

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

DECEMBER 2, 2013

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes

Councillor Tom Lafferty
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 10245, AS AMENDED – SOUTH FRONT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-915
APPLICANT/OWNER: MONTE SMITH
AGENT: K. KNUDSEN CONSTRUCTION LTD.

Notice of Meeting and Map

1

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
10245, AS AMENDED – 200 HAIG ROAD, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-949
APPLICANT/OWNER: GEERTSMA HOMES LTD.**

Notice of Meeting and Map

5

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

DECEMBER 2, 2013

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher	Michael Graham
Councillor Pat Culhane	David Joyce
Councillor Jackie Denyes	Mike Letwin
Councillor Tom Lafferty	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 November 4, 2013

4. DEPUTATIONS

Bassam Hamwi and Jennifer Armstrong from Morrison Hershfield Ltd. will make a presentation regarding the City of Belleville Transportation Master Plan

RESOLUTION

“THAT the presentation by Bassam Hamwi and Jennifer Armstrong from Morrison Hershfield Ltd. regarding the City of Belleville Transportation Master Plan be received.”

5. COMMUNICATIONS

- 5.1 Email from Bernie and Fiona King regarding Planning Amendment Application B-77-915
Referrals from Public Meeting Item 6.1 refers **10**

RESOLUTION

“THAT the November 27, 2013 email from Bernie and Fiona King regarding Planning Amendment Application B-77-915 be received and referred to Referrals from Public Meeting Item 6.1.”

- 5.2 Letter from K. Simpson regarding Planning Amendment Application B-77-949
Referrals from Public Meeting Item 6.2 refers **11**

RESOLUTION

“THAT the November 26, 2013 letter from K. Simpson regarding Planning Amendment Application B-77-949 be received and referred to Referrals from Public Meeting Item 6.2.”

- 5.3 Email from Linda and Jim Parkinson regarding Planning Amendment Application B-77-949
Referrals from Public Meeting Item 6.2 refers **12**

RESOLUTION

“THAT the November 26, 2013 email from Linda and Jim Parkinson regarding Planning Amendment Application B-77-949 be received and referred to Referrals from Public Meeting Item 6.2.”

- 5.4 Email from Elaine and Stan Wilkinson regarding Planning Amendment Application B-77-949 Referrals from Public Meeting Item 6.2 refers **13**

RESOLUTION

“THAT the November 27, 2013 email from Stan and Elaine Wilkinson regarding Planning Amendment Application B-77-949 be received and referred to Referrals from Public Meeting Item 6.2.”

- 5.5 Letter from Global Point Energy regarding a Rooftop Solar Installation under the FIT Program in the City of Belleville Reports Item 7.1 refers **15**

RESOLUTION

“THAT the November 21, 2013 letter from Global Point Energy requesting a Municipal Support Resolution for a Rooftop Solar Installation under the FIT Program in the City of Belleville be received and referred to Reports Item 7.1.”

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – SOUTH FRONT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-915
APPLICANT/OWNER: MONTE SMITH
AGENT: K. KNUDSEN CONSTRUCTION LTD.

Special Projects Planner’s Report No. PP-2013-39
 Communications Item 5.1 refers **18**

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, be APPROVED, as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcels from ‘C6-1 – Water

Oriented Commercial' to a special 'C6' zone in order to permit the construction of a 4 unit dwelling on the property; and

THAT the property owner enter into an appropriate agreement with the City to enable the proposed encroachment of balconies over the leased waterfront land, to the satisfaction of the City."

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 200 HAIG ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-949
APPLICANT/OWNER: GEERTSMA HOMES LTD.**

Manager of Policy Planning's Report No. PP-2013-40
Communications Items 5.2, 5.3 and 5.4 refer

27

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 200 Haig Road, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from 'R3 – Residential Third Density' to a 'R6 – Residential Sixth Density' zone, with special provisions, to permit a three (3) storey, six (6) unit apartment building."

7. **REPORTS**

7.1 **49 MILLENNIUM PARKWAY, CITY OF BELLEVILLE, MUNICIPAL SUPPORT FOR A ROOFTOP SOLAR SYSTEM IN THE CITY OF BELLEVILLE**

Manager of Policy Planning's Report No. AM-2013-41
Communications Item 5.5 refers

34

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by Global Point Energy Inc. of rooftop solar photovoltaic panels at 49 Millennium Parkway, City of Belleville, County of Hastings, under the Ontario 3.0 Feed-In Tariff Program."

