

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MARCH 2, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr
Councillor Jackie Denyes
Councillor Mike Graham

Councillor Kelly McCaw
Councillor Jack Miller

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

3. **PUBLIC MEETING - THE PLANNING ACT**

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PARTS 1 & 2, PLAN 21R-23868, PART OF LOT 36, CONCESSION 2 – BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-962
APPLICANT/OWNER: TULIP DEVELOPMENT CORPORATION
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD.
-

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW
NUMBER 10245, AS AMENDED – 25 - 27 ST. PAUL
STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-977
APPLICANT/OWNER: BRAD DEVOLIN
AGENT: JOHN ROYLE**
-

Notice of Meeting and Map

4

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MARCH 2, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr	John Baltutis
Councillor Jackie Denyes	David Joyce
Councillor Mike Graham	Mike Letwin
Councillor Kelly McCaw	Ross Rae
Councillor Jack Miller	

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on February 2, 2015

4. DEPUTATIONS

5. CORRESPONDENCE

- 5.1 Email from Eric DenOuden regarding Zoning Amendment Application No. B-77-962
Referrals from Public Meeting Item 6.1 refers

7RESOLUTION

“THAT the email from Eric DenOuden regarding Zoning Amendment Application No. B-77-962 be received and referred to Referrals from Public Meeting Item 6.1.”

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PARTS 1 & 2, PLAN 21R-23868, PART OF LOT 36, CONCESSION 2 – BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-962
APPLICANT/OWNER: TULIP DEVELOPMENT CORPORATION
AGENT: MCINTOSH PERRY CONSULTING ENGINEERS LTD.

Manager of Policy Planning's Report No. PP-2015-07
Correspondence Item 5.1 refers

8RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 2076-80, as amended, for Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by modifying the provisions of the 'CH-31MS – Highway Commercial/Special Industrial' zone by deleting 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery' as permitted uses.”

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 25 - 27 ST. PAUL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-977
APPLICANT/OWNER: BRAD DEVOLIN
AGENT: JOHN ROYLE

Manager of Policy Planning’s Report No. PP-2015-08

13

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City’s Zoning By-law Number 10245, as amended, for 25 and 27 St. Paul Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcels from ‘R2-1 – Residential Second Density’ to ‘R4 – Residential Fourth Density’ to permit the subject land to be developed with a semi-detached dwelling.”

7. REPORTS

8. INFORMATION MATTERS

- 8.1 **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

Report to March 2, 2015

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9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-962

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MARCH 2, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 2076-80, as amended. The application pertains to a 2.5 hectare vacant parcel of land that was rezoned to "CH-31/MS – Highway Commercial/Special Industrial" by By-Law Number 2014-131 passed by City Council in August 2014. The purpose of the zoning change was to permit the site to be developed with a range of commercial and retail uses, subject to providing relief on required parking and loading provisions. Subsequently, By-Law 2014-131 was appealed to the Ontario Municipal Board.

To satisfy the objections raised by the Appellant, the Applicant is requesting that By-Law Number 2014-131 be amended by deleting the following uses: "Church or Religious Institution", "Commercial School" and "Day Care Centre/Day Nursery".

The land is described as Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2, Township of Sidney, Now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Employment Area" in the Loyalist Secondary Plan. The proposed amendment complies with the policies of the Secondary Plan.

ZONING BY-LAW:

By-Law Number 2104-131 rezoned the subject land to "CH-31/MS – Highway Commercial/Special Industrial". The Applicant requests that the CH-31/MS zone provisions be amended by removing "Church or Religious Institution", "Commercial School" and "Day Care Centre/Day Nursery" as permitted uses.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3271, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

