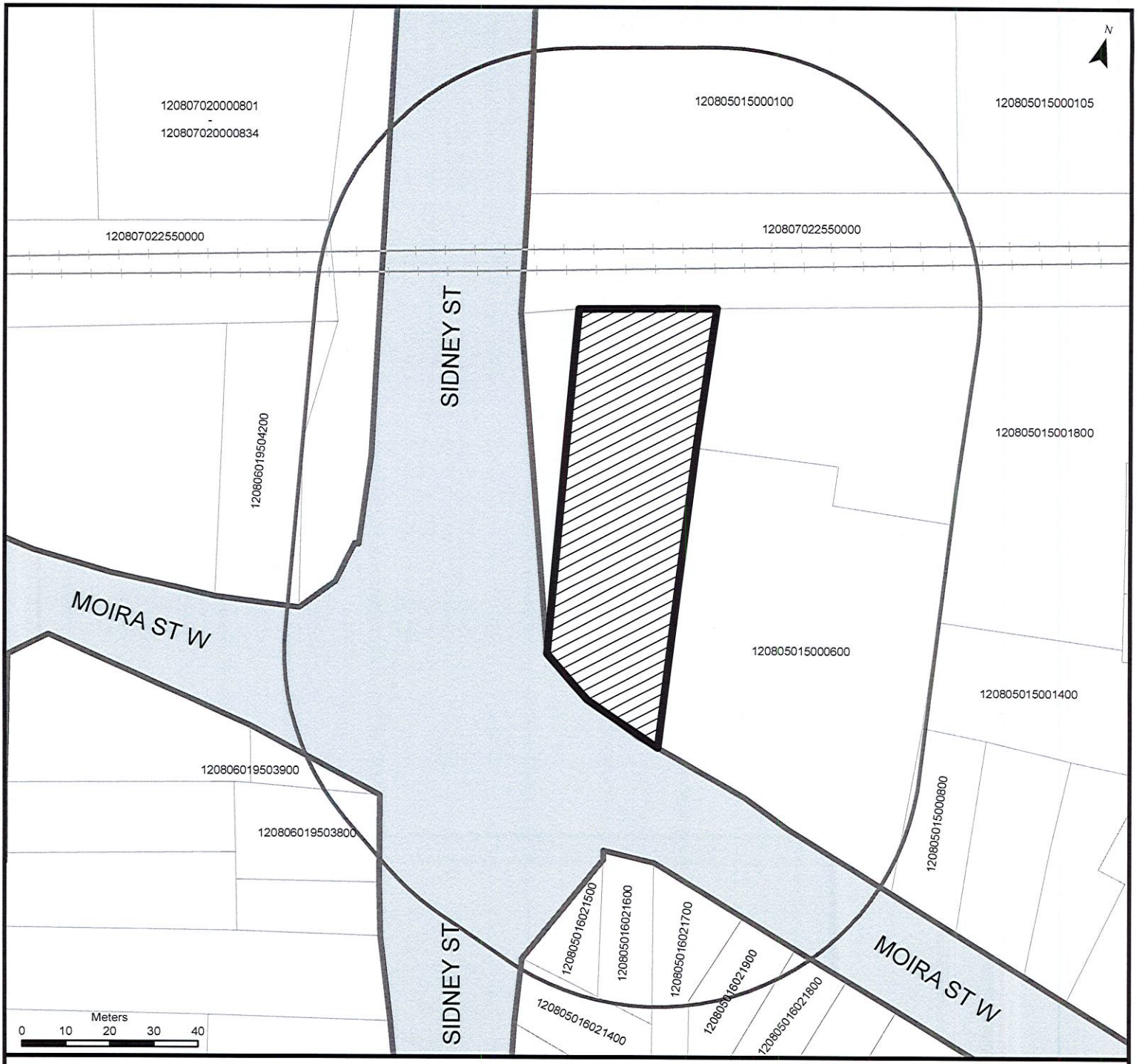
If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

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

The lands subject to this application for a minor variance are **not** subject to any applications for subdivision or consent.

Dated this 4th day of May, 2018.

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



APPLICATION NO:

A 12/18

LOCATION: 236 MOIRA ST W
120805015000500

Subject Property

Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **May 10, 2018**

File No.: **A12/18**

Location: **236 Moira Street West**

Owner: **John Paul Lotesto, KLMM2 Inc.**

Agent: **Judy Bell, 706877 Ontario Inc., O/A Pinnacle Property Management**

Proposal: To reduce the distance required between an internal driveway or parking area and an exterior side lot line from 6.0 m to 3.6 m, in order to permit the reconfiguration of the parking area to add extra spaces as a condition of Minor Variance Approval A 30/17.

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses including an apartment building

Zoning By-law 10245:

Current Zoning: R6 – Residential Sixth Density Zone

Permitted Uses: apartment building

Minimum setback from an off-street parking area or internal driveway to a street line: 6.0 m

Comments:

1. the Committee approved Minor Variance File A 30/17, which granted permission to internally convert two storage areas within the existing building into apartment dwelling units, effectively increasing the number of units in the building from 16 to 18;
2. no relief was sought from the provisions of the zoning by-law related to parking, thus each dwelling unit requires 1.25 parking spaces for a total of 23 spaces on site;
3. in order to meet the requirements of the by-law, the parking area must be reconfigured, and it became apparent that the owner would need to expand the area of pavement towards Sidney Street;
4. the 6.0 m setback applies only to residential zones, commercial parking areas require no more than a 1.5 m setback from a lot line abutting a street;
5. there is a grade separation between the property and Sidney Street due to the railway overpass along the western boundary, which makes the parking lot almost unnoticeable from the street and there is a significant setback within the road allowance;
6. the reconfigured parking area would provide appropriate parking space sizes and aisle widths for the use of the tenants, and the required number of parking spaces for an 18-unit building;
7. this proposal would be consistent with the province's, and City's policy to increase density and

increase the number of available dwelling units within the established built-up area of the municipality;

8. the proposed variance is considered minor in nature.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Judy Bell, 706877 Ontario Inc., O/A Pinnacle Property Management on behalf of John Paul Lotesto, KLMM2 Inc. to reduce the distance required between a driveway or parking are and an exterior side lot line from 6.0 m to 3.6 m, in order to permit the reconfiguration of the parking area.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. A12/18

Regarding: Committee of Adjustment Variance Application A12/18
236 Moira Street West, Belleville
OWNER: John Paul Lotesto

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

We have no objection to this application.

Jason Pettit

File No.: A 13/18

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 May 24, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 45 of the Planning Act, submitted by Eric Riddell, Shoalts & Zaback Architects, on behalf of Joel Carr-Braint, City of Belleville.

The subject property is municipally known as 459 Sidney Street and is zoned M2 – General Industrial. The applicant is seeking relief from the provisions of the by-law to add on to the existing building in the process of repurposing it for a municipal police station. A reduction in the required front yard setback from 22.8 m to 15.3 m is requested, as well as a reduction in the Yeomans Street exterior side yard setback from 22.8 m to 21.0 m.

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

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

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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 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 written submissions to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for a minor variance are **not** subject to any applications for subdivision or consent.

Dated this 4th day of May, 2018.

Greg Pinchin
Special Projects Planner
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
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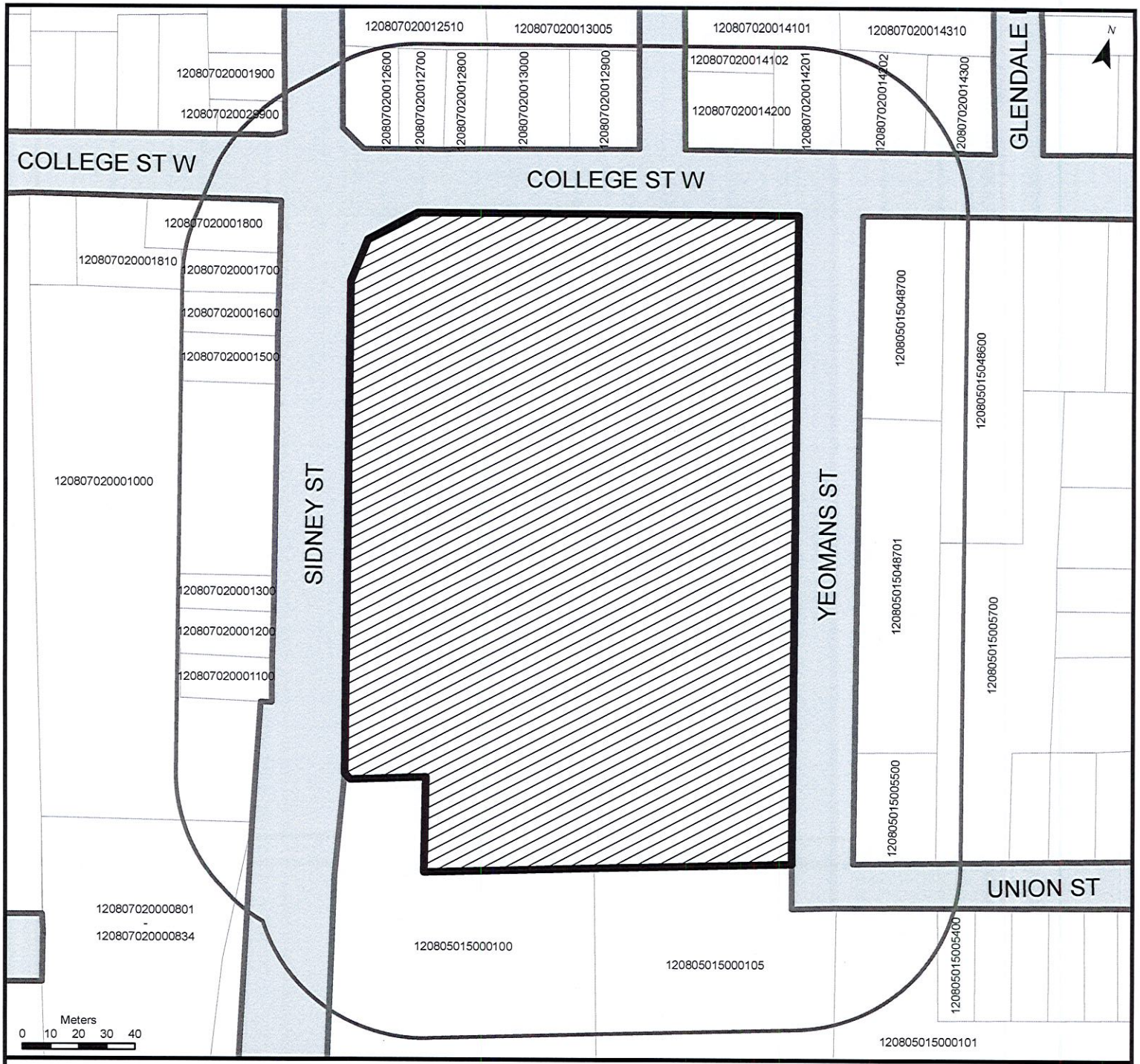

APPLICATION NO:

A 13/18

LOCATION: 459 SIDNEY ST
120805015048800

Subject Property

Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **May 11, 2018**

File No.: **A 13/18**

Location: **459 Sidney Street**

Applicant: **Eric Riddell, Shoalts & Zaback Architects on behalf of The Corporation of the City of Belleville**

Proposal: To renovate and add onto the existing building for the new Belleville Police Headquarters. The applicant is seeking relief from the provisions of the M2 – General Industrial zone in order to reduce the front yard setback along college Street to 15.3 m from the required 22.8 m, and to reduce the exterior side yard setback along Yeomans Street to 21.0 m from the required 22.8 m.

Official Plan:

Current Designation: Commercial Land Use

Permitted Uses: a broad range of commercial uses subject to the policies of the Plan

Zoning By-law 10245:

Current Zoning: M2 – General Industrial Zone
Permitted Use: administrative offices

Front yard or exterior side yard setback opposite a residential zone (minimum): 22.8 metres

Comments:

1. the existing building has a front yard setback of 17.645 m;
2. minor additions are proposed to fill in the front of the building, but the request for a further reduction in front yard setback stems from the desire to construct an accessibility ramp to access the northwest corner of the building;
3. the ramp would be located in an area that is currently landscaped, and would not affect the existing driveway or parking spaces;
4. the requested front yard variance is considered minor in nature and represents a minor reduction from what currently exists;
5. a goal of the municipality and province is to support and encourage accessibility;
6. the exterior side yard reduction relates to the residential development on the east

side of Yeomans Street, and the fact that the building is proposed to be extended to the south such that the new corner would encroach on the required 22.8 m exterior side yard setback from the parking lot within the residential zone;

7. this setback applies to any industrial use of the subject property, for example a manufacturing or processing plant would be subject to the same setback requirements;
8. it is felt that the proposed use as a municipal police station would have a lesser impact on adjacent properties than some industrial uses;
9. the proposed 21.0 m exterior side yard setback represents a small reduction to the required 22.8 m setback and is considered minor in nature.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Eric Riddell, Shoalts & Zaback Architects on behalf of the Corporation of the City of Belleville for a front yard setback of 15.3 m along Sidney Street and an exterior side yard setback of 21.0 m along Yeomans Street.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. A13/18

Regarding: Committee of Adjustment Variance Application A13/18
459 Sidney Street, Belleville
OWNER: City of Belleville

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

We have no objection to this application.

Jason Pettit

File No.: A 14/18

CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION

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The subject property is municipally known as 254 Albert Street and is zoned R4 – Residential Fourth Density. The owner is seeking relief from the provisions of the R4 zone to permit the use of the building as a triplex, as he purchased the dwelling as a triplex in 2016, and subsequently determined that the use was not legal. Relief is necessary to reduce the minimum lot frontage and front lot line requirement of 22.8 m and 21.3 m respectively to 17.4 m, the minimum lot area from 1,012.5 m^2 to 700.75 m^2 and the minimum (southerly) interior side yard setback from 2.4 m to 0.98 m.

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

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

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The lands subject to this application for a minor variance are **not** subject to any applications for subdivision or consent.

Dated this 4th day of May, 2018.

Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
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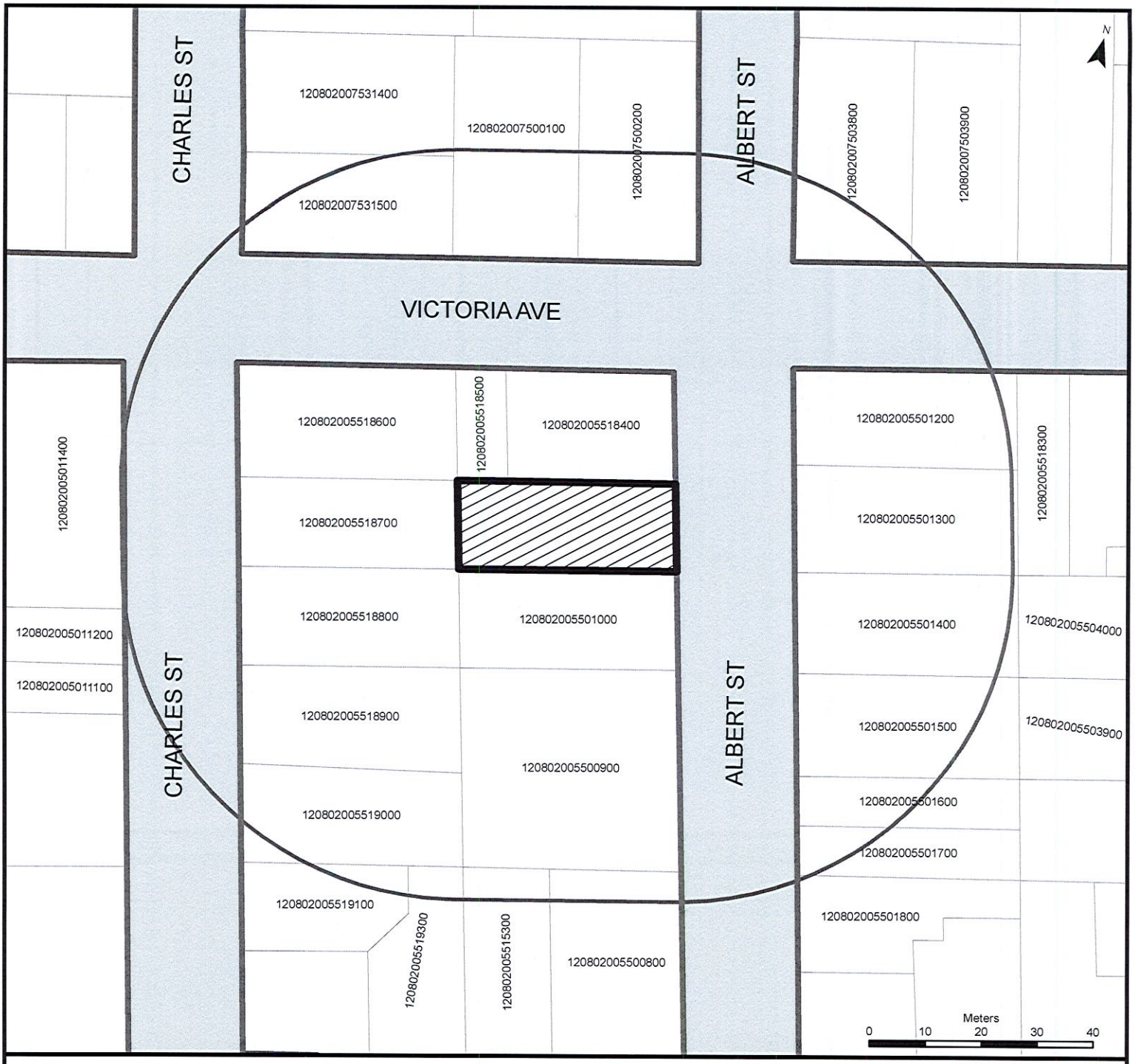

APPLICATION NO:

A 14/18

LOCATION: 254 ALBERT ST
120802005501100

Subject Property

Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **May 11, 2018**

File No.: **A 14/18**

Location: **254 Albert Street**

Applicant: **Robert MacDonald**

Proposal: To permit a triplex on the property at 254 Albert Street, which is a property with a lot frontage and front lot line of 17.4 m instead of the required 22.8 m and 21.3 m, a lot area of 700.75 m^2 instead of the required 1,012.5 m^2, and a southerly interior side yard setback of 0.98 m instead of the required 2.4 m.

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses including a triplex

Zoning By-law 10245:

Current Zoning: R4 Zone

Permitted Uses: a range of low density residential uses including a triplex, subject to the provisions of the R4 zone

Proposed Use: triplex

Lot Frontage (minimum):	22.8 m
Front Lot Line (minimum):	21.3 m
Lot Area (minimum):	1,012.5 m^2
Interior Side Yard (minimum):	2.4 m

Comments:

1. the owner discovered through detailed research that the dwelling was constructed as a duplex in 1948, but was renovated to add a third dwelling unit in the basement sometime in the late 1980s;
2. the current zoning by-law has been in place since 1977, and would not have permitted the use of the property for more than two dwelling units based on the dimensions of the lot;
3. the owner purchased the property in 2016, and was led to believe that the triplex use was legal at the time, it has since come to his attention that the use does not conform

to the zoning by-law;

4. the property has apparently functioned as a triplex for the last 30 years, the zoning issue was brought to light when the owner sought permits to upgrade the building's electrical service;
5. the use abuts two triplexes to the north on Victoria Avenue, a professional office across the street on the corner, and single detached dwellings to the east, south and west; a letter of support for the application was received from the property owner to the west;
6. based on the long-standing existence of the proposed use, staff considers the requested variances to be minor in nature, and it is felt that approval would allow for the continuation of a use that has shown itself to be compatible and appropriate on 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 Robert MacDonald to permit a triplex on the property at 254 Albert Street, which property has a lot frontage and front lot line of 17.4 m instead of the required 22.8 m and 21.3 m, a lot area of 700.75 m^2 instead of the required 1,012.5 m^2, and a southerly interior side yard setback of 0.98 m instead of the required 2.4 m.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. A14/18

Regarding: Committee of Adjustment Variance Application A14/18
254 Albert Street, Belleville
OWNER: Robert MacDonald

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

We have no objection to this application.

Jason Pettit

File No.: A 15/18

CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION

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The subject property is municipally known as 11 Hiddenvalley Drive and is zoned ER – Estate Residential. The owner is seeking relief from the provisions of the ER zone to permit the construction of a swimming pool to the east of the dwelling, in what is considered under the provisions of the zoning by-law to be the "front yard". The By-Law permits the construction of swimming pools in side and rear yards only.

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

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

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The lands subject to this application for a minor variance are **not** subject to any applications for subdivision or consent.

Dated this 4th day of May, 2018.

Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
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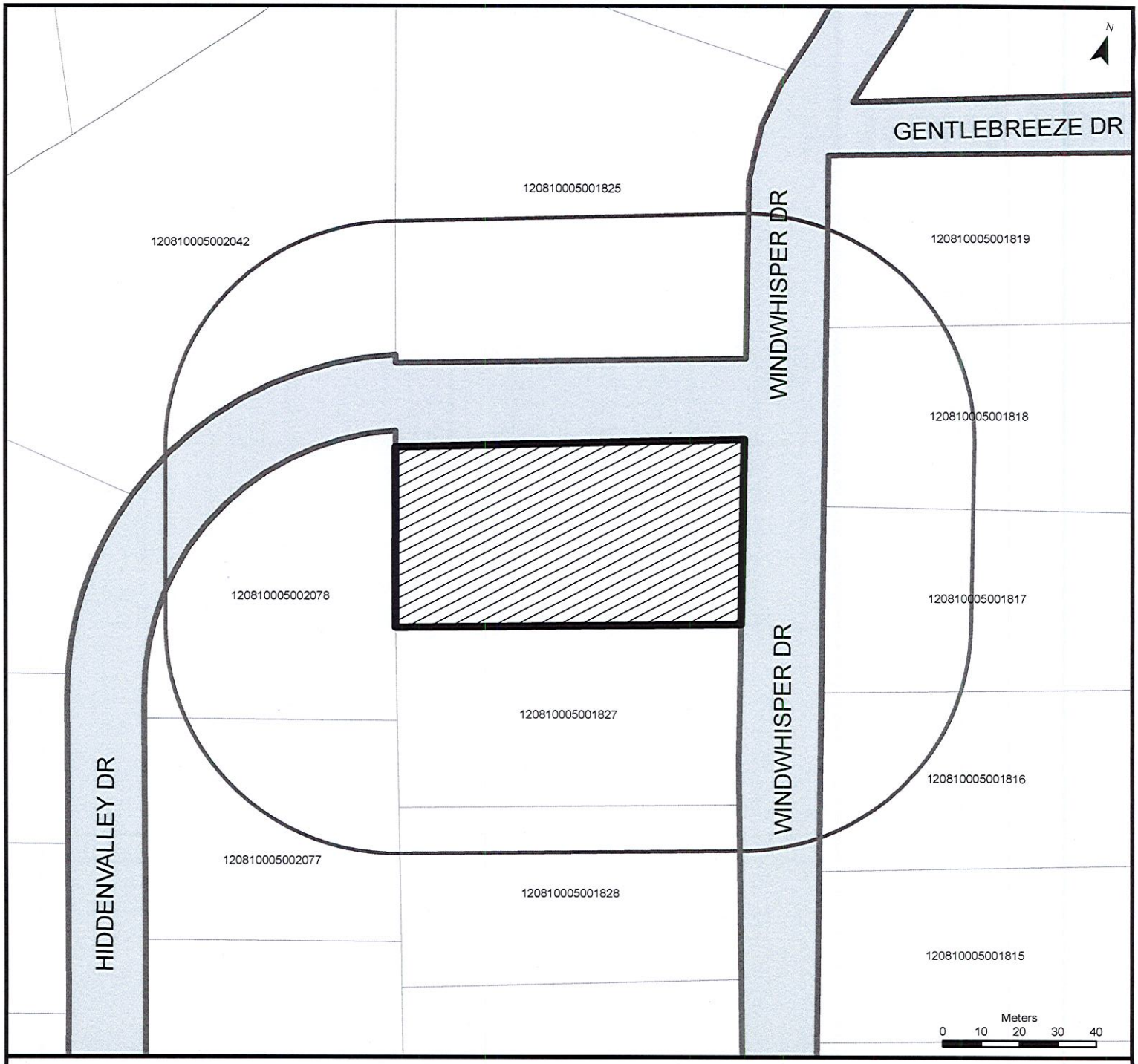


APPLICATION NO:

A 15/18

LOCATION: 11 HIDDENVALLEY DR
120810005001826

Subject Property

Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **May 12, 2018**

File No.: **A 15/18**

Location: **11 Hiddenvalley Drive**

Applicant: **Sandra Carson**

Proposal: To install an in-ground pool on the subject property to the east of the existing dwelling, in what the zoning by-law defines as the Front Yard on the corner of Windwhisper Drive and Hiddenvalley Drive. The proposed pool would have a front yard setback from the eastern lot line along Windwhisper of over 45 m.

Official Plan:

Current Designation: Rural Land Use

Permitted Uses: a variety of rural land uses including a single detached dwelling

Zoning By-law 3014:

Current Zoning: ER – Estate Residential Zone
Permitted Uses: single detached dwelling

Front yard setback (minimum): 22.8 m

Outdoor swimming pools:	shall only be permitted within the rear or side yard of a lot
Lot Line, Front:	shall mean in the case of a corner lot the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line

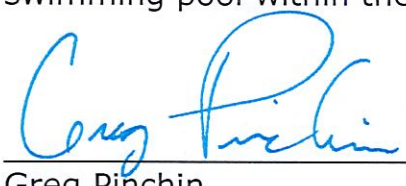
Comments:

1. the property is a large corner lot in an estate residential subdivision; the dwelling faces Hiddenvalley Drive, and is located towards the west side of the lot;
2. the zoning by-law defines the narrower frontage on a corner lot as being the "front" lot line, regardless of the orientation of a dwelling;
3. the most practical location for an outdoor swimming pool on the property is to the east, beside the dwelling, however this is defined as the front yard;

4. there are significant slopes on the property, and the proposed location appears to be the only place where a pool could actually fit on the lot;
5. swimming pools are restricted to being located in a side or rear yard;
6. as a result of an application for a pool permit, the owner seeks relief from the provisions of the by-law to permit the construction of an outdoor swimming pool in the front yard;
7. the proposed pool would still be located at least 45 m from what is defined as the front lot line along Windwhisper Drive – twice the required setback for the dwelling if it had been constructed on that part of the property;
8. there is plenty of spatial separation between the proposed pool and surrounding roads and properties;
9. the proposed variance would allow for the appropriate development of the subject lands without creating a negative impact on surrounding private and public property.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Sandra Carson to install a swimming pool within the front yard at 11 Hiddenvalley Drive.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 7, 2018

Application No. A15/18

Regarding: Committee of Adjustment Variance Application A15/18
11 Hiddenvalley Drive, Belleville
OWNER: Sandy Carson

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 should be aware that all land owners on Hiddenvalley Dr. have signed the 'Hearth Stone Ridge Estates Restrictive Covenants' document. Although this document is not enforceable by the City, it should be referenced by the property owner before obtaining further City approvals/permits.

Jason Pettit

File No.: B 14/18

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 May 24, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by Alexis Kofman, Brockhedge Investment Group on behalf of Murray Martin, LMAM Properties 2 Inc.

The subject property is municipally known as 228 Dundas Street East. The applicant wishes to sever the southern part of the property that is zoned NH-4 – Nursing Home from the northern part of the property that is zoned both R2 and R2-18 – Residential Second Density. This would create a vacant retained parcel with a frontage of 62.0 m and a lot area of 6,069.5 m^2 on which use of the R2-18 zoned portion is limited to the paved parking area and landscaped area as it exists now. The severed parcel would have a frontage of 45.5 m and an area of 4,489.5 m^2.

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

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

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

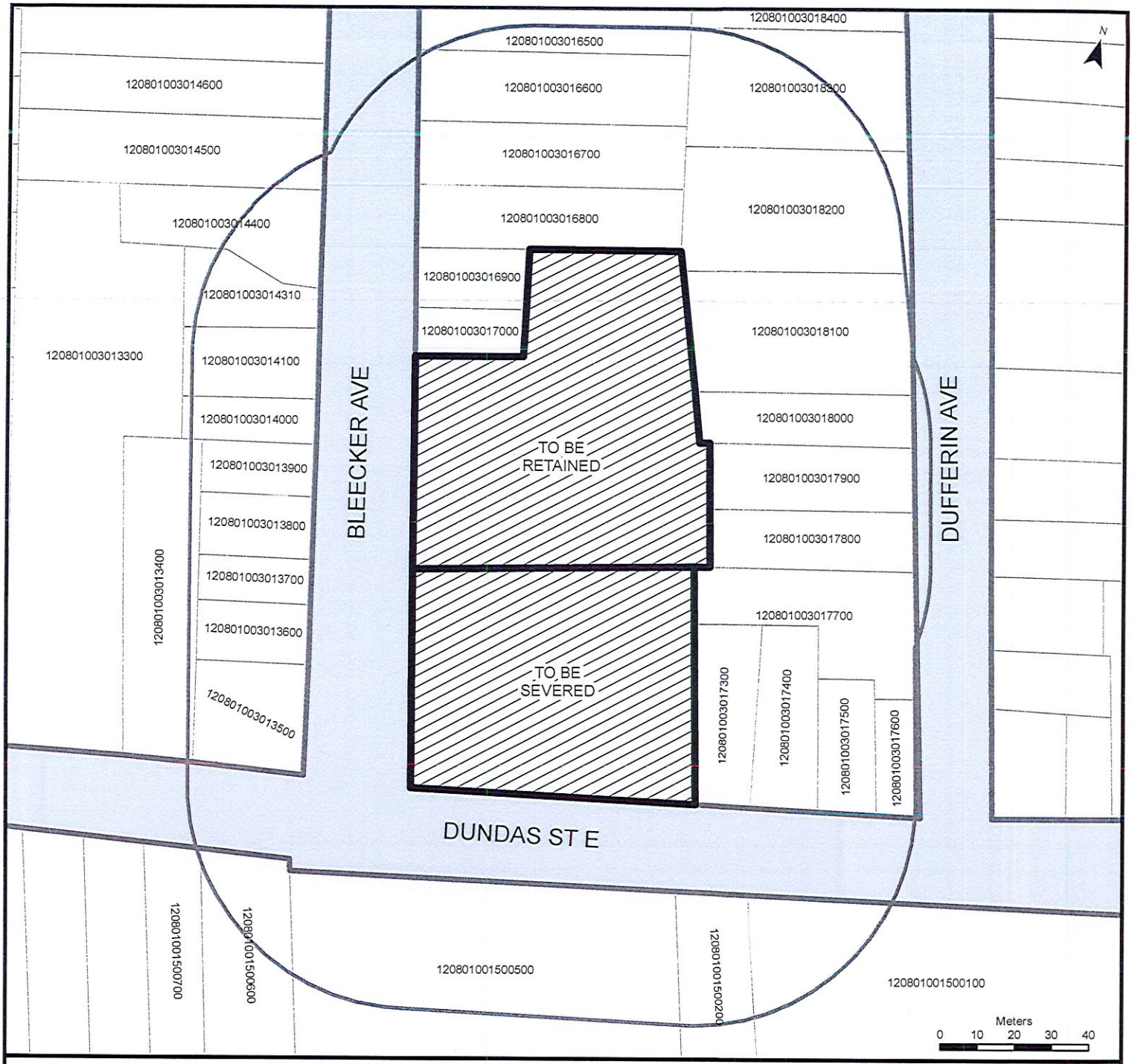
If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of the proposed consent, you must make a written request to the City of Belleville Committee of Adjustment.