8. INFORMATION MATTERS

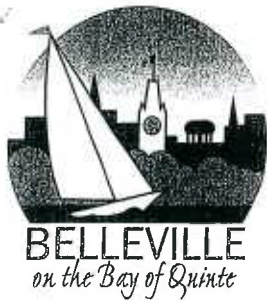
**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to December 2, 2013

36

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-77-915

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, DECEMBER 2, 2013
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The subject property is zoned "C6-1 – Water Oriented Commercial" and is vacant. A Public Meeting was previously held on June 4, 2012 to consider residential development for this property. The applicant has revised the proposal, and now requests a rezoning to a special "R6 – Residential Sixth Density" zone in order to construct a 4-unit residential dwelling. The parcel has a frontage of 22.45 metres and an area of 406.5 square metres.

The property is described as Part of Lots 2 and 3, West of South Front Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "City Centre" in the City's Official Plan as part of the Bayshore Planning Area. A wide range of residential and commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned "C6-1 – Water Oriented Commercial" in Zoning By-Law Number 10245, as amended. The applicant is requesting a change in zoning to R6 - Residential Sixth Density with special provisions to allow the construction of a 4-unit residential dwelling. The special provisions would recognize the current lot area and frontage, while proposing a building height of 14 metres, lot coverage of 76%, front and side yard setbacks of 1.22 metres and rear yard setback of nil to the leased property behind.

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).

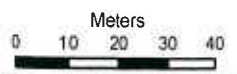
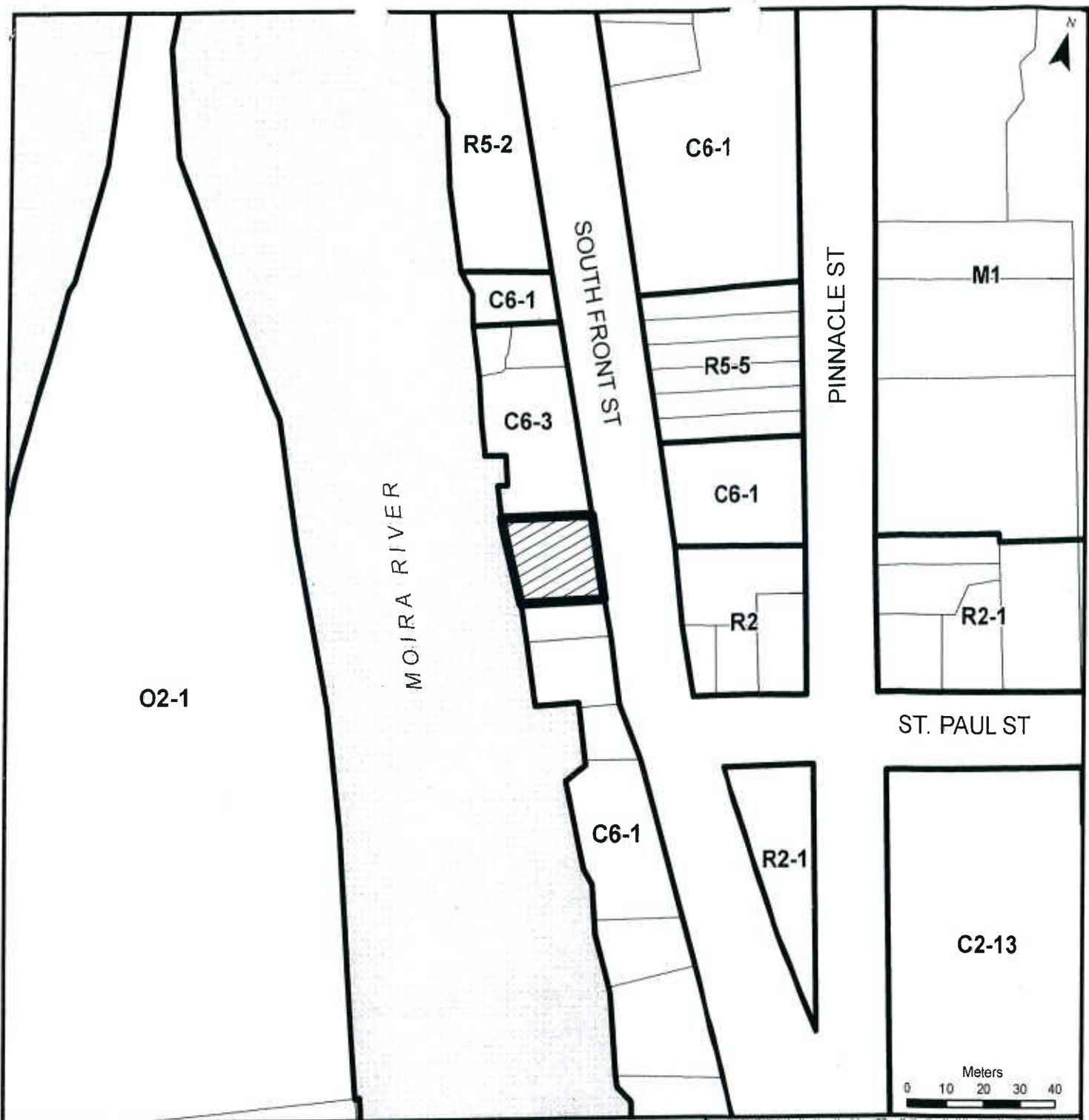
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 12th day of November, 2013