The Corporation of the City of Belleville

City Hall, 169 Front Street, Belleville, Ontario, Canada K8N 2Y8

Telephone 613-968-6481 | TTY 613-967-3768

city.belleville.on.ca

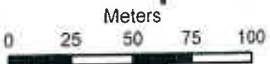
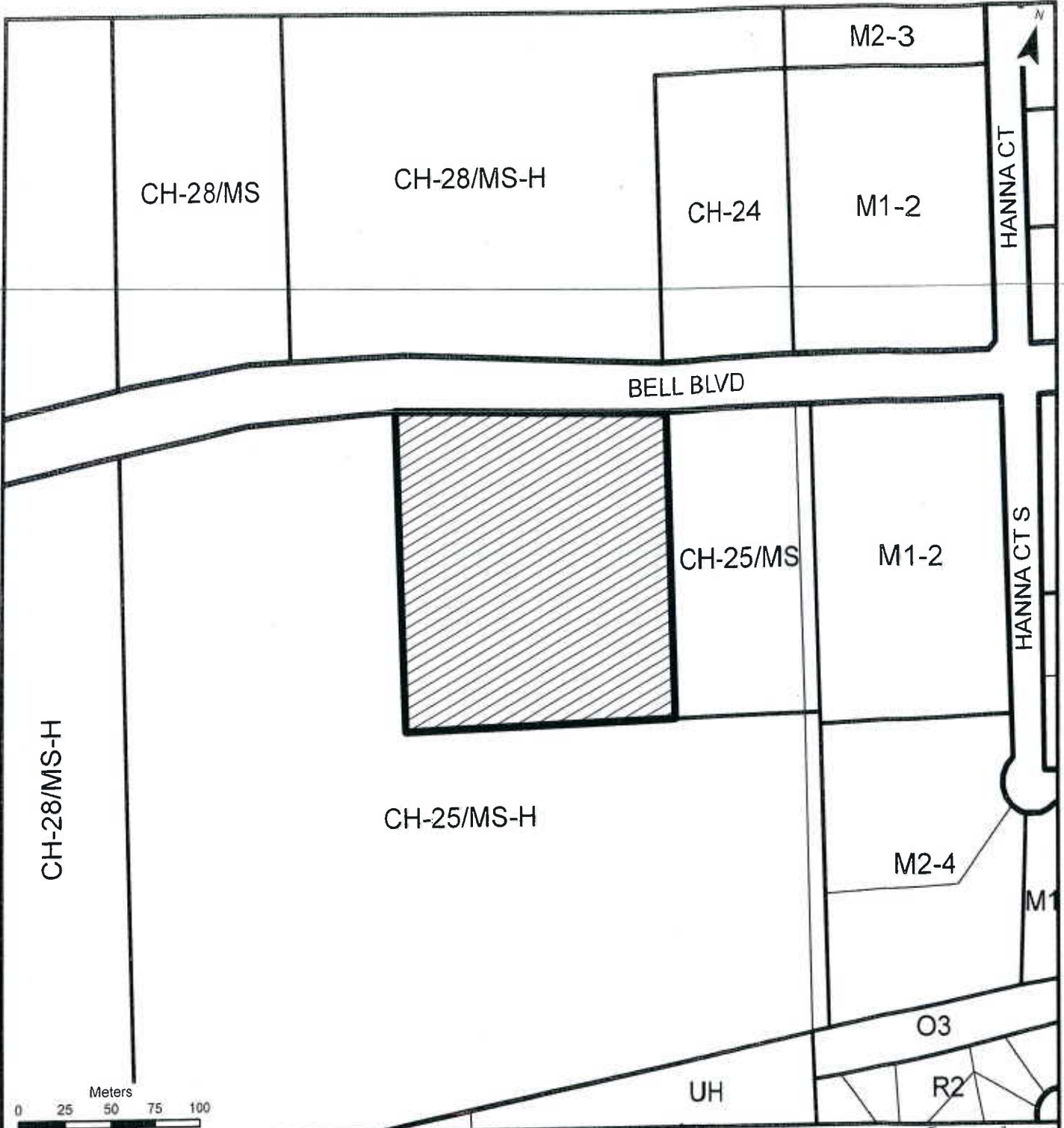
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 10th day of February, 2015



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: BELL BLVD



PROPOSED ZONING CHANGE FROM CH-31/MS (HIGHWAY COMMERCIAL WITH SPECIAL PROVISIONS AND SPECIAL INDUSTRIAL) TO A REVISED CH-31/MS ZONE



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



City of Belleville

Engineering & Development Services Department

169 Front Street
Tel: 613-968-6481
Fax: 613-967-3262

File No.: B-77-977

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MARCH 2, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to two (2) vacant parcels of land created by a land severance granted by the Committee of Adjustment on July 11, 2013 (Severance File # B16/13). The parcels are zoned "R2-1 - Residential Second Density" which would permit a single detached dwelling on each lot. Instead, the Applicant requests a rezoning to "R4 - Residential Fourth Density" to permit the construction of a semi-detached dwelling that would straddle the shared property line.