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 written submissions to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 9th day of May, 2018.

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



APPLICATION NO:

B 14/18

LOCATION: 228 DUNDAS ST E
120801003017200

Subject Property

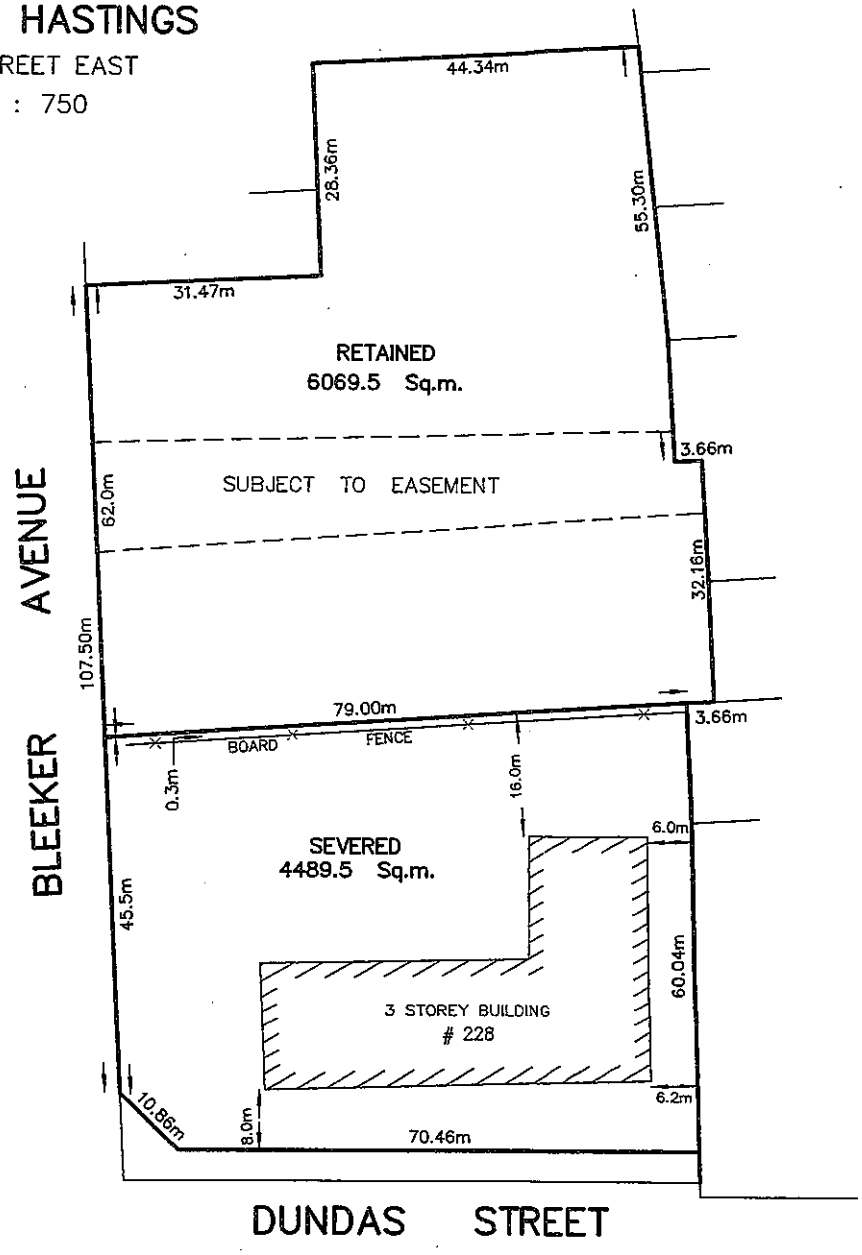
Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

SKETCH SHOWING

LOT 33
PART OF LOT 31E AND 32E
REGISTERED PLAN 166 THURLOW
PART OF LOTS 55 AND 56
WEST OF DUFFERIN AVENUE
REGISTERED PLAN 211 THURLOW
CITY OF BELLEVILLE
COUNTY OF HASTINGS

228 DUNDAS STREET EAST
METRIC SCALE 1 : 750



218 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS Ltd.

K8N – 3C3
(613) 962 – 9521

MARCH 14, 2018 | PROJECT № 10435–B–18

CONSENT APPLICATION REVIEW
City of Belleville

Date: **May 12, 2018**

File No.: **B 14/18**

Location: **228 Dundas Street East**

Applicant: **Alexis Kofman, Brockhedge Investment Group, on behalf of Murray Martin, MLAM Properties 2**

Proposal: To sever the subject lands, separating the building and required parking from surplus lands to the north. The proposal would create a retained parcel with a permitted 3-storey special care residential building having a frontage of over 45.5 m on the east side Bleecker Avenue, and an area of 4,458.5 m^2. The severed parcel would have a frontage of 62.0 m on Bleecker, and an area of 6,069.5 m^2.

Severed Parcel:	frontage:	62.0 m
	area:	6,069.5 m^2
	current use:	vacant land, existing paved parking area, and landscaped area
	proposed use:	no change
Retained Parcel:	frontage:	45.5 m
	area:	4,458.5 m^2
	current use:	special care residential building, maximum 67 units
	proposed use:	no change

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential uses, subject to the policies of the Plan

Zoning By-law 10245:

Severed Parcel – frontage along Bleecker, R2 – Residential Second Density Zone

Permitted Use:	single detached dwelling, public or private school, church, day nursery, residential care facility
Minimum lot area:	464.5 m^2
Minimum lot frontage:	15.0 m

Severed Parcel – parking area and lands behind existing dwellings, R2-18 – Residential Second Density Zone

Permitted Use:	restricted to paved parking area existing in 2002, and approximately 30 m x 45 m portion of land located at the north limit shall be maintained as a landscaped area.

Retained Parcel – NH-4 – Nursing Home Zone

Permitted Uses:	a special care residential building with up to 67 units, or a nursing home
Minimum lot area:	3,251.5 m^2
Minimum lot frontage:	30.0 m

Comments:

1) prior to 2002, the property was used as a federal government office building, which generated a higher parking demand than the current special care residential use;
2) since the building's conversion to residential, the existing parking area has been under-used;
3) Quinte Healthcare made use of the additional parking through approval of a temporary use by-law from 2008 until 2014;
4) the current owner proposes to sever the surplus land from the building and required parking area;
5) no change in use has been proposed to date;
6) any changes would need to be done in accordance with the zoning by-law, or be approved through appropriate planning applications;
7) any future development would also require a development plan;
8) the Development Technologist advises that:
   a) any existing drains are not to be altered without the consent of the City;
   b) the applicant shall be advised that Bleecker is designated as a collector road and requires a 26 m 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 width and 26 m along both severed and retained portions of the property;
   c) the applicant shall be advised that Dundas is designated as an arterial road and requires a 30 m 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 width and 30 m along the retained portion of the property;
9) Municipal policy is to collect a cash-in-lieu of parkland contribution for all new lots that are created;

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Alexis Kofman, Brockhedge Investment Group on behalf of Murray Martin, MLAM Properties 2 to sever the subject lands, creating a vacant severed parcel with a frontage of 62.0 m, and an area of 6,069.5 m^2 on Bleecker Avenue, 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 applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the subject and retained parcels to widen Bleecker Avenue to a width of 13 m from the centreline of the street, and Dundas Street East to a width of 15 m from the centerline of the street;
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. Development charges will be payable for any future development of the severed parcel.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. B14/18

Regarding: Committee of Adjustment Application for Consent B14/18
228 Dundas Street East (north lot), Belleville
OWNER: Murray Martin, MLAM Properties 2 Inc.

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. If the future use of the severed parking lot is to change uses it will need to be done in accordance with a development plan.

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

3. The applicant shall be advised that Bleecker Street is designated as a collector road and requires 26 metres or 85 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 26 metres or 85 feet along both the severed and retained portions of the property.

4. The applicant shall be advised that Dundas Street East 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.

Jason Pettit

File No.: B 15/18

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 May 24, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by John Royle.

The subject property is municipally known as 18 St. Paul Street. The applicant wishes to sever the western part of the property to create a new building lot, with the intention of attaching a second dwelling unit to the side of the existing building, thus creating a semi-detached dwelling where both halves could be separately conveyed. The property is zoned R2-1, and would require a re-zoning as a condition of severance. The severed and retained parcels are both proposed to have lot frontages of approximately 9.77 m and areas of approximately 440.76 m^2.

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

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

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

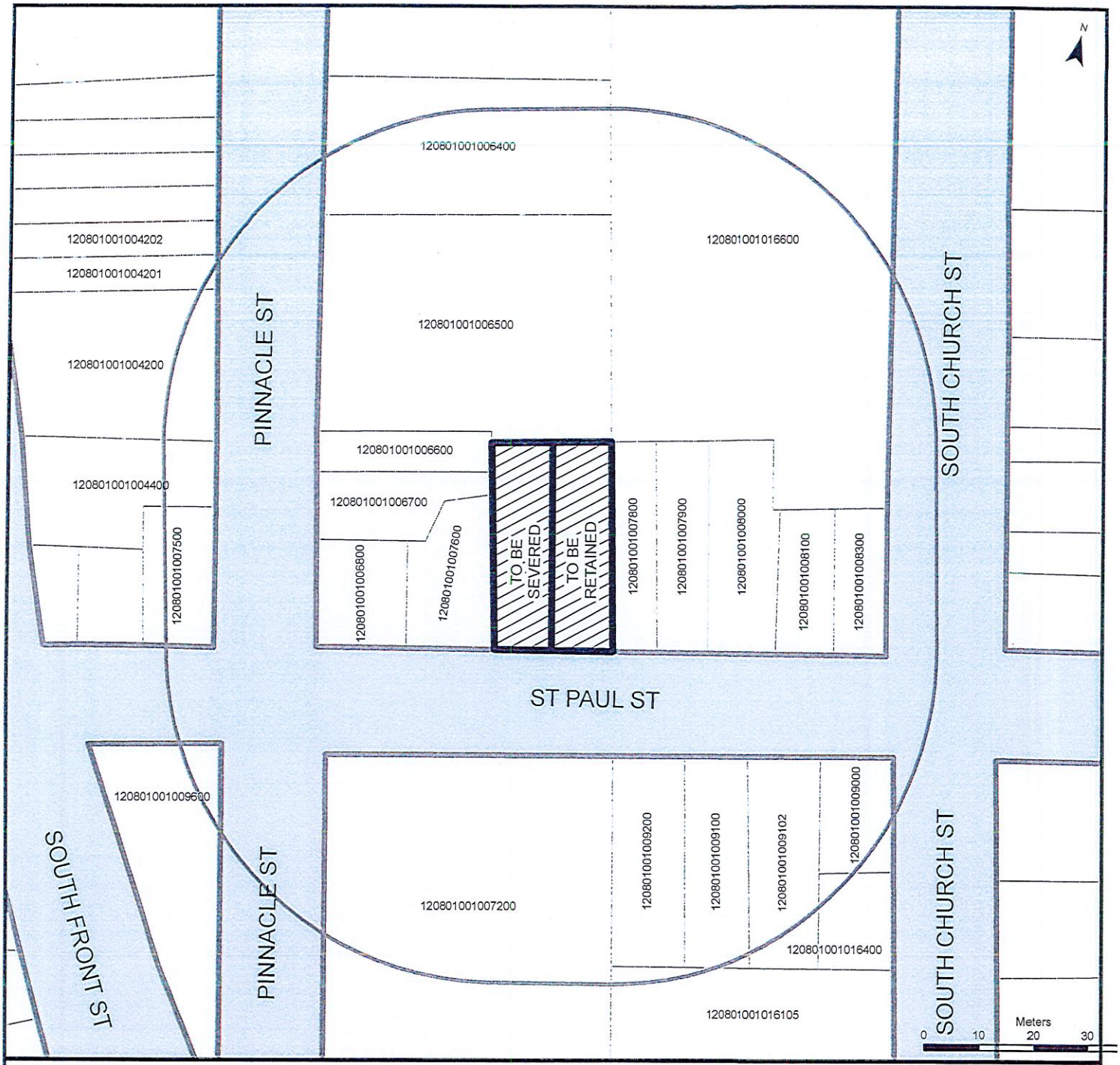
If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of the proposed consent, you must make a written request to the City of Belleville Committee of Adjustment.

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 written submissions to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 8th day of May, 2018.