PROPOSED ZONING BY-LAW AMENDMENT

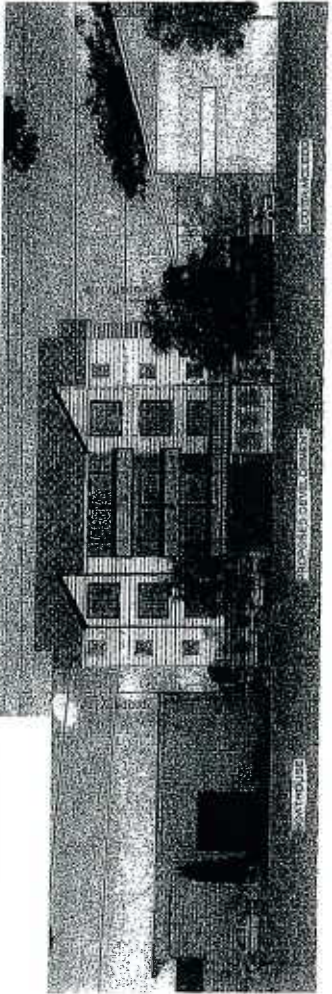
LOCATION: SOUTH FRONT STREET

 - PROPOSED ZONING CHANGE FROM C6-1 (WATER ORIENTED COMMERCIAL) ZONE WITH SPECIAL PROVISIONS TO R6 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS





EAST VIEW - FRONT ELEVATION



WEST VIEW FROM MARINA

MOIRA RIVER

EX BOATHOUSE

garbage roadside pickup

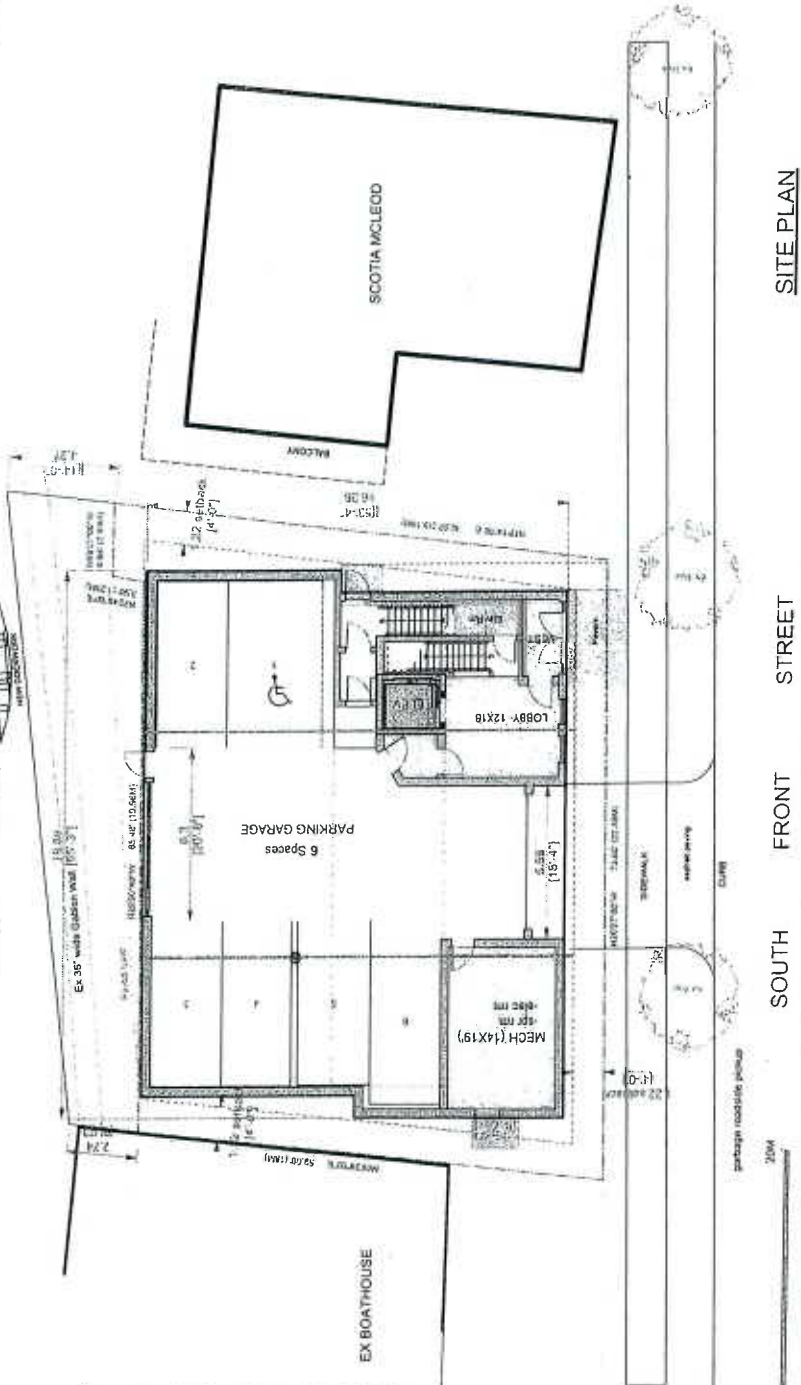
SITE STATISTICS
 Approx 4386 sq (407 SM) Lot Area
 3022 sq (285 SM) Building Area with a 6 ft (1.8 M) setback on side and front property lines (70%)
 Building Area (Backyard) 3134 sq (310 SM) - 70%
 Landscaped Area - 25.8%

Net Floor Area 2050 sq (260 SM)
 Building Height 4 floors - approx 48' to ridge of gabled roof
 4 Residential Units (1000 sq ft x 4) (40' high)
 No On-Site Sewerage Treatment
 4 Residential Units (1000 sq ft x 4) (40' high)

Proposed Construction:
 Steel and Masonry exterior construction with Concrete Hollowcore 1800 floor, Roof Trusses, Exterior Finishes, Block Masonry, Sheetrock/Plaster, Siding, Shingle Roofing
 Fire Alarm and Sprinkler Systems

Information for this Site Plan was taken from the sketch prepared by Watson Ontario Land Surveyor dated Sept 23, 2010 showing

PART OF LOT 2 AND 3
 WEST OF FRONT STREET
 GOVERNMENT PLAN
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS



SITE PLAN

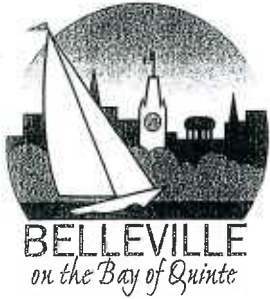
FRONT STREET

SOUTH

EX BOATHOUSE

garbage roadside pickup

Client	Watson
Date	Sept 23, 2010
Project	Part of Lot 2 and 3, West of Front Street, Government Plan, City of Belleville, County of Hastings
Scale	As Shown
Drawn by	Brian Clark
Checked by	Brian Clark
Project No.	1000000000
Sheet No.	1 of 1
Scale	As Shown
Project	Part of Lot 2 and 3, West of Front Street, Government Plan, City of Belleville, County of Hastings
Scale	As Shown
Project	Part of Lot 2 and 3, West of Front Street, Government Plan, City of Belleville, County of Hastings
Scale	As Shown
Project	Part of Lot 2 and 3, West of Front Street, Government Plan, City of Belleville, County of Hastings
Scale	As Shown



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-949

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, DECEMBER 2, 2013
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 a parcel of land that comprises a lot area of approximately 800 square metres located at 200 Haig Road.