The lands are described as 25 - 27 St. Paul Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "City Centre" in the Official Plan and the construction of a semi-detached dwelling is permitted by the policies of the Plan.

ZONING BY-LAW:

The subject lands are "R2-1 - Residential Second Density" and the Applicant requests a rezoning to "R4 - Residential Fourth Density" to permit the construction of a semi-detached dwelling that would straddle the shared property line.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 10th day of February, 2015

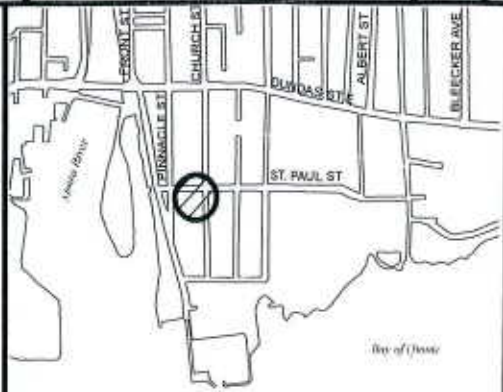


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 25-27 ST. PAUL STREET



PROPOSED ZONING CHANGE FROM R2-1 (RESIDENTIAL SECOND DENSITY) ZONE WITH SPECIAL PROVISIONS TO R4 (RESIDENTIAL FOURTH DENSITY) ZONE