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



APPLICATION NO:

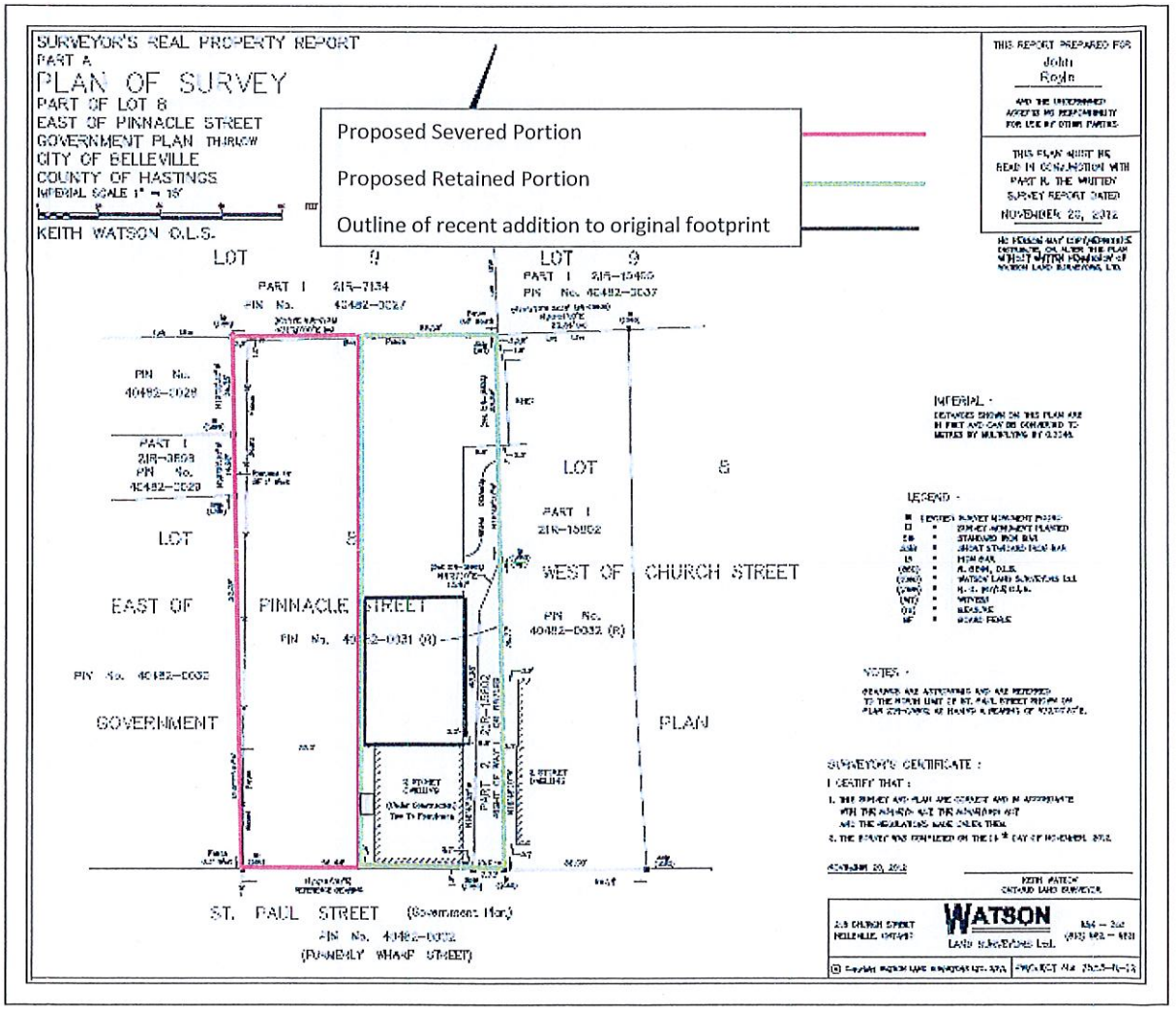
B 15/18

LOCATION: 18 ST. PAUL ST
120801001007700

Subject Property

Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



RECEIVED
APR 18 2018
BELLEVILLE COMMITTEE
OF ADJUSTMENT

CONSENT APPLICATION REVIEW
City of Belleville

Date: **May 17, 2018**

File No.: **B 15/18**

Location: **18 St. Paul Street**

Owner: **John Royle**

Proposal: To sever the subject lands to create a separate residential lot in the side yard for an addition to convert the existing dwelling into semi-detached dwelling with a minimum lot area of 361 m^2 and a minimum lot frontage of 9.0 m along the north side of St. Paul Street.

Retained Parcel:	frontage:	≈ 10.54 m
	area:	≈ 424.83 m^2
	current use:	single detached dwelling
	proposed use:	half of a semi-detached dwelling
Severed Parcel:	frontage:	≈ 9.0 m
	area:	≈ 361.03 m^2
	current use:	vacant side yard
	proposed use:	half of a semi-detached dwelling

Official Plan:

Current Designation: Residential Land Use, Harbour Neighbourhood

Permitted Uses: a range of residential uses

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: R2-1 – Residential Second Density Zone

Permitted Use: single detached dwelling

Minimum lot area: 371.5m^2
Minimum lot frontage: 12.0m

Comments:

1. the property at 18 St. Paul Street is a relatively large residential property;
2. there appears to be sufficient lot area and frontage for a semi-detached dwelling under the provisions of the R3 or R4 zones;
3. a semi-detached dwelling is not permitted under current zoning, thus any approval must be conditional on approval of a zoning by-law amendment;
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: collector road);

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by John Royle to sever the subject lands to create a residential building lot with a minimum lot area of 361 m^2 and minimum lot frontage of 9.0 m along the north side of St. Paul Street, on which could be constructed half of a semi-detached dwelling to attach to the existing dwelling on the retained parcel, 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 subject and retained parcels to widen St. Paul Street to a width of 13 m from the centreline of the street;
5. that the subject property is rezoned to an appropriate residential zone to permit a semi-detached dwelling;
6. the necessary deeds to be submitted in triplicate and Conditions 1 to 5 inclusive be fulfilled prior to the issuance of the Consent Certificate;

7. Conditions 1 to 6 inclusive to be fulfilled within one (1) year of the Committee's Decision;
8. Development charges will be payable for any future development of the severed and retained parcels; separate Municipal services will be required for both the severed and retained parcels of land.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. B15/18

Regarding: Committee of Adjustment Application for Consent B15/18
18 St. Paul Street, Belleville
OWNER: John Royle

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 St. Paul Street is designated as a collector road and requires 26 metres or 85 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 26 metres or 85 feet along both the severed and retained portions of the property.

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

3. The new lot must have its own municipal service connections. A Road Cut Permit obtainable from the Transportation Services Department, will be require to do any work on the municipal road allowance.

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

Jason Pettit

File No.: B 16/18

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 May 24, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by Keith Watson, Watson Land Surveyors on behalf of Karla & Gary Sage.

The subject property is municipally known as both 215 and 241 Foxton Road, and is zoned RU – Rural. The applicant wishes to sever the existing dwelling and garage from the surrounding land and solar panels, creating a parcel with approximately 150 m of frontage, and 3.15 ha. The retained parcel would have a frontage of approximately 290 m, and a lot area of approximately 13.75 ha.

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

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

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

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

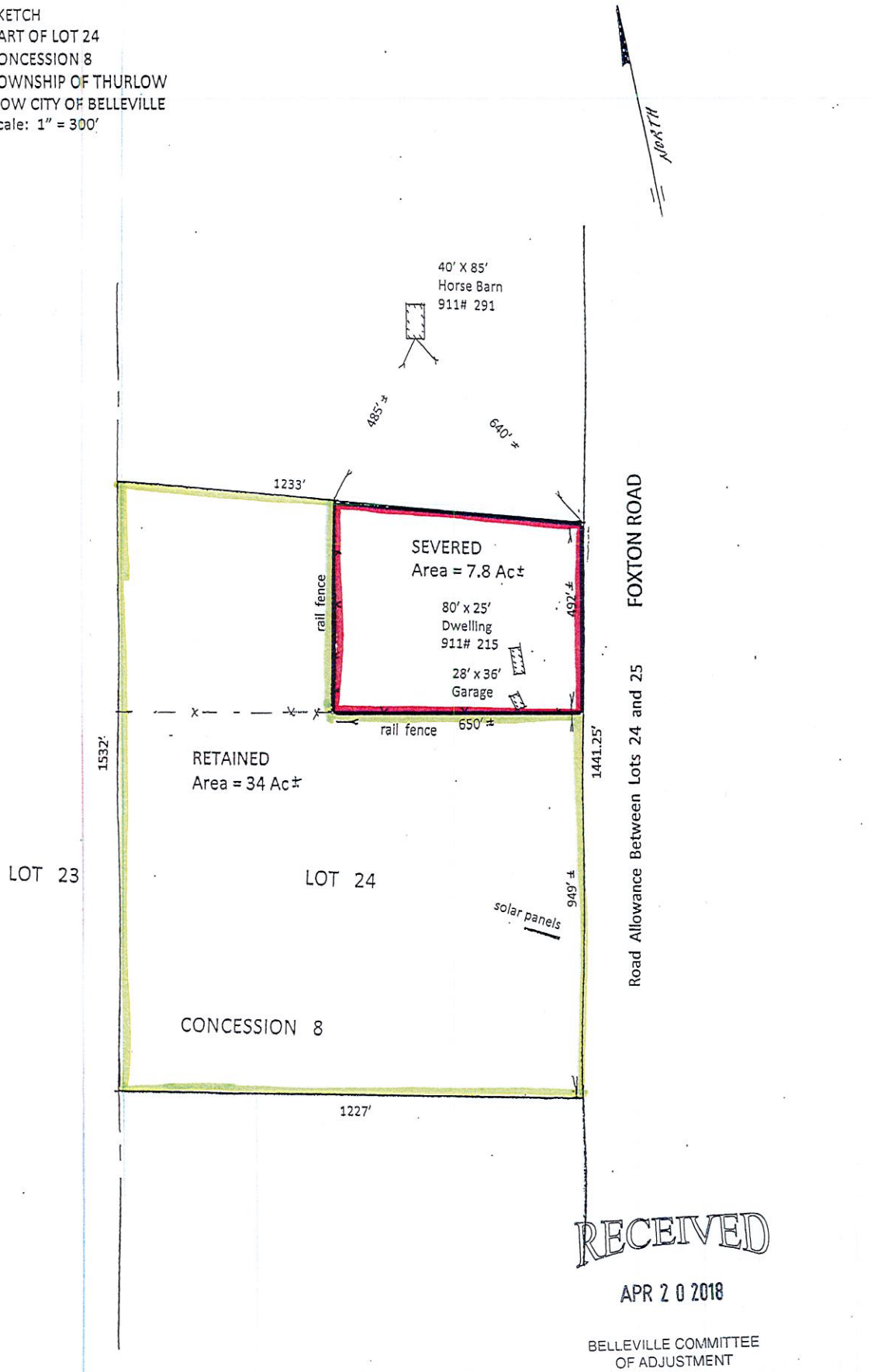
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make written submissions to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning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

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

Dated this 4th day of May, 2018.

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

SKETCH
PART OF LOT 24
CONCESSION 8
TOWNSHIP OF THURLOW
NOW CITY OF BELLEVILLE
Scale: 1" = 300'



RECEIVED
APR 2 0 2018
BELLEVILLE COMMITTEE
OF ADJUSTMENT

WATSON LAND SURVEYORS
218 Church Street
Belleville, Ontario

CONSENT APPLICATION REVIEW
City of Belleville

Date: **May 12, 2018**

File No.: **B 16/18**

Location: **215 / 241 Foxton Road**

Applicant: **Karla & Gary Sage**

Proposal: To sever the subject lands to separate the existing dwelling and garage from the surrounding vacant fields and solar panels, creating a severed parcel with a frontage of approximately 150 m and a lot area of approximately 3.15 ha, and a retained parcel with a frontage of approximately 290 m and a lot area of approximately 13.75 ha on the west side of Foxton Road.

Severed Parcel:	frontage:	≈ 150 m
	area:	≈ 3.15 ha
	current use:	single detached dwelling/garage
	proposed use:	no change
Retained Parcel:	frontage:	≈ 290 m
	area:	≈ 13.75 ha
	current use:	vacant fields, solar panels
	proposed use:	no change

Official Plan:

Current Designation: Rural Land Use, Environmental Protection

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

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

Zoning By-law 3014:

Current Zoning: RU – Prime Agriculture Zone and H – Hazard Zone

Permitted Uses on lands zoned RU:

1. farm
2. single family dwelling

Minimum lot area: 0.4 ha (residential)
6 ha (non-residential)

Minimum lot frontage: 45 m (residential)
70 m (non-residential)

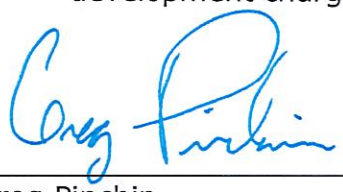
Comments:

1. The property in question was severed from lands to the north at 291 Foxton Road in 2005 - policies in the Official Plan permit the severance of one additional lot from the subject lands;
2. the proposed severance would allow the separation of the existing dwelling and garage from the retained parcel;
3. the severed parcel would meet the residential lot area and lot frontage requirements of the RU Zone;
4. the retained parcel meets all requirements of the RU Zone with regard to lot area and lot frontage;
5. there is an existing horse barn on the property to the north at 291 Foxton Road;
6. an MDS calculation was prepared demonstrating that the existing dwelling complies with required setbacks from the existing barn;
7. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created, in this case a new dwelling could be constructed on the retained parcel;
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 Karla & Gary Sage to sever a lot for the existing residential dwelling with a lot area of approximately 3.15 ha and a lot frontage of approximately 150m on the west side of Foxton Road, subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. The 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 applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of both severed and retained parcels to widen Foxton Road to a width of 10 metres from the centreline of the road allowance;
4. the necessary deeds to be submitted in triplicate and Conditions 1 to 3 inclusive be fulfilled prior to the issuance of the Consent Certificate;
5. Conditions 1 to 4 inclusive to be fulfilled within one (1) year of the Committee's Decision.
6. Any new development of the retained parcel will be subject to the payment of the applicable development charge, and will require its own well and private sewage disposal system.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. B16/18

Regarding: Committee of Adjustment Application for Consent B16/18
215 Foxton Road, Belleville
OWNER: Karla & Gary Sage

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

3. The newly created lot must have its own well and septic system.

4. The applicant shall be advised that Foxton 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.

Jason Pettit

File No.: B 17/18

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 May 24, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Cannifton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by Mark Geertsma.

The subject property is municipally known as 59 Maitland Drive, and is zoned R1 – Low Density Residential Type 1. A severance was previously approved to create a building lot in the rear yard, fronting on Scenic Drive. The applicant wishes to create a 9 m x 9 m triangular easement across the southwest corner of the approved severed lot in order to connect the retained lot to municipal sanitary sewer.

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

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

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

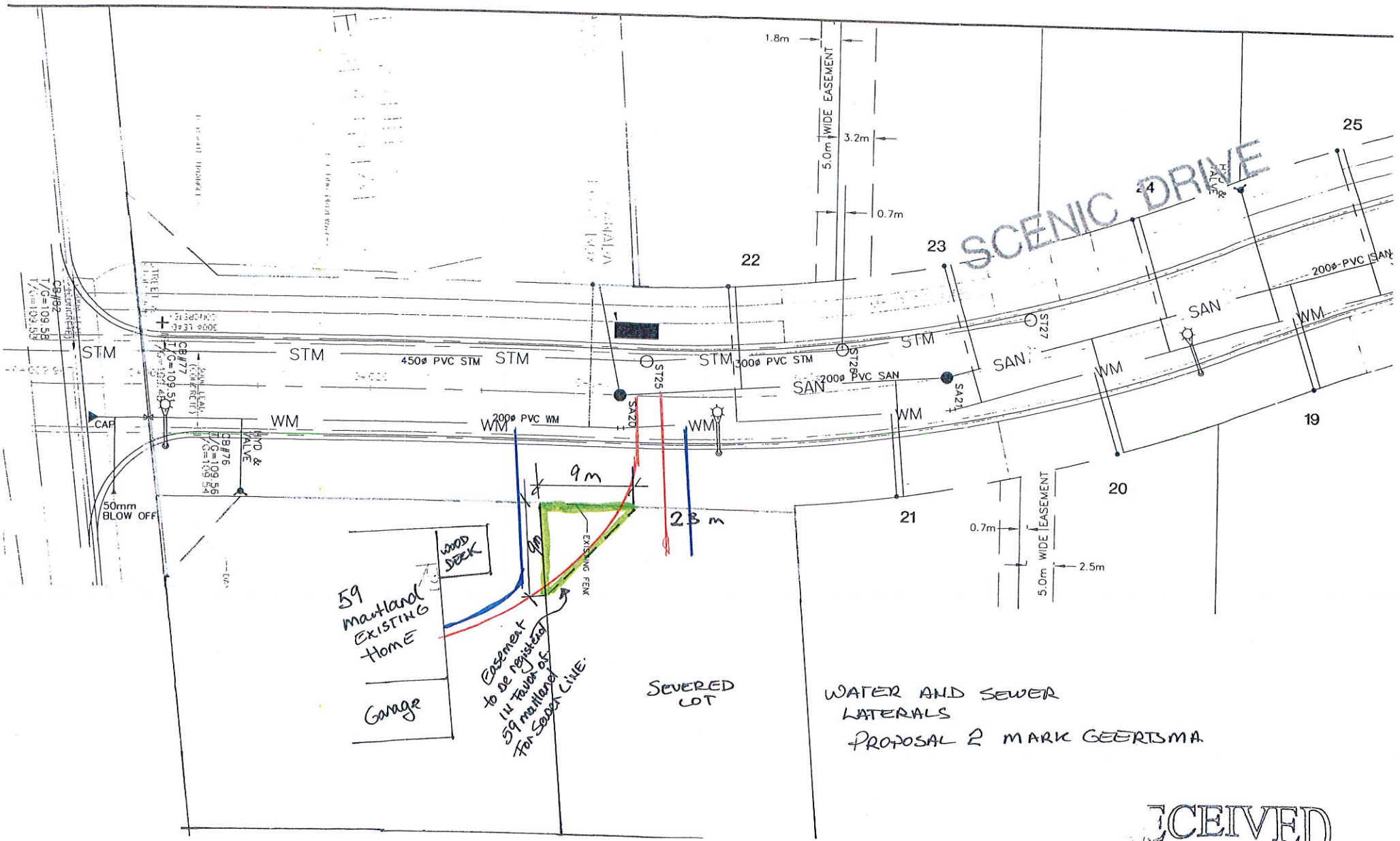
If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of the proposed consent, you must make a written request to the City of Belleville Committee of Adjustment.