The property is zoned "R3 – Residential Third Density" and the applicant requests a rezoning to a special "R6 – Residential Sixth Density" zone to permit a three (3) storey, six (6) unit apartment. The special provisions include: recognizing 18.4 metres of lot frontage; a southern interior side yard width of 3.4 metres; 0.7 metres distance between the parking area and the interior lot line; a building height of 11.9 metres (to peak of roof); a lot area per dwelling unit of approximately 133 square metres; and, a rear yard depth of 6.0 metres.

The land is described municipally as 200 Haig Road, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan which permits a range of dwelling types subject to satisfying the policies of the Plan.

ZONING BY-LAW:

The land is zoned "R3 – Residential Third Density" and the applicant is requesting a rezoning to a "R6 – Residential Sixth Density" zone, with special provisions, to permit the construction of a three (3) storey, six (6) unit apartment.

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 12th day of November, 2013

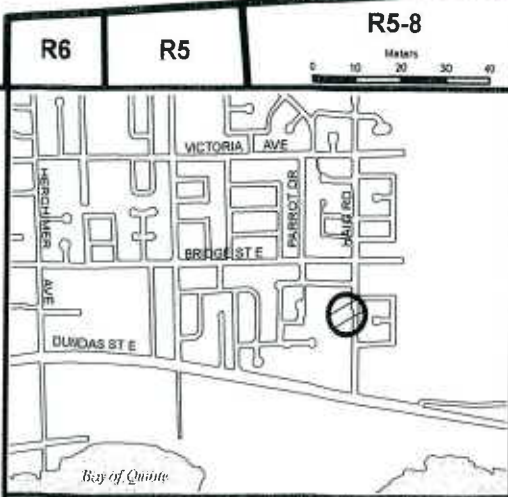


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 200 HAIG RD



PROPOSED ZONING CHANGE FROM R3 (RESIDENTIAL THIRD DENSITY) ZONE TO R6 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

**EASTGATE TOWN HOME CONDOMINIUMS
UNIT 45**



SITE STATISTICS

PART	AREA	LOT COV.
BUILDING FOOTPRINT	199.50 m ²	24.93%
PARKING/DRIVEWAY	235.50 m ²	29.43%
LANDSCAPE AREA	365.30 m ²	45.64%
TOTAL LOT AREA	800.30 m ²	100%