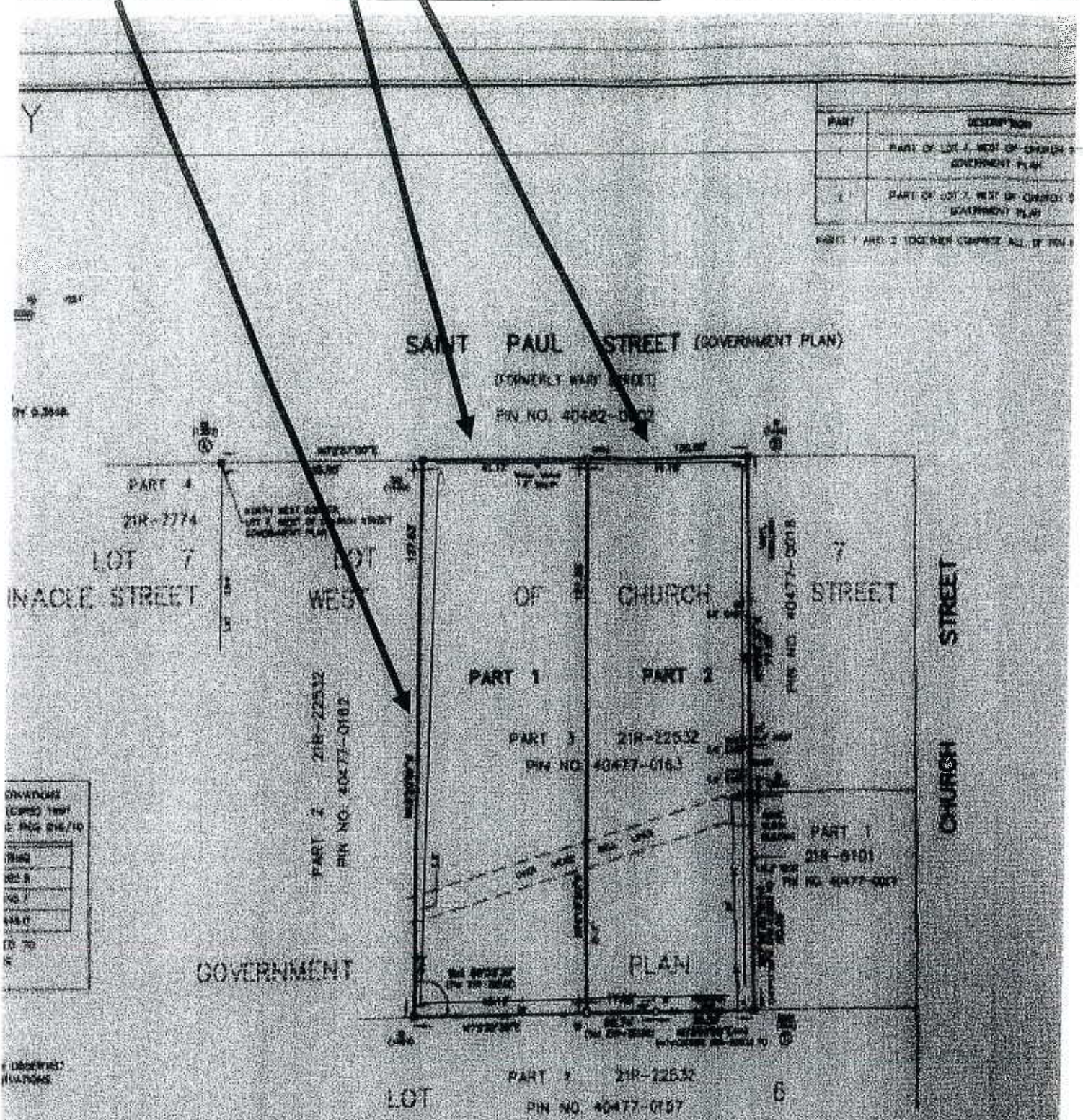


CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

38.9mm depth

Frontage 12.55mm

Area 488.2 m2 each lot



PART	DESCRIPTION
1	PART OF LOT 7, WEST OF CHURCH STREET GOVERNMENT PLAN
2	PART OF LOT 7, WEST OF CHURCH STREET GOVERNMENT PLAN
PARTS 1 AND 2 TOGETHER COMPRISE ALL OF PIN NO. 40477-0153	

RECEIVED
PLANNING SECTION

3-77-977
JAN 16 2015

	ACTION	INFO
A.M.		
N.T.		
G.P.		
I.R.		

MacKay, Art

From: Eric DenOuden <eric@hildenhomes.com>
Sent: Wednesday, February 25, 2015 11:50 AM
To: MacKay, Art
Subject: Bell Blvd Zoning

Art

In regards to the upcoming public meeting on March 2nd, 2015, of the Planning Committee. We have a request to remove 3 zoning provisions. As owner of Tulip development Corporation I will not be in attendance since I am also the 2nd VP of the Canadian Home Builders Association and will be attending meetings in Halifax. I trust that it is more of a house cleaning issue to resolve a zoning concern between Magna and Tulip and will not require any comments or explanation from myself.

If you require anything further please contact me. 613 921 2007

Regards

Eric DenOuden

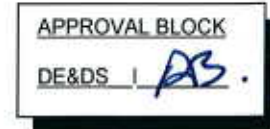
President

HILDENHOMES

Phone: 613.962.4600

Fax: 613.962.4511

eric@hildenhomes.com



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-07
March 2, 2015

To: Councillor Denyes, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 2076-80, As Amended –
Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2 – Bell
Boulevard, City of Belleville, County of Hastings
File Number: B-77-962
Applicant/Owner: TULIP DEVELOPMENT CORPORATION
Agent: MCINTOSH PERRY CONSULTING ENGINEERS LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 2076-80, as amended, for Parts 1 and 2, Plan 21R-23868, Part of Lot 36, Concession 2, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 2076-80, as amended, be amended by modifying the provisions of the 'CH-31MS – Highway Commercial/Special Industrial' zone by deleting 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery' as permitted uses."

SUMMARY:

The application pertains to a 2.5 hectare vacant parcel of land located on the south side of Bell Boulevard. In August 2014 City Council passed By-Law Number 2014-131 that rezoned the parcel to permit the site to be developed with a range of commercial and retail uses. Subsequently, the rezoning was appealed to the Ontario Municipal Board by Magma, owner and operator of the Autosystems plant located at 345 Bell Boulevard. The basis of the objection was the inclusion of certain sensitive land uses that Magma believed would create land use conflicts with their manufacturing operations. After on-

going discussions between Magma and the Applicant, it was agreed to remove the uses that Magma objected to, namely, 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery'.