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 written submissions to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for consent received provisional consent for the creation of a new lot on August 24, 2017 (File B 37/17).

Dated this 4th day of May, 2018.

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



WATER AND SEWER LATERALS
PROPOSAL 2 MARK GEERTSMA

RECEIVED
APR 23 2018
E COMMITTEE
JUSTMENT

CONSENT APPLICATION REVIEW
City of Belleville

Date: **May 12, 2018**

File No.: **B17/18**

Location: **59 Maitland Drive**
(Scenic Drive)

Applicant: **Mark Geertsma**

Proposal: To create a sanitary sewer easement across the proposed severed lot as approved by application B 37/17 at the rear of 59 Maitland Drive in favour of the retained lot in order to connect the existing dwelling to the sanitary sewer on Scenic Drive, fulfilling Condition (e) of the consent approval.

Easement:

frontage:	9 m
shape:	9 m deep triangle
location:	southwest corner of severed lot
area:	40.5 m^2
current use:	vacant rear yard
proposed use:	front yard of single-family dwelling

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 3014

Current Zoning:

R1 – Low Density Residential Type 1 Zone

Permitted Uses: single detached dwelling

Comments:

1. a new subdivision has been constructed to the north of the property located at 59 Maitland Drive;
2. as part of this new subdivision Scenic Drive was constructed immediately west of the subject property;
3. provisional consent was granted through file B 37/17 to sever the northern (rear) portion of the property creating a new building lot that fronts on Scenic Drive;

4. a condition of severance required the existing dwelling that fronts onto Maitland Drive to be connected to public water and sanitary sewers;
5. due to the location of the sewer pipe in Scenic Drive, the applicant's preferred approach to connecting the existing dwelling is by way of an easement across the corner of the severed parcel;
6. the Development Technologist advises that the applicant will be required to place a sewer cleanout on the sanitary lateral just before the lateral enters the easement on the severed parcel. Details for this can be obtained from the Transportation and Operations Department;
7. the proposed easement would enable appropriate development in a manner consistent with the City's Official Plan and the zoning of the other properties fronting onto Scenic Drive.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Mark Geertsma to create a 9.0 metre x 9.0 metre triangular sanitary sewer easement at the southwest corner of the proposed severed lot at 59 Maitland Drive in favour of the retained portion of the property in order to connect the existing dwelling to the sanitary sewer located on Scenic Drive.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. B17/18

Regarding: Committee of Adjustment Application for Consent B17/18
59 Maitland Drive, Belleville
OWNER: Mark Geerstma

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 will be required to place a sewer cleanout on the sanitary lateral just before the lateral enters the easement on the severed parcel. Details for this can be obtained from the Transportation Services Department.

2. All other comments have been addressed through Severance application B37/17.

Jason Pettit

File No.: B 18/18

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 May 24, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Canniffton Road, Belleville to consider an application under Section 53 of the Planning Act, submitted by John Guthrie, Guthrie Engineering on behalf of Glenn & Travis Donaldson.

The subject property is municipally known as 714 Ashley Street, and is zoned M1 – General Industrial. The applicant wishes to sever the property into two parcels in order to separate the existing industrial building from the surrounding vacant land. A new machining/manufacturing facility is proposed for the vacant severed parcel. The severed parcel would have a frontage of 45.76 m and an area of approximately 1.43 ha. The retained parcel would have also have a frontage of 45.76 m, and an area of approximately 0.4 ha.

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

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

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

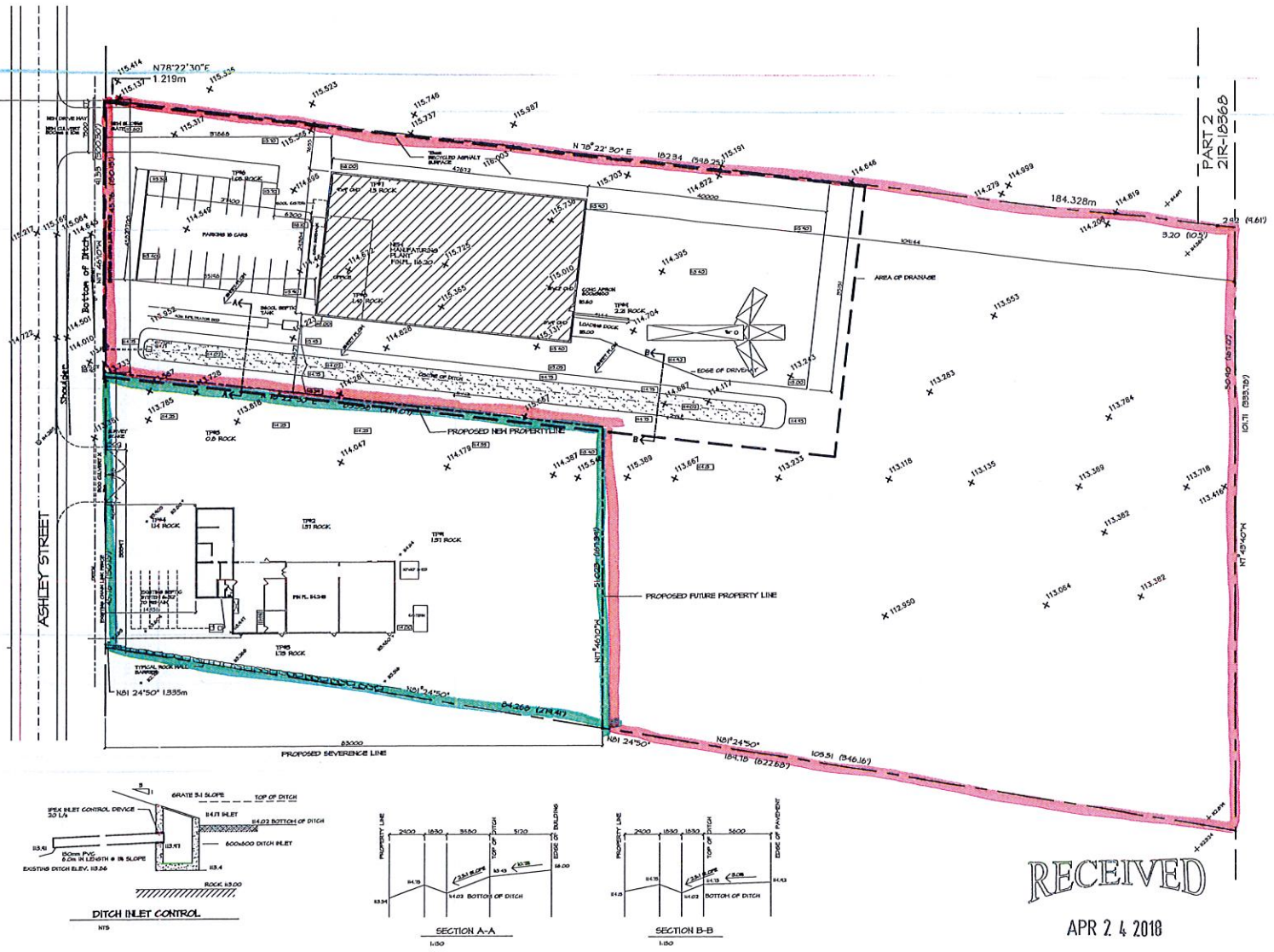
If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of the proposed consent, you must make a written request to the City of Belleville Committee of Adjustment.

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 written submissions to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 4th day of May, 2018.

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



DITCH INLET CONTROL

NTS

SECTION A-A

1:50

SECTION B-B

1:50

RECEIVED

APR 2 4 2018

BELLEVILLE COMMITTEE
OF ADJUSTMENT

GUTHRIE ENGINEERING LTD.
12 NORTH FRONT STREET,
BELLEVILLE, ONTARIO, K8P 3A7
TEL: (613) 966-4351

COPYRIGHT
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LEGAL DESCRIPTION

PART OF LOT 2
REGISTERED PLAN 21R-18368
CONCESSION 6
TOWNSHIP OF THURLOW
NOW IN THE CITY OF BELLEVILLE
COUNTY OF HASTINGS

SITE STATISTICS

TOWNSHIP OF THURLOW BY-LAWS

M1 ZONE

DESCRIPTION	PROVIDED	PERC.(%)
TOTAL LOT AREA (PROPOSED SEVERENCE)	14,300.00 sq.m.	100.0%
TOTAL LOT AREA OF WORK	3,841.74 sq.m.	40.8%
NEW BUILDING AREA	1,040.84 sq.m.	7.26%
DRIVEN AREA	1,808.68 sq.m.	12.60%
LANDSCAPED AREA	5,494.06 sq.m.	60.14%
	REQUIRED	PROVIDED
TOTAL # OF PARKING SPACES	8	16
# OF B/F SPACES ADDED	—	1
# OF LOADING SPACES	1	2
	PROVIDED	REQUIRED
FRONT YARD SET BACK	30.96 m	15.0 m
EXTERIOR YARD SET BACK	N/A	15.0 m
SIDE YARD SET BACK NORTH	13 m	7.5 m
SIDE YARD SET BACK SOUTH	13.46 m	7.5 m
REAR YARD SET BACK	107.6 m	7.5 m

DRAWINGS MUST NOT BE SCALED
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH ANY WORK

No	DATE	DESCRIPTION	By
05			
04			
03			
02	3/04/18	PROPOSED SEVERENCE	
01	24/05/18	FOR REVIEW	BJ

REVISIONS

RBJ CONCEPTS INC.
49 CANNIFTON ROAD
BELLEVILLE, ONTARIO K8N 4T4
(613) 962-9975/541-1585

PROJECT:
NEW FACILITY FOR:
DONMAC PRECISION MACHINING INC.

LOCATION
714 ASHLEY ST
FOXBORO, ONTARIO

DRAWING
SITE PLAN
& NOTES

DWG BY	BJ	SCALE	DRAWING No
DLPR / CKD BY / DATE		1:300	A-1
DES		DATE MARCH 2018	
VID			
SPEC			
PROJECT No	2017-28A		

CONSENT APPLICATION REVIEW
City of Belleville

Date: **May 12, 2018**

File No.: **B 18/18**

Location: **714 Ashley Street**

Applicant: **John Guthrie, Guthrie Engineering on behalf of Glenn & Travis Donaldson**

Proposal: To sever the subject lands to create a new industrial building lot with a lot frontage of 45.76 m on the east side of Ashley Street and an area of 1.433 ha.

Severed Parcel:	frontage:	45.76 m
	area:	14,330 m^2
	current use:	vacant land
	proposed use:	light industrial machining & manufacturing
Retained Parcel:	frontage:	45.76 m
	area:	4,046.86 m^2
	current use:	light industrial machining, manufacturing & warehouse
	proposed use:	no change

Official Plan:

Current Designation: Hamlet

Permitted Uses: a range of industrial, commercial, institutional and residential land uses, subject to the policies of the Plan

Zoning By-law 3014:

Current Zoning: M1 – General Industrial Zone

Permitted Uses:
1. Assembly, fabricating, manufacturing or processing plants
2. Warehouse

Minimum lot area: 2,800 m^2
Minimum lot frontage: 45.0 m

Comments:

1. the proposed severance allows for the creation of a new industrial/commercial building lot fronting onto Ashley Street;
2. the property owners wish to construct a new building on the proposed severed parcel;
3. the severance would allow the severed and retained parcels to be sold separately which could facilitate additional economic activity;
4. the proposed severed and retained parcels meet the requirements of the M1 Zone;
5. 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);

6. the property is currently being reviewed for site plan B-75-893, further engineering comments will be addressed through the site plan process;
7. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by John Guthrie, Guthrie Engineering on behalf of Glenn & Travis Donaldson to sever the subject lands to create a new industrial building lot with a lot frontage of 45.76 m on the east side of Ashley Street and an area of 14,330 m^2, subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. the 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 applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of both severed and retained parcels to widen Ashley Street to a width of 10 metres from the centreline of the road allowance;
4. Conditions 1 to 3 inclusive to be fulfilled within one (1) year of the Committee's Decision;
5. 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.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: May 2, 2018

Application No. B18/18

Regarding: Committee of Adjustment Application for Consent B18/18
714 Ashley Street, Belleville
OWNER: Glenn & Travis Donaldson

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. This property is currently being reviewed for site plan, (B-75-893). Further engineering comments will be addressed through the site plan process.

Jason Pettit

File No.: A 2/18

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 22, 2018 at 3:30 p.m.** in the **Council Chamber,** Fourth Floor, Belleville City Hall, 169 Front Street, Belleville to consider an application under Section 45 of the Planning Act, submitted by Isaac Berman, 2440850 Ontario Inc.

The subject property is municipally known as 244 Ashley Street and is zoned C3-3 – General Commercial. The property was previously used commercially but is presently occupied by 5 residential units. The Owner seeks relief from the provisions of the by-law to permit the residential units to exist without being accessory to a commercial use.