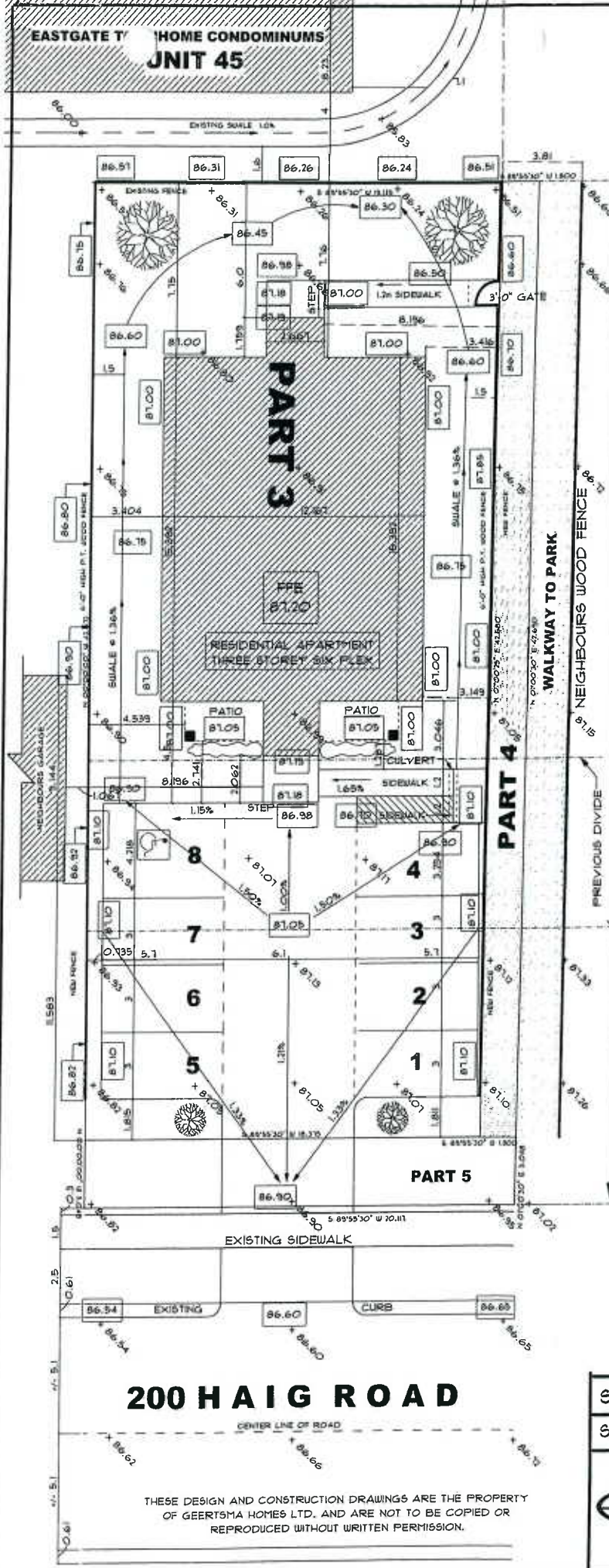
APARTMENT STATISTICS

LEVEL	APTS.	SIZE	BEDROOMS
1	2	84.76 m ²	2
2	2	84.76 m ²	2
3	2	84.76 m ²	2

00.00 PROPOSED GRADE
+ 00.00 EXISTING GRADE

PLAN 71R - 10475
PLAN 71R - 22308
LOT 13 PART 3
CONCESSION ONE

LANDS TAKEN PREVIOUSLY BY CITY
PART 5 - 16.8m²
PART 4 - 61.4 m²



WALKWAY TO PARK
NEIGHBOURS WOOD FENCE
PREVIOUS DIVIDE
RECOMMENDED DIVIDE
+/- 33.3m TO EASTGATE SUMP (NORTH)
+/- 12.4m TO HAIG STY



200 HAIG ROAD

SITE PLAN

SCALE: 1 : 200

THESE DESIGN AND CONSTRUCTION DRAWINGS ARE THE PROPERTY OF GEERTSMA HOMES LTD. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.



406 MAITLAND DRIVE,
UNIT # 3 MAITLAND PLAZA
R.R.# 5, BELLEVILLE, ON
K8N 4Z5 Page 8
(p) 613-966-8420
(f) 613-966-9268



SIMIL



Pallo, Cheryl

To: R. Bovay, A. MacKay
From: Director of Corporate Services
Re: Planning Application B-77-915
Date: November 27, 2013

Subject: FW: Zoning Bylaw number 10245

From: Fiona King [<mailto:fiatpine@sympatico.ca>]
Sent: Wednesday, November 27, 2013 1:22 PM
To: MacDonald, Matthew
Subject: Zoning Bylaw number 10245

Mr. Matt MacDonald:

We do hope to attend the meeting on Monday night, but in case we cannot:
We are hereby writing to express interest in the proposed zoning change application as listed above, on South Front Street.

Our concern is not particularly with the building itself, but with any potential dockage that they might wish to add. We have rented a slip on E dock from the City of Belleville for 27 years, and our boat slip runs parallel to the "wall" along which the new development would be built. There is not a great deal of room there as it is; if a dock and attendant boat(s) were added, there would be no water space left at all. This obviously would also affect any of the boats on our dock as getting in and out would be extremely difficult, and any boats docked north of us would have very limited access. We would appreciate any information on this matter, as well as being kept apprised of any further decisions by the City.

Thank you.

Regards,
Bernie and Fiona King,
629 Harmony Road,
Corbyville ON K0K 1V0
613-969-9766

To: R. Bovay, A. MacKay
From: Director of Corporate Services/Clerk
Re: Planning Application B-77-949
Date: November 27, 2013

Nov. 26/13

I am writing in regards to the proposed zoning By-law change # 10245 to the lot at 200 Haig Road, Belleville ON.