Magma's solicitor has advised that once an amending By-Law that removes these uses is passed by Council they will withdraw their objection.

Based on the foregoing, Planning Staff recommend that the request to remove the subject uses be approved.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to a vacant commercial parcel located on the south side of Bell Boulevard.

The purpose of the application is to amend Zoning By-Law Number 2076-80, as amended, by deleting 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery' as permitted uses. The effect will result in the withdrawal of an appeal to the Ontario Municipal Board by Magma International Inc. and Magma Interiors and Exteriors Corp. (collectively, "Magma").

The lands subject to the proposed amendment are shown on the attached location plan.

Subject Property

- Site Characteristics

The land is currently vacant.

- Adjacent Land Uses

To the north and west are development lands, including a hotel on the north side of Bell Boulevard. To the south the land is wooded and to the east is a commercial use.

Official Plan

The land is designated "Employment Area" in the Official Plan and the proposed amendment complies with these policies.

Zoning By-Law

By-Law Number 2014-131 rezoned the land to "CH-231/MS – Highway Commercial/Special Industrial" in Zoning By-Law Number 2076-80, as amended. The Applicant is requesting a modification to the zone provisions by removing 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery' as permitted uses.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on February 10, 2015.

Quinte Conservation advises that they have no concern with the rezoning, but due to the size of the parcel request the ability to review any site plans and any required stormwater management plans associated with the proposed development.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on February 10, 2015.

Fire and Emergency Services and Recreation, Culture and Community Services advise that they have no comments or concerns. The Approvals Section also advises that they have no comments or concerns and reiterate the July 17, 2014 comments provided for the previous rezoning of this site. Those comments were as follows:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan Process which among other items will include the preparation and implementation of a Stormwater Management Report, the implementation of the traffic study, payment for cost sharing of the existing services on Bell Boulevard, meeting the City's sidewalk requirements and the provision of driveways in conformance with the City's Driveway Control By-Law No. 2001-129, all to the satisfaction of the City."

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on February 10, 2015. Notice was also posted on the property by the Applicant.

No comments or concerns have been received.

Planning Analysis

The application pertains to a 2.5 hectare vacant parcel of land that was rezoned to "CH-31/MS – Highway Commercial/Special Industrial" by By-Law Number 2014-131 passed by City Council in August 2014. Subsequent to the passage the By-Law was appealed to the Ontario Municipal Board by Magma the owner and operator of the Autosystems plant located at 345 Bell Boulevard. The basis of the objection was the inclusion of 'Church or Religious Institution', 'Commercial School' and 'Day Care Centre/Day Nursery' land uses that Magma believed would create land use conflicts with their manufacturing operations.