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

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

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

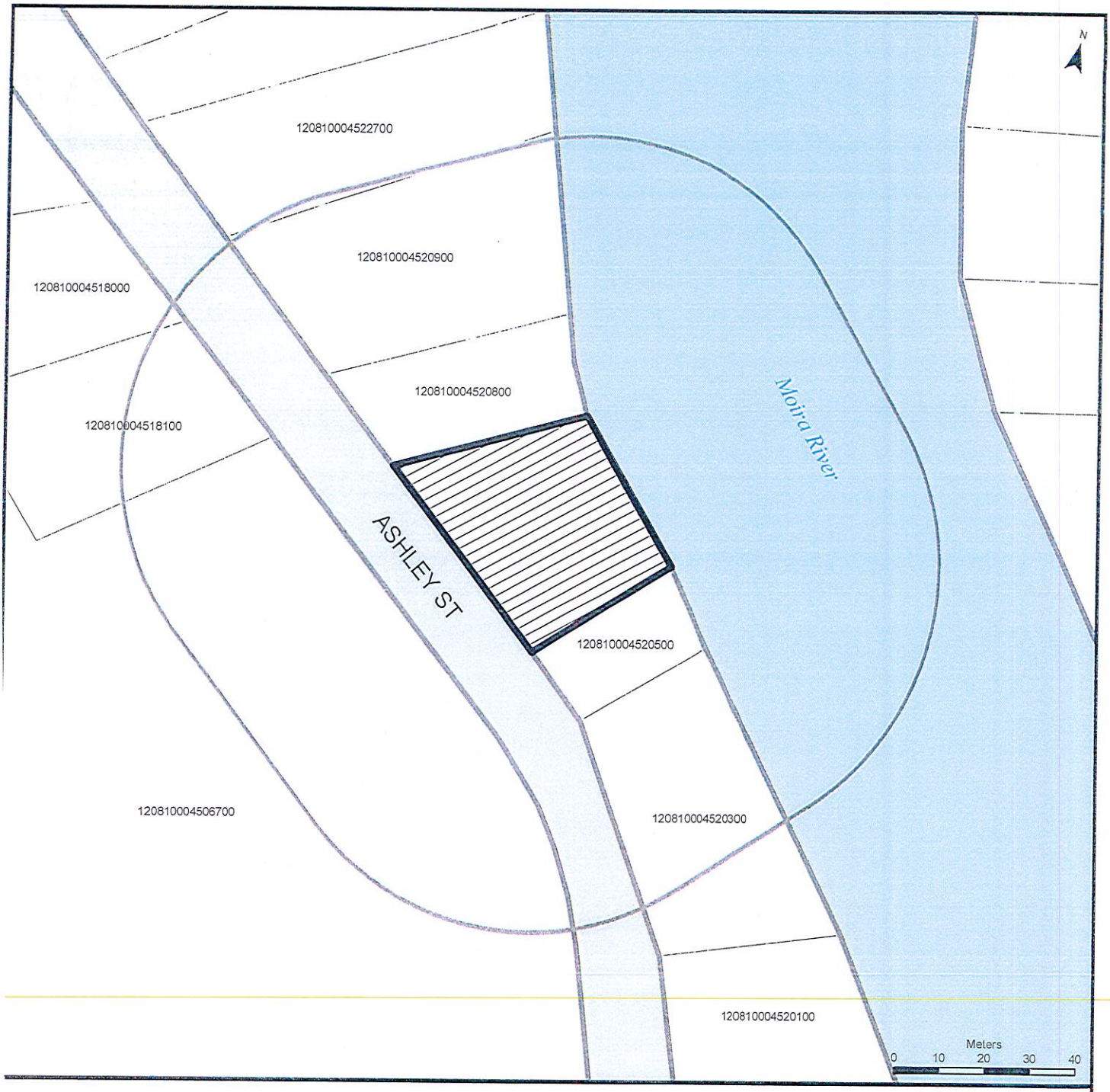
If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the 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 1st day of February, 2018.

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



APPLICATION NO:

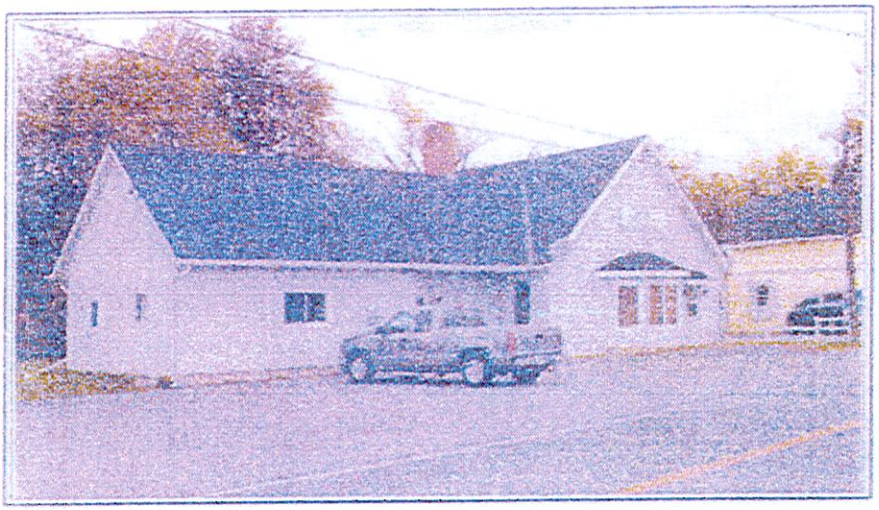
A 2/18

LOCATION: 244 ASHLET ST
120810004520600

Subject Property

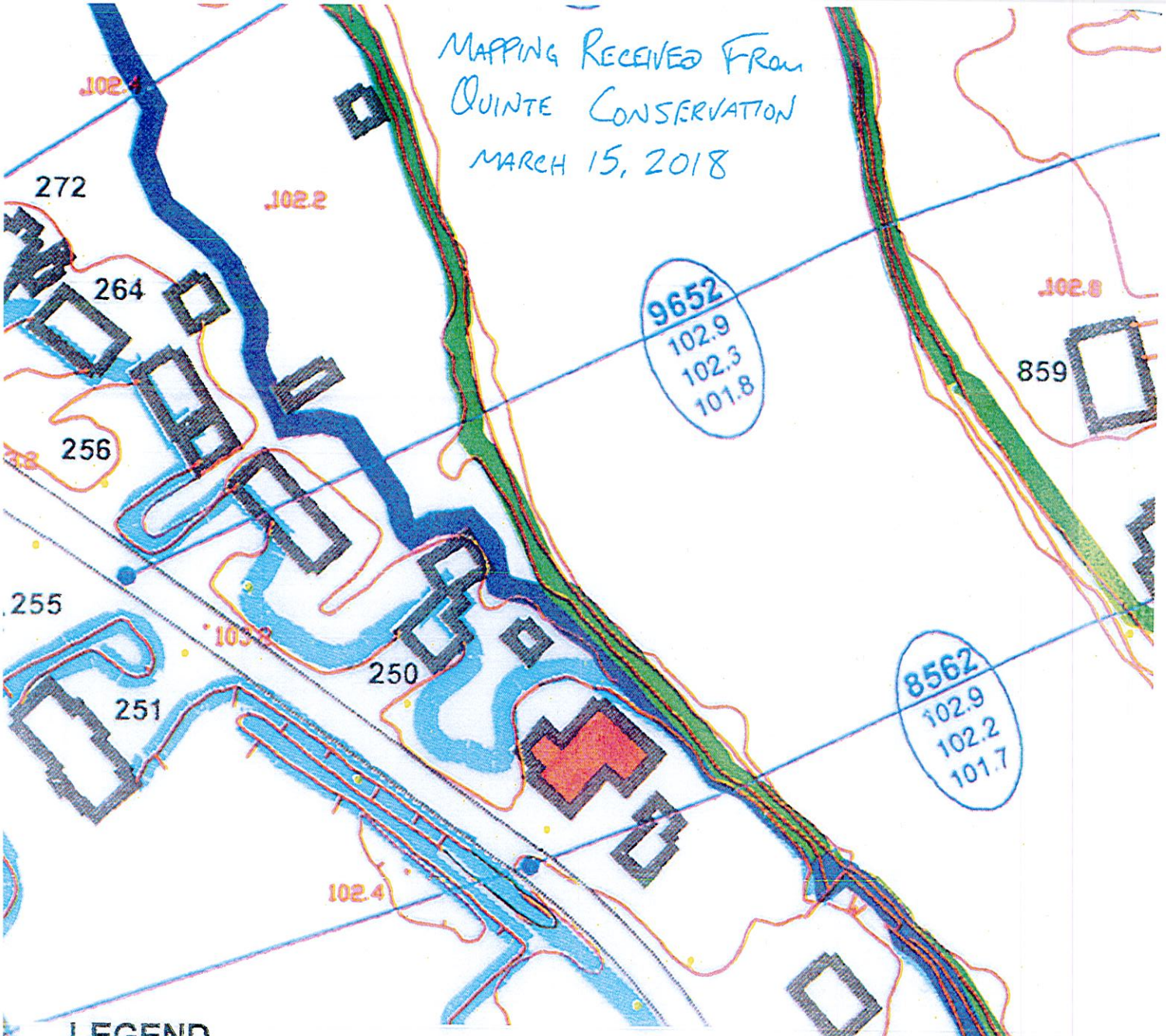
Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



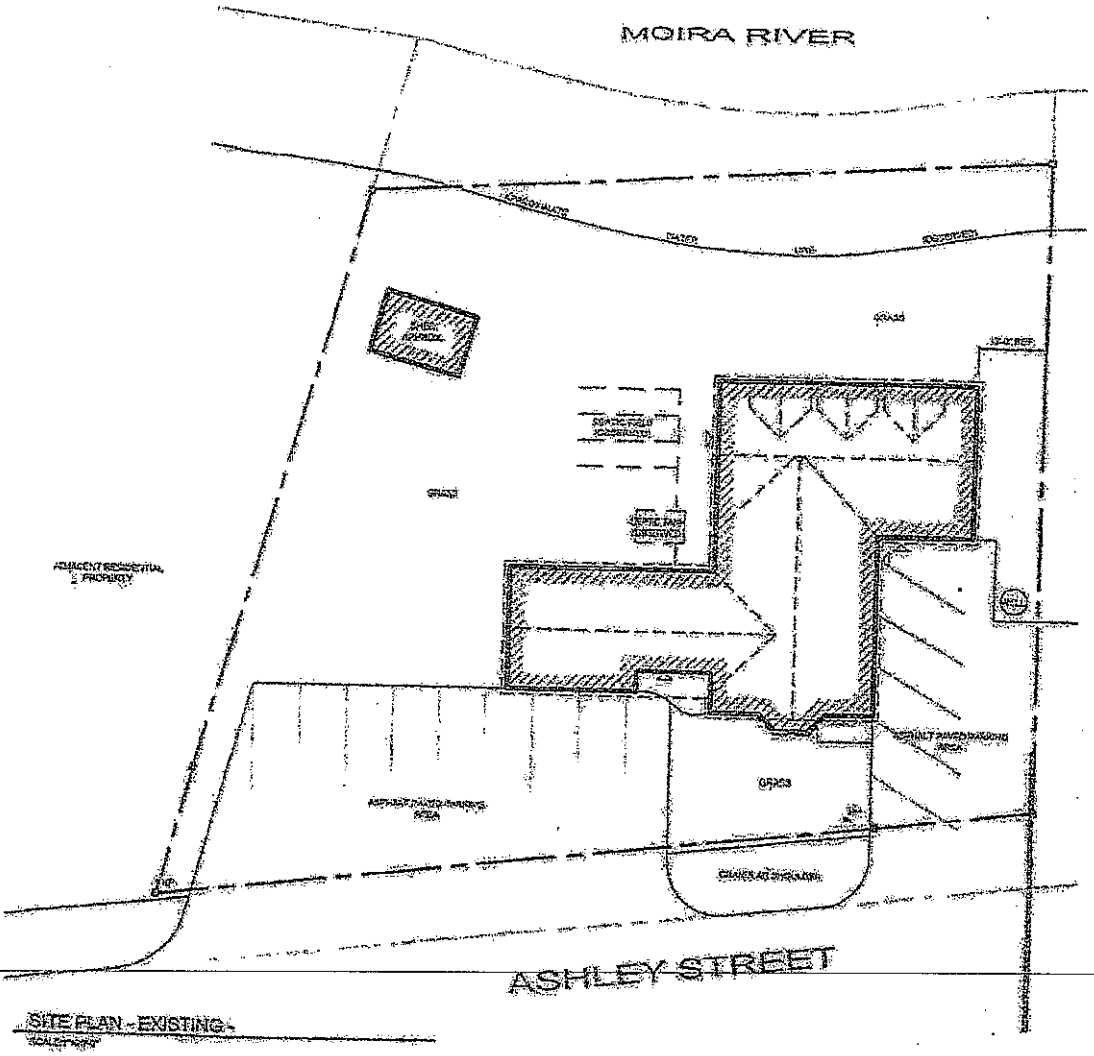
FRONT ELEVATION

REAR ELEVATION



LEGEND

	100-Year Floodline
	10-Year Floodline
	2-Year Floodline
	0.5 m Contour Line
123	1 m Contour Line
125	5 m Contour Line
	Paved Road
	Unpaved Road
	Vegetation Line
1234	911 Number
	Building/Structure
00000 000.0 000.0 000.0	River Station 100-Year Floodline Elevation 10-Year Floodline Elevation 2-Year Floodline Elevation



SITE PLAN - EXISTING -

Terry Excavating
1100 Rutledge Rd
Perth Road, ON K0H 2L0

Sewage System Site Review

For: Property Management
323 Dundas St. Unit 3
Trenton, ON K8V 5W5

Site Address: 244 Ashley St.
Foxboro, ON

I attended a site visit April 10, 2018 to review the existing sewage system and current operation.

The site presented no breakouts or damp spots.

The effluent levels in the tank were normal.

The system appeared to be working fine and was recently serviced.

The existing system seems to be adequate for 6 to 8 units.

The infiltration capacity of this system is 9,200 litres per day.

Bruce Terry
Supervisor BCIN # 14911

Organization BCIN # 105536

Bruce Terry

April 11, 2018

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **February 14, 2018**

File No.: **A 2/18**

Location: **244 Ashley Street**

Applicant: **Isaac Berman**

Proposal: To permit five (5) dwelling units within the existing building on the subject lands without any commercial use.

Provincial Policy Statement:

3.1.2 Development and site alteration shall **not** be permitted within:

c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

Floodway: for river, stream and small inland lake systems, means the portion of the *flood plain* where development and site alteration would cause a danger to public health and safety or property damage.

Flood plain: for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Official Plan:

Designation: Hamlet
Policies: Hamlets shown on the land use schedules are locations where limited urban growth outside of the urban serviced area, generally on private and/or communal services, will be encouraged.

Residential development within Hamlets should be limited primarily to low density residential uses.

Floodplain management policies are intended to prevent the loss of life and to minimize property damage.

For purposes of this Plan, a floodplain is defined as:

- lands adjacent to the Bay of Quinte, Moira River or any other body of water where an engineered flood line has been defined.

When considering an application for minor variance, the Committee should consider whether:

- the general purpose and intent of this Plan is maintained;
- the general purpose and intent of the by-law is maintained;
- the variance requested is minor; and
- the variance is desirable for the appropriate development or use of the land.

Zoning By-law 10245:

Current Zoning: C3-3 – General Commercial Exception No. 3 Zone

Permitted Use: a range of general commercial uses including offices, retail commercial establishment and place of entertainment

The residential uses permitted on a lot in a General Commercial (C3) Zone shall be secondary and incidental to the non-residential use of the lot.