The south end of Haig Rd. and surrounding street already consist of enough condos, apartments and subsidized housing.

195 Haig Road begins our single family dwellings that extend to the north.

Where many upgrades and improvements have been done in our neighborhood over the years, this proposed change would be an unacceptable eyesore. Putting an 8-vehicle parking lot on this small lot where there should be a front lawn is not only unattractive but only denotes greed on the part of the owner.

K. Simpson
Homeowner - Haig Road

RECEIVED		
PLANNING SECTION		
NOV 26 2013		
	ACTION	INFO
A.M.		
N.T.		
G.P.	Page 11	
J.B.		

To: R. Bovay, A. MacKay
From: Director of Corporate Services/Clerk
Re: Planning Application B-77-949
Date: November 27, 2013

Parkinson, Linda

From: Linda Parkinson <masterbedroom1@me.com>
Sent: Tuesday, November 26, 2013 7:39 PM
To: Parkinson, Linda
Subject: Fwd: Amendment to 10245 Zoning at 200 Haig Road

Sent from my iPad

Begin forwarded message:

From: Linda Parkinson <masterbedroom1@me.com>
Date: November 26, 2013 at 7:35:39 PM EST
To: "mtmacdonald@city.belleville.on.ca" <mtmacdonald@city.belleville.on.ca>
Cc: "rbovay@city.belleville.on.ca" <rbovay@city.belleville.on.ca>, "amackay@city.belleville.on.ca" <amackay@city.belleville.on.ca>, "shutchinson@city.belleville.on.ca" <shutchinson@city.belleville.on.ca>, "cpallo@city.belleville.on.ca" <cpallo@city.belleville.on.ca>, "nthroop@city.belleville.on.ca" <nthroop@city.belleville.on.ca>
Subject: Amendment to 10245 Zoning at 200 Haig Road

Hello

Jim and I reside at 57 Brimley Court and just have a couple of concerns about the amended plan for 200 Haig Road.

The parking is shown to be on the front of the property with limited parking for visitors or residents with more than one vehicle. What are the parking restrictions for Haig Road should they start to park on the street?

The park walkway is very narrow and with the parking situated out front, would this be cause for a safety issue for the many people who are now enjoying the walkway?

The houses in this area are all single family homes of a smaller design and the height of the new building is a concern.

Under the original plan was this area not designated to be a duplex, which would blend much better with the neighbouring houses?

Thank you for your consideration of these concerns.

Please notify us of councils decision.

Regards

Jim and Linda Parkinson

Sent from my iPad

From: MacDonald, Matthew
Sent: Wednesday, November 27, 2013 5:37 PM
To: Bovay, Rod; MacKay, Art; Hutchison, Spencer; Pallo, Cheryl; Throop, Nina
Subject: Fw: Amendment to 10245 zoning at 200 Haig Road

From: Elaine Wilkinson
Sent: Wednesday, November 27, 2013 5:32 PM
To: MacDonald, Matthew
Subject: Amendment to 10245 zoning at 200 Haig Road

Good afternoon Mr. MacDonald and members of the Belleville Planning Advisory Committee,

Further to the email that my husband (Stan Wilkinson) emailed on November 20th, I would like to add my own personal comments (in red) to the concerns the he identified regarding the requested amendment to 10245 zoning.

The following are our concerns regarding a change to the already amended plan to increase the density for said lot:

- Density across and around the lot are single family homes, with low level design. The introduction of a six unit apartment building does not fit ascetically with the neighborhood. Obviously, very little regard on behalf of the developer on how the surroundings look - he has no plans to live in the area.
- The proposal shows frontal parking, with little or no room for visitors or multiple car ownership. This could result in an unsafe environment, hazardous to pedestrian and motorized traffic on Haig Road. Vehicles that cannot fit in the frontal parking spaces will end up lining the street on Haig Road.
- Approximation to the property to the north. The City of Belleville, in their wisdom, beautified the park between Haig Road and Carlow Court introducing a walkway with multiple species of trees lining the lane. This beautification has resulted in increased use of this green space, increased pedestrian traffic on the sidewalks leading to this space, and to the entrance/walkway to the park. **The entrance/walkway to the park is narrow and parking next to the entrance may create safety issues.**
- There is a lot of pedestrian traffic due to the convenient store and bar at the south end of Haig Road and the bus stop at the corner of Bridge Street and Haig Road.
- Introduction of a six unit apartment building does not fit with, nor complements, the developer's original design for the space i.e. a single dwelling home.
- Introduction of a six unit apartment building does not complement the developer's construction of the multiple town –home units. Obviously, very little regard for home owners who purchased units.