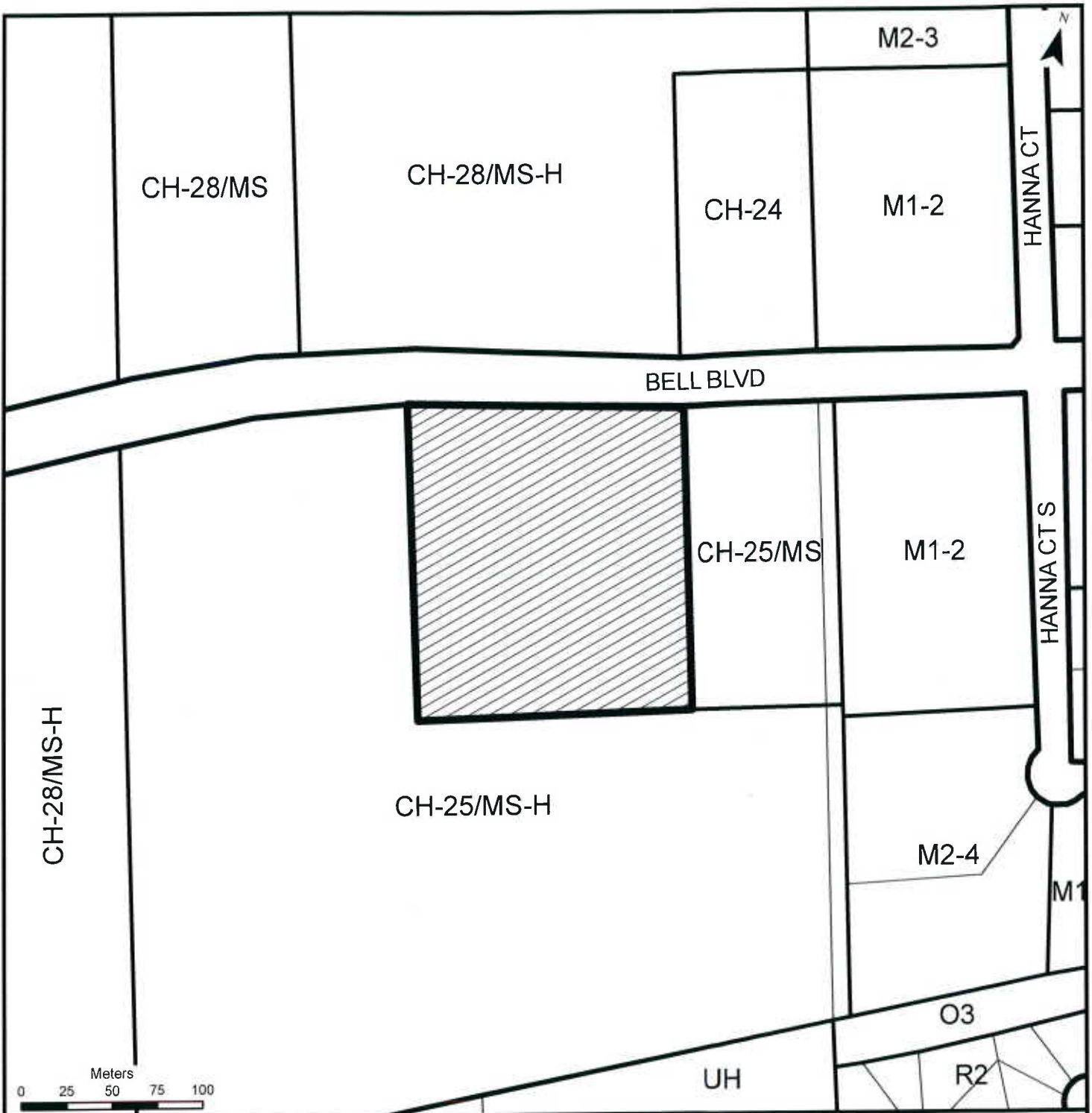
To satisfy the objections raised by the Appellant, the Applicant is requesting that By-Law 2014-131 be amended by deleting the above referenced uses. Magma's solicitor has advised that once an amending By-Law that removes these uses is passed by Council, they will withdraw their objection.

Based on the foregoing the application is recommended to be approved.



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: BELL BLVD

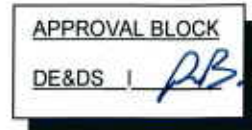


PROPOSED ZONING CHANGE FROM CH-31/MS (HIGHWAY COMMERCIAL WITH SPECIAL PROVISIONS AND SPECIAL INDUSTRIAL) TO A REVISED CH-31/MS ZONE



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-08
March 2, 2015

To: Councillor Denyes, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
25 - 27 St. Paul Street, City of Belleville, County of Hastings
File Number: B-77-977
Applicant/Owner: BRAD DEVOLIN
Agent: JOHN ROYLE

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 25 and 27 St. Paul Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcels from 'R2-1 – Residential Second Density' to 'R4 – Residential Fourth Density' to permit the subject land to be developed with a semi-detached dwelling."

SUMMARY:

The application pertains to two (2) vacant parcels of land that were subdivided by land severance granted by the Committee of Adjustment in 2013 (Land Severance File # B 16/13). The parcels are zoned "R2-1 – Residential Second Density" which would permit a single detached dwelling on each lot and the Applicant requests a rezoning to "R4 - Residential Fourth Density" to permit the construction of a semi-detached dwelling that would straddle the shared property line.

The land is designated "City Centre" in the Official Plan which permits a range of residential dwelling types subject to satisfying certain policies.

Planning Staff are satisfied that the use is suitable for the location and therefore, it would be appropriate to approve the amendment.