Comments:

1. the subject property is zoned General Commercial and has been used for commercial purposes;
2. at some recent point in time, the use of the main building on the subject property was changed to five (5) residential rental units with no commercial use;
3. it is felt on multiple levels this application cannot be supported;
4. in essence because of the location of the Moira River abutting the east side of the property and a history of flooding in this area, allowing a residential use cannot be deemed to be appropriate development nor protecting public safety;
5. non-residential and non-institutional uses within lands prone to flooding do not necessarily put individuals at risk; permitting dwelling units and septic systems within this area does;
6. the Provincial Policy Statement is clear about not allowing development in flood hazard areas;
7. this theme is carried through into the City's Official Plan that places protecting public safety as an important goal;
8. both the Chief Building Official and Quinte Conservation oppose this application;
9. a minor variance is not a right but an opportunity to amend the requirements of the Zoning By-law under appropriate situations;
10. there are better and more appropriate opportunities to provide rental accommodation in the community than on the subject lands;

11. it is felt that the approval of this application would not meet the intent of the Official Plan and the City should not be approving a residential use with accompanying servicing in an area that is susceptible to flooding.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department **objects** to the application by Isaac Berman to permit five (5) dwelling units within the existing building on the subject lands, municipally known as 244 Ashley Street.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: February 6, 2018

Application No. A2/18

Regarding: Committee of Adjustment Variance Application A2/18
244 Ashley Street, Belleville
OWNER: Issac Berman, 2440850 Ontario Inc.

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

We have no objection to this application.

Jason Pettit

Hutchison, Spencer

From: Marecak, Ted
Sent: Monday, January 29, 2018 10:33 AM
To: Hutchison, Spencer
Subject: A2/18 - 244 Ashley Street

Spencer:

I have reviewed the above noted application for minor variance to recognize the 5 residential units in this building.
I have reviewed the City building permit records and note that in 2009 there was a building permit issued for this property to renovate the existing offices within the building. There have been no permits issued fort his property since that date. If these dwelling units are existing then they are illegal as there has been no change of use permit issued to convert the building from the former office (group D use) to the current residential (group C use) as required by the Ontario Building Code.

Consequently I am unable to support the proposed variance.

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

Keays, Christina

From: Pinchin, Greg
Sent: Friday, April 13, 2018 8:59 AM
To: Keays, Christina
Subject: FW: 244 Ashley

In response to the applicant's April 11th letter from Terry Excavating, the Building Section further advises that a proper design analysis of the existing sewage system would be required in order to determine the suitability of the system for a particular number of units.

Greg Pinchin, B.E.S., MCIP, RPP
Manager of Approvals
Engineering & Development Services Department
City of Belleville

City Hall, 169 Front Street
Belleville, Ontario, Canada K8N 2Y8
Telephone 613-967-3319
Fax 613-967-3262
TTY 613-967-3768
www.city.belleville.on.ca
gpinchin@city.belleville.on.ca

Quinte CONSERVATION

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

DEVELOPMENT, INTERFERENCE WITH WETLANDS & ALTERATIONS TO SHORELINES & WATERCOURSES, ONT. REGULATION 319/09

PERMIT #	**REG0284-2017**
Issued To:	Isaac Berman (2440850 Ontario Inc.)
Civic Address:	244 Ashley Street
Geographic Description:	Lot 2/3, Conc. 5 City of Belleville
Water Feature:	Moira River

Works to be undertaken include:

Excavate within the floodplain to inspect sewage system piping and septic tank as per your application dated October 13, 2017 and the following conditions:

Conditions:

- **As per the application package, the septic tank and some of the piping will be inspected.**
- **Existing grades will not be altered.**
- **It is understood that any excess excavated material will be removed from the property.**
- **You are reminded that the granting of this permit does not remove your responsibility to obtain any necessary additional permits from other agencies or government bodies. It is also important to note that this permit does not override any other permit or setback requirements from other agencies. In the case of a conflict between setback requirements the most restrictive will apply.**

c.c. City of Belleville

SPECIAL NOTE:
This application and permit was a result of a violation reported on the site. Please ensure that you obtain all the necessary permits prior to starting any development activities (site grading, excavating, filling, construction, etc.).

This permit is not transferable/renewable. Additional approvals may be required under other applicable legislation.

PERMIT MUST BE PROMINENTLY DISPLAYED AT THE WORK SITE

Brad McNevin
Regulations Officer

October 20, 2017
Issuance Date

October 19, 2019
Expiry Date

In accordance with the Development, Interference with Wetlands & Alterations to Shorelines & Watercourses Regulation made pursuant to Section 28(1) of the Conservation Authorities Act, R.S.O. 1990, this permit is granted provided that all works are completed in accordance with the specifications and plans set out in the application.

Quinte CONSERVATION
clean world. safe homes. healthy life.

613-968-3434 Belleville
613-354-3312 Napanee
RR2, 2061 Old Hwy 2,
Belleville, ON. K8N 4Z2

QC File No. PL0004-2018

QUINTE CONSERVATION - PLANNING ACT REVIEW

Municipality:	City of Belleville		
Owner/Agent:	Isaac Berman		
Location:	244 Ashely Street	Part Lot 2 and 3, Concession 5	Thurlow
Roll #:	1208-100-045-20600-00000		
Application Description:	Minor Variance A2/18	Allow a variance of By-law 3428 from Special General Commercial (C3-3) Zone to recognize 5 residential units.	
Legislative Review:	• Planning Act - Natural hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy • Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses • Quinte Region Source Protection Plan		
Non-legislated Review:	• Natural Heritage policies of the Provincial Policy Statement		
Feature:	1:100 flood plain of the Moira River		
Comments:	Staff **OBJECT** to the application as presented. The policies of Quinte Conservation and the Provincial Policy Statement (PPS) section 3.1 (2014) do not permit development (including, change of use as defined in the PPS) within the flood plain. As our office understands the current sewage system is located within the 1:100 year flood plain of the river, this office would not support any enlargement of the existing sewage system if required for the proposed change of use. Quinte Conservation issued permit REG0284-2017 as a result of a violation reported on the site. Please note that the owner must obtain all the necessary permits prior to starting any development activities (site grading, excavating, filling, construction, etc.) on the subject parcel.		
Author & Date:	Tim Trustham, Planner/Ecologist		December 21, 2017

File No.: A 11/18

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 April 19, 2018 at 3:30 p.m.** in the **MINOR SPORTS Meeting Room "F",** 2nd Floor, Quinte Sports and Wellness Centre, 205 Canniffton Road, Belleville to consider an application under Section 45 of the Planning Act, submitted by Alexis Richter, Amal Gormley of Leeswood Construction on behalf of Lori-Ann Vulcanescu.

The subject property is municipally known as 57 Station Street and is zoned R7-10-h – Residential Seventh Density – holding. The property owner wishes to construct a 140-unit retirement residence on the site. Relief is being sought from the provisions of the zoning by-law to permit a minimum lot area per unit of 54.9 m^2 instead of the required 60.0 m^2; minimum distance from a driveway or parking area to a street line of 2.6 m instead of the required 6.0 m; minimum rear yard setback of between 3.0 and 9.7 m instead of the required 7.5 m; and minimum of one loading space instead of two.

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

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

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

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

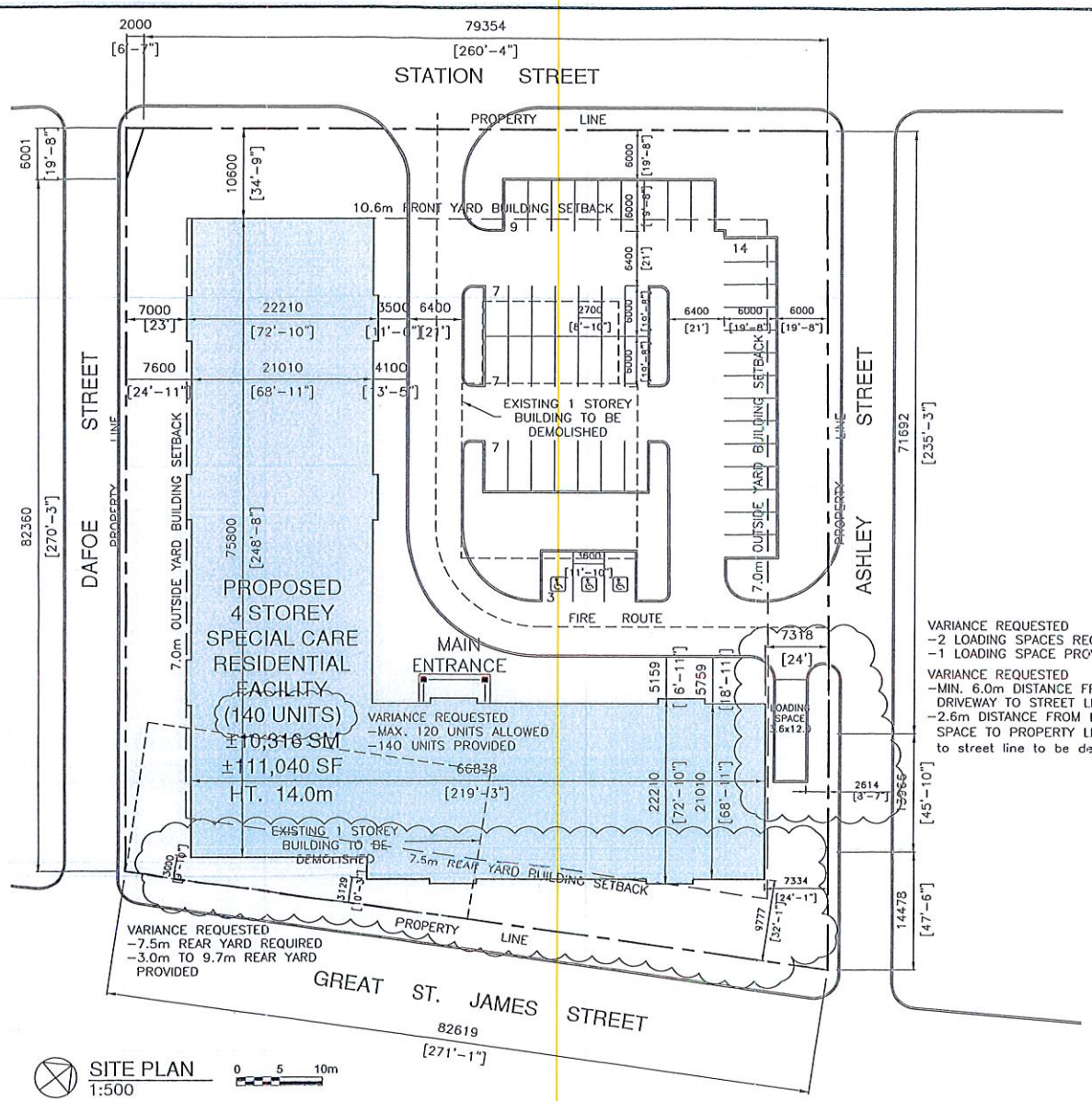
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make written submissions to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning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

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

Dated this 3rd day of April, 2018.

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

PROPOSED NEW SPECIAL CARE RESIDENTIAL FACILITY FOR STATION STREET BELLEVILLE, ONTARIO



SITE STATISTICS

(ALL SITE AREAS & DIMENSIONS TO BE VERIFIED)

SITE AREA (±7,691 sm) ±1.90 ACRES

VARIANCE REQUESTED
- MIN. 60.0 SQ. METRES LOT AREA PER DWELLING UNIT REQUIRED
- 54.9 SQ. METRES LOT AREA PER DWELLING UNIT PROVIDED

BUILDING AREA

GROUND FLOOR	±2,579 sm	±27,760 sf
TYP. FLOOR 2-4	±2,579 sm	±27,760 sf
TOTAL BUILDING	±10,316 sm	±111,040 sf (140 UNITS)

MAX. LOT COVERAGE ALLOWABLE BY-LAW 10245 = 35.5%

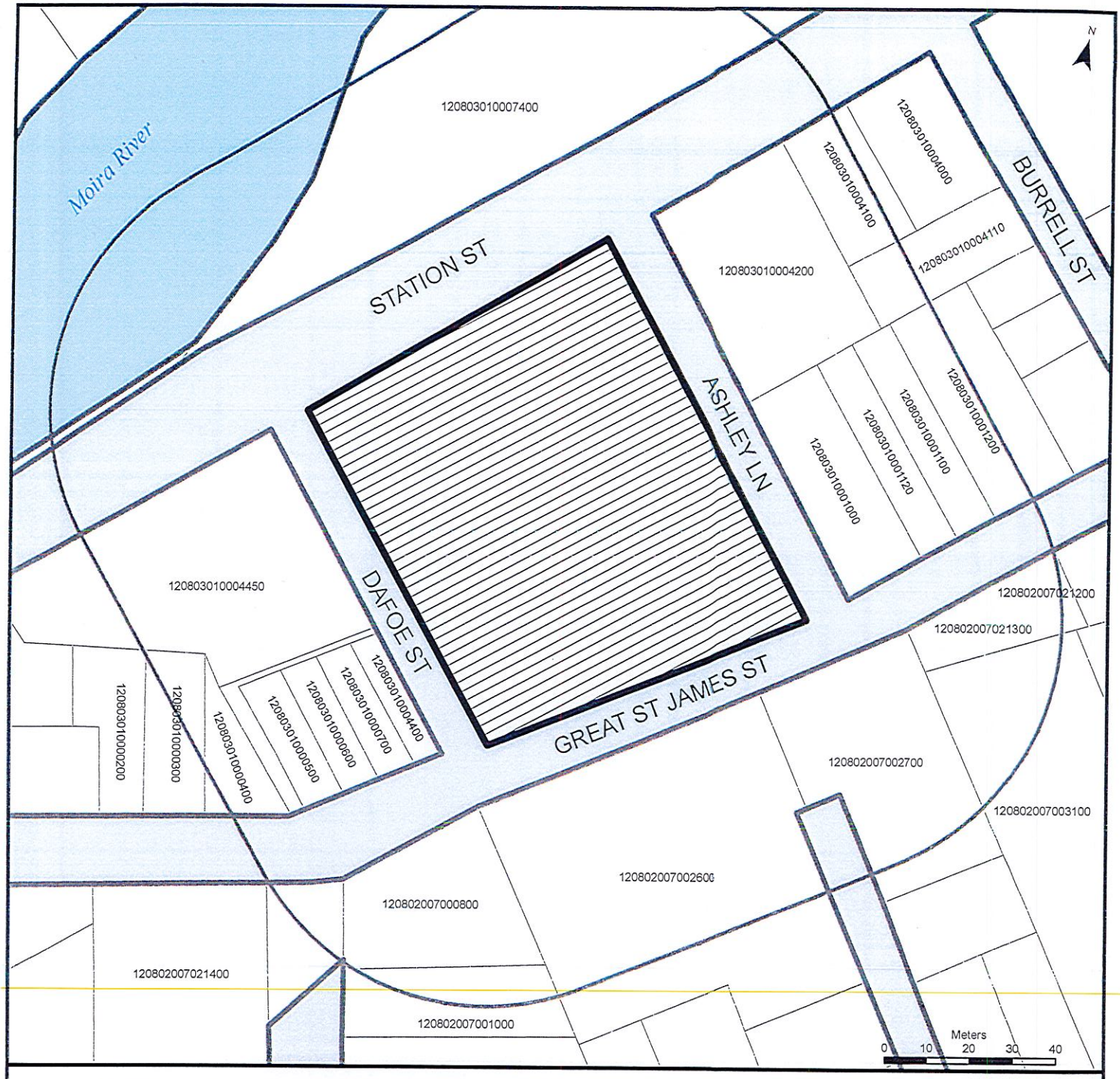
LOT COVERAGE PROVIDED = ±33.5%

PARKING REQUIRED

1 SPACE/4 UNITS (140 UNITS TOTAL) = 35 SPACES

TOTAL PROVIDED = 47 SPACES

LEESWOOD CONSTRUCTION



APPLICATION NO:

A 11/18

LOCATION: 57 STATION ST
120803010004300

Subject Property

Notification Area

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE REVIEW
City of Belleville

Date: **May 14, 2018**

File No.: **A 11/18**

Location: **57 Station Street**

Applicant: **Alexis Richter/Amal Gormley, Leeswood Construction, on behalf of Lori-Ann Vulcanescu**

Proposal: To construct a 140-unit retirement home at 57 Station Street that would have a minimum lot area per unit of 54.9 m^2 instead of the required 60.0m^2, a minimum distance between a parking area and a street line of approximately 2.6 m instead of the required 6.0 m, a rear yard setback of between 3.0 m and 9.7 m instead of the required 7.5 m, and permit the development with a single loading space instead of 2 loading spaces.