I hope that the originally approved designed duplex is adhered to.

Elaine Wilkinson
206 Haig Road
Belleville, ON K8N 4P2
(613) 968-8892



GLOBAL POINT
ENERGY

November 21, 2013

BY EMAIL

City of Belleville
169 Front Street
Belleville, ON K8M 2Y8

Attn: Matt MacDonald

Dear Sir:

Re: Request to Council for Resolution of Support for a Solar Project

By this letter, Global Point Energy would like to submit in writing a request from Council for a Municipal Council Support Resolution.

In 2012 the Ontario Power Authority (OPA) published new rules relating to the government Feed-In-Tariff (FIT) Program. As a result of the OPA receiving applications for more FIT contracts than it can award, it has implemented a points system in the rules. Applications can receive points for possessing various qualities; one of which is having Municipality support. Unfortunately there is a deadline to submit applications which is December 13th. As a result, time is of the essence.

Attached is the prescribed form of resolution from the OPA that has been filled out with the necessary information for the solar project. Also set out below are details of the project:

Project Owner: 1570037 Ontario Inc.

Project Lands: 49 Millennium Pkwy, Belleville, ON
Legal Description: Consolidation of various properties PT LTS 25-27 PL 22 LEMOINE; PTS 1, 2 AND 3 21R20395 AND PT 2 21R20584; S/T QR593454; BELLEVILLE; COUNTY OF HASTINGS being PIN 40432-0261 (LT)

This Project is for a Renewable Generating Facility for solar photovoltaic (PV) Rooftop -- 250 KW

If you require any further information, please do not hesitate to contact me.

Yours truly,


Jan Therrien
Office Manager

GLOBAL POINT ENERGY
550 Braidwood Avenue
Peterborough, ON K9J1W1
P 705.775.4436
F 705.741.2399
TF 877.741.4436

INSTRUCTIONS: MUNICIPAL COUNCIL SUPPORT RESOLUTION

(Section 5.1(g)(i) of the FIT Rules, Version 3.0)

Capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 3.0.

INSTRUCTIONS APPLICABLE TO ALL RESOLUTIONS

1. The instruction page is not required to be submitted with the hard copy Application materials.
2. The first page of the resolution must be marked, by the Applicant, with the FIT reference number associated with the Application.
3. Where the resolution has multiple pages, the resolution should be stapled.
4. Information provided in the resolution must be consistent with the information provided in the electronic Application Form in order for the Application to be awarded Priority Points.
5. Apart from the completion of any blanks in the template resolution, no amendments, other than those outlined in paragraph 6 below, may be made to the wording of this form.
6. Words in between square brackets (i.e. “[” and “]”) are immaterial to the intent of the template resolution and may be modified to follow standard procedure of the issuing body. Wording not contained within square brackets must not be changed in order for the Application to be awarded Priority Points.
7. The entirety of the resolution (all blanks) must be completed in order for the Application to be awarded Priority Points.

INSTRUCTIONS SPECIFIC TO THE RESOLUTION

8. Local Municipal councils have the option of drafting the Template: Municipal Council Support Resolution on the Council or equivalent governing body letterhead. The language of the Template: Municipal Council Support Resolution must be the same as shown in the template in order for the Applicant to obtain Priority Points. The OPA does not award Priority Points if the resolution includes additional conditions or delegation of authority to staff for additional approvals.
9. The separate Prescribed Form: Municipal Council Support Resolution Confirmation may be completed and provided to the OPA by an Applicant that had received a FIT Rules, Version 2.1 Template: Municipal Council Support Resolution (that was not a blanket support resolution) that was issued by the Local Municipality prior to October 9, 2013 in relation to the Applicant and the Project. The Prescribed Form: Municipal Council Support Resolution Confirmation may not be used as a substitute for a Municipal Council Support Resolution where no Municipal Council Support Resolution was issued for the Project previously.