BACKGROUND:

Purpose and Effect

The proposed amendment applies to approximately 997 square metres of vacant land located on the south side of St. Paul Street a few metres west of Church Street.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the construction of a semi-detached dwelling.

The land subject to the proposed amendment is shown on the attached location plan.

Subject Property

- Site Characteristics

The parcel is vacant.

- Adjacent Land Uses

Residential uses abut the parcel to the east, west, south, and across St. Paul Street to the north.

Official Plan

The land is designated "City Centre" in the Official Plan and residential development of the type proposed is permitted by the policies of the Plan.

Zoning By-Law

The land is zoned "R2-1 - Residential Second Density" and the Applicant requests a rezoning to "R4 - Residential Fourth Density" to permit the construction of a semi-detached dwelling.

The minimum zoning requirements for a semi-detached dwelling are 18 metres of frontage (9 metres per unit) and 674 square metres of lot area (337 square metres per unit). The two (2) parcels would satisfy these minimum requirements.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on February 10, 2015.

Quinte Conservation advises that they do not have a concern.

To date, no other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on February 10, 2015.

Belleville Fire and Emergency Services, Recreation, Culture and Community Services and the Approvals Section do not have any concerns or comments with this application.

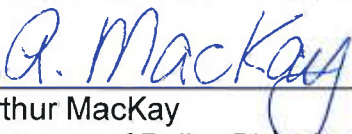
- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on February 10, 2015.

An inquiry was received from the adjacent property located at 23 St. Paul Street.

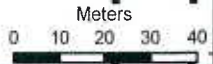
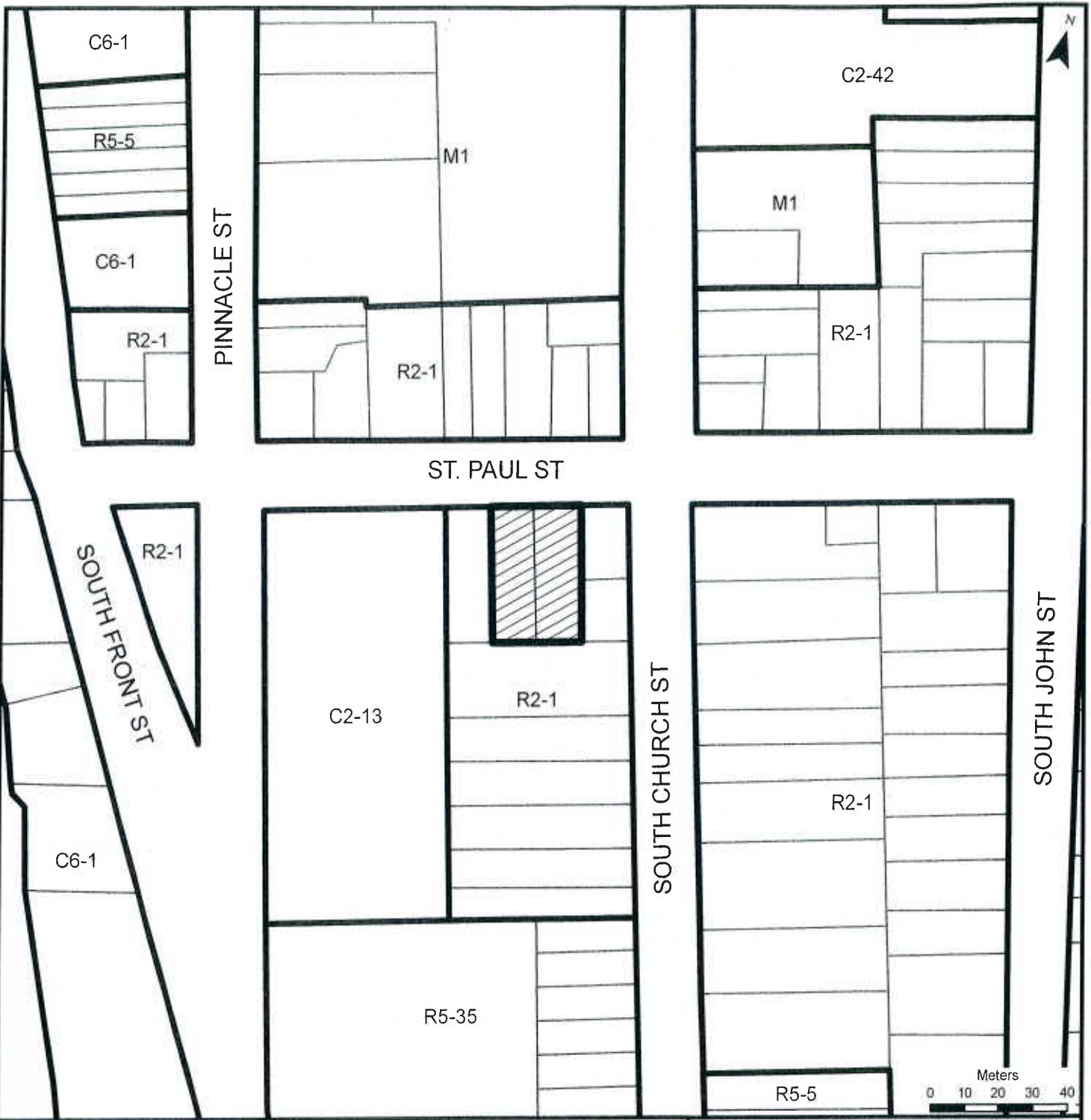
Planning Analysis