Official Plan:

Current Designation:	City Centre, Riverview Neighbourhood
Permitted Uses:	a range of residential land uses including retirement homes

Zoning By-law 10245:

Current Zoning:	R7-10-h –Residential Seventh Density - holding
Permitted Uses:	4-storey special care residential facility
Proposed Use:	same

Maximum number of units:	120
Lot area per unit (minimum):	60.0 m^2
Parking area from street (minimum):	6.0 m
Rear Yard (minimum):	7.5 m

Comments:

1. the subject property occupies the whole block bounded by Station Street, Ashley Lane, Great St. James Street, and Dafoe Street;
2. the application was considered at the meeting of April 19th, and was subsequently deferred in order to:
   a) examine the suitability of the proposed increase in units from 120 to 140;
   b) investigate options for rooftop mechanical equipment screening; and

c) consider pedestrian connectivity to the riverfront park on the north side of Station Street;

3. in terms of the proposed increase in density, the Official Plan permits 'high density' residential uses up to 115 dwelling units per net hectare, but further recognizes that certain forms of specialized housing do not establish traditional forms of dwelling units – in such cases the issue of density is recommended to be looked at in terms of the comparative numbers of persons intended to reside in a particular complex;
4. special care residential buildings provide meals and other services that reduce impacts over a comparable building with standalone dwelling units; further, the applicants advise that the majority of residents are expected to be single, and that the average age of the residents is anticipated to be 85 years old;
5. to put the relative density of special care residential facilities in context, several local examples were compared with the proposed development:

Development	Number of units	Density (units/ha)
Current Zoning 57 Station	120	156
Proposed Variance 57 Station	140	182
The Richmond 175 North Front	100	254
Quinte Gardens 20-30 College St W	465	410
Bridge Street Retirement 79-85 Bridge E	68	216
Quinte Living Centre 370 Front St	112	434
228 Dundas St E (proposed severance)	67	150
Chartwell Bayview 435 Dundas St W	62	126

6. it is apparent that there is a significant range of densities present in special care residential facilities; as these are different from traditional self-contained dwelling units, 3.10.2 a) of the Official Plan enables latitude in the application of appropriate densities to specific projects;
7. the property was zoned for the proposed use in 2006 for a development that permitted 126 units; the proposal was subsequently revised in 2008, and it was re-zoned to permit 120 units;
8. the proposed development was approved for a given height and a given amount of lot coverage; the increase in the number of units proposed is internal to the layout, and does not impact on the external size of the proposed building;
9. the reduction in minimum lot area per unit would have the effect of permitting 140 units on the property instead of the previously requested 120 units – the two numbers are tied together by virtue of the size of the property;
10. screening of rooftop mechanical equipment is encouraged by the Official Plan within the City Centre, and may be addressed along with other matters through Site Plan Control;
11. in terms of pedestrian access, there is a signalized intersection at Church Street and Station Street that is located approximately 120 metres west of the subject property, and that provides direct ramped access to the riverfront trail;

12. the proposed variances would allow for the appropriate development of the subject land and staff is of the opinion that they are minor in nature.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Alexis Richter and Amal Gormley, Leeswood Construction on behalf of Lori-Ann Vulcanescu to construct a 4-storey 140-unit residential care facility at 57 Station Street with a minimum lot area per dwelling unit of 54.9 m^2, a minimum setback of approximately 2.6 m from a driveway or parking area to a street line, a minimum rear yard setback of between 3.0 m and 9.7 m, and the provision of one loading space on site.

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: April 5, 2018

Application No. A11/18

Regarding: Committee of Adjustment Variance Application A11/18
57 Station Street, Belleville
OWNER: Lori-Ann Vulcanescu

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

1. Details regarding any reliefs granted by the Committee of Adjustments will be reviewed in more detail during the Site Plan approval process.

Jason Pettit

Keays, Christina

Subject: FW: Belleville Retirement Residence
Attachments: Belleville 2019 Market Overview.pdf; 57 STATION ST-COLOUR SITE PLAN MAY 10 18.pdf; 57 STATION ST-COLOUR SITE PLAN W CONTEXT.PDF; 57 STATION ST-EXISTING SITE PHOTOS.PDF; Rendering w Roof Screens.jpg; Rendering.jpg; Belleville.Variance.doc; Roof Screen 1.jpg

From: Amal Gormley
Sent: May 15, 2018 12:08 PM
To: 'Pinchin, Greg' <gpinchin@city.belleville.on.ca>
Subject: Belleville Retirement Residence

Hi Greg,
Please find attached the items we will be bringing to the May 24th meeting. Attached you will find the following:

- Letter addressing the several questions addressing the questions put forth by the committee
- Coloured site plan
- Context plan
- Existing conditions of site
- Renderings of proposal
- Example of what the roof screens would look like
- Market study – please be advised this is confidential and is for review by committee members only – please confirm

Please let me know if you have any questions or concerns, or If you feel we need to provide anything in addition.

As I did not attend the last meeting, I am not sure if you will have the option to speak – Does any member of the planning department speak on our behalf and advise the committee of your support for our proposal? Are you able to advise the committee of the City's support? The client's representative will be speaking in Thursday's meeting, but we are hoping to have planning support as well.

If you could also kindly confirm time and location that would be great.

Thank you.

Kind regards,

Amal (Karaman) Gormley, B.A. Hons., B.Ed, Dip. I.D.
Manager of Municipal Services

LEESWOOD
CONSTRUCTION

7200 West Credit Avenue

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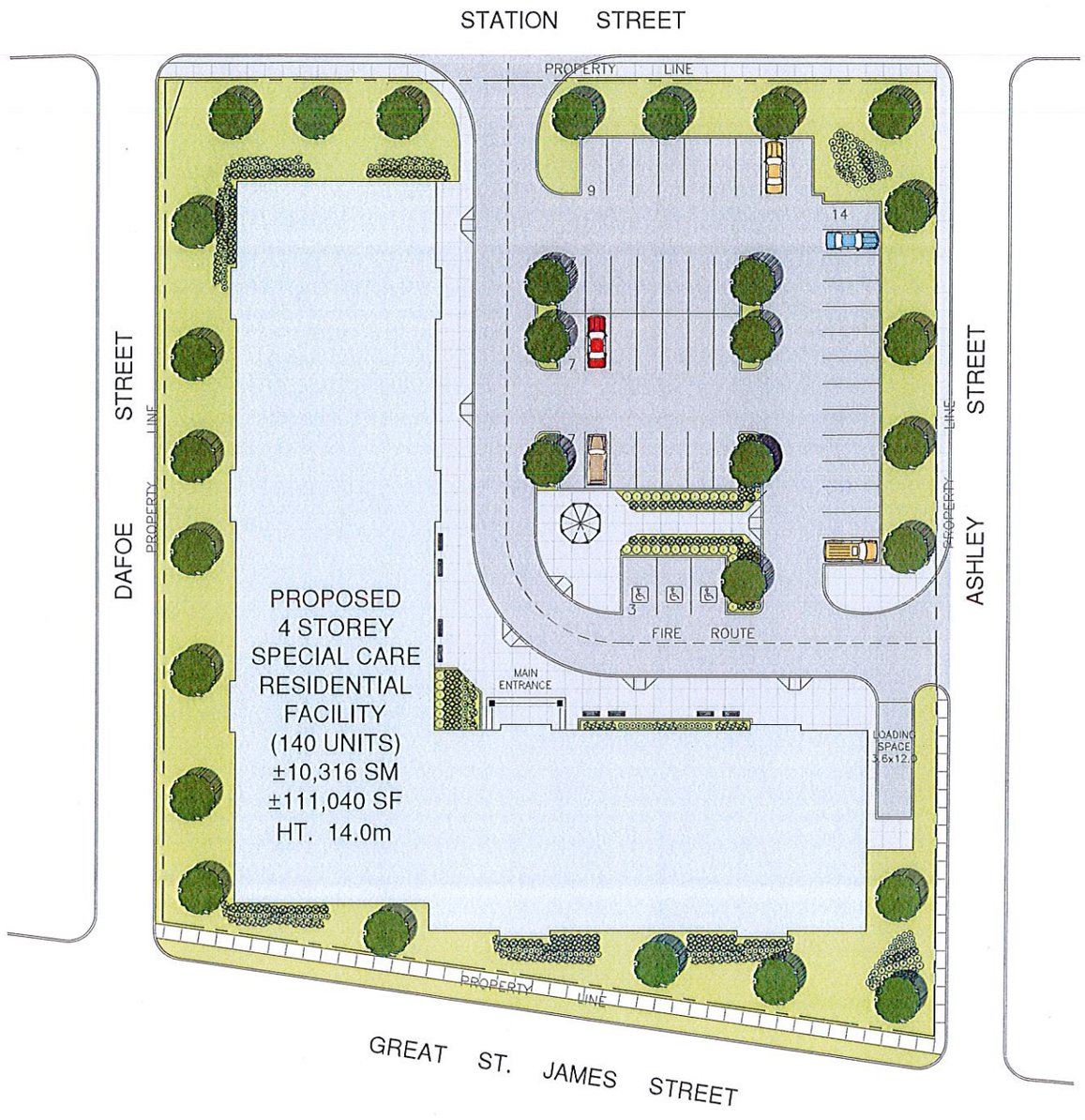
CARE RESIDENTIAL FACILITY
FOR

57 STATION STREET

BELLEVILLE, ONTARIO



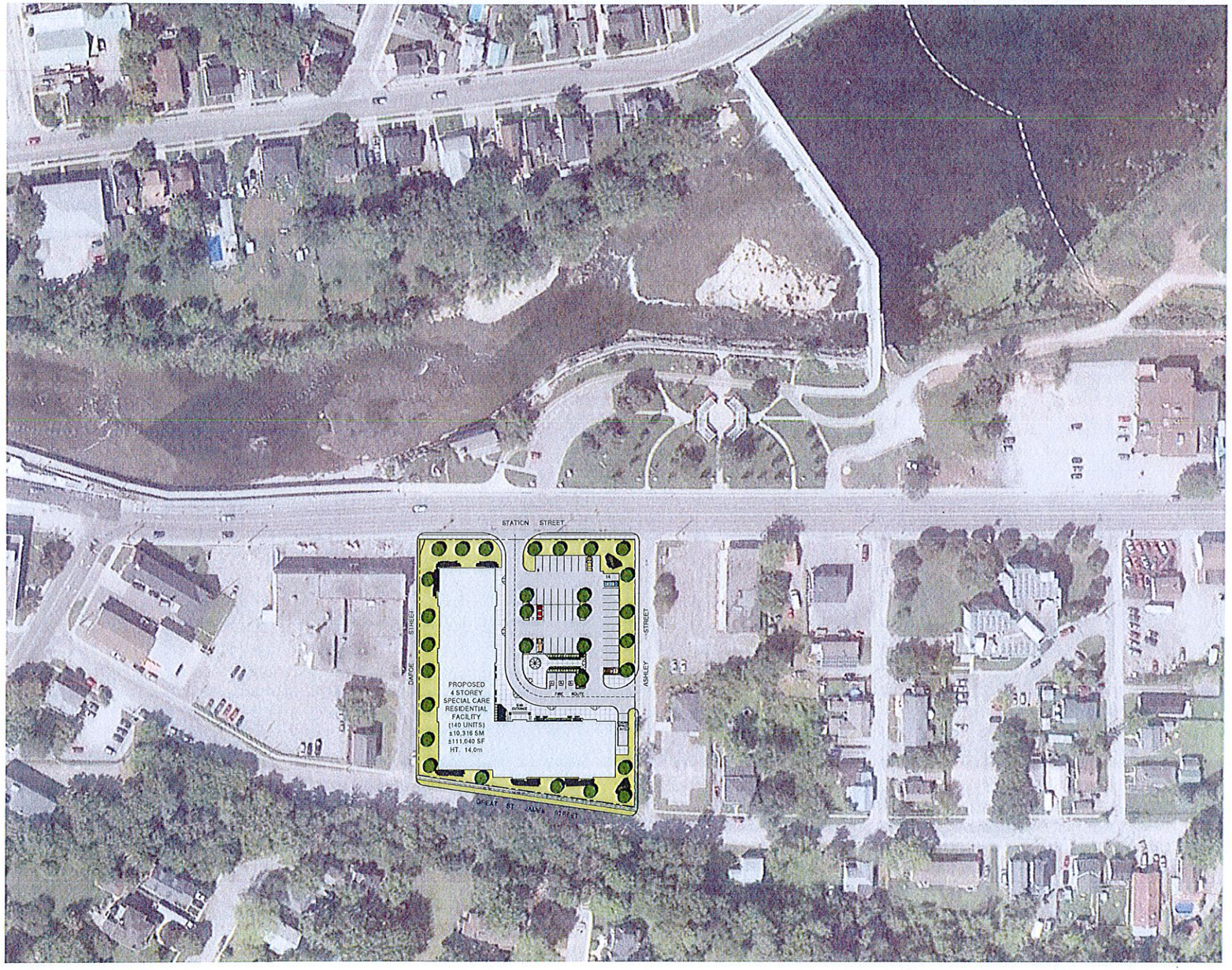
SITE PLAN
1:250

LEESWOOD
CONSTRUCTION

PROPOSED NEW SPECIAL
CARE RESIDENTIAL FACILITY
FOR

57 STATION STREET

BELLEVILLE, ONTARIO



CONTEXT PLAN
1:750

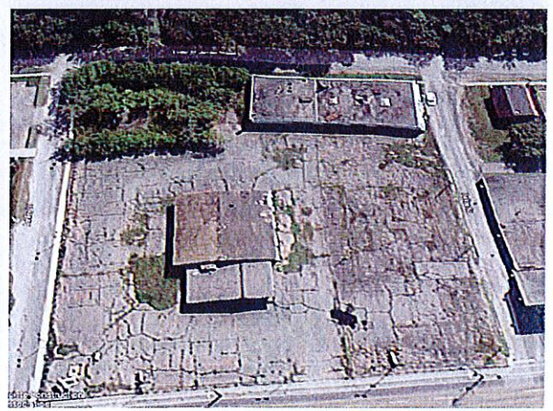
LEESWOOD
CONSTRUCTION

57 STATION ST/SITE PLAN W CONTEXT.DWG MAY 10, 2018 PDS

PROPOSED NEW SPECIAL
CARE RESIDENTIAL FACILITY
FOR

57 STATION STREET

BELLEVILLE, ONTARIO



EXISTING SITE PHOTOS
N.T.S.

LEESWOOD
CONSTRUCTION