The Applicant wishes to construct a semi-detached dwelling along the shared property line of the two (2) parcels so as to permit each dwelling unit to be conveyed independently of one another. The two (2) parcels are presently zoned to permit a single detached dwelling so the proposal will not change the residential density of the site, only the dwelling type, should the Application be approved. The Applicant has advised that the semi-detached dwelling will be constructed at grade on a pad.



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 25-27 ST. PAUL STREET



PROPOSED ZONING CHANGE FROM R2-1 (RESIDENTIAL SECOND DENSITY) ZONE WITH SPECIAL PROVISIONS TO R4 (RESIDENTIAL FOURTH DENSITY) ZONE



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	25 Blessington Road, <i>Thurlow</i> Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
2014				
B-77-962	Jun 10/14	Tulip Development Corporation McIntosh Perry	<i>Bell Boulevard</i> Zoning By-Law amendment to add a range of commercial uses & obtain relief on parking. Further amendment requests the deletion of three uses in order to settle OMB Appeal.	Public Mtg: Aug 5/14 PAC Decision: Approved Council Approved: Aug 11/14 Appeal Date: Sept 2/14 Appealed to OMB Public Mtg: Mar 2/15
B-77-969	Sept 30/14	East Marina Investments Ltd. RFA Planning Consultant Inc.	25 Dundas Street West Zoning By-Law amendment to rezone to permit mixed use 302 unit residential apartment development	Public Mtg: Nov 3/14 PAC Decision: Approved Council Approved: Nov 10/14 Appealed to OMB - File Forwarded Dec 8/14 OMB Hearing Date: June 17/15
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	52 South Front Street Zoning By-Law amendment to rezone to a special "C6 - Water-Oriented Commercial" zone in order to permit a two-storey single detached dwelling on the foundation of the existing building, along with an addition to the south side for a two-car garage.	Public Mtg: Nov 3/14 PAC Decision: Deferred Pending Different Issues

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-972	Oct 24/14	Belmont Long-Term Care Facility RFA Planning Consultant Inc.	250 Bridge Street West Zoning By-Law amendment to permit personal fitness training facility & massage therapy clinic as an accessory use to nursing home	Public Mtg: Nov 3/14 PAC Decision: Denied Council Denied: Dec 8/14 Appealed to OMB - File Forwarded Jan 22/15 OMB Hearing Date: June 18/15
B-77-976	Dec 29/14	Jennifer French Adtech Peripheral Support Ltd.	514 Dundas Street East Zoning By-Law amendment to an existing commercial building to be converted to a restaurant	Public Mtg: Feb 2/15 PAC Decision: Approved Council Approved: Feb 9/15 Appeal Date: Mar 2/15
2015				
B-77-977	Jan 16/15	Brad Devolin John Royle	25 - 27 St. Paul Street Zoning By-Law amendment to permit a semi-detached dwelling	Public Mtg: Mar 2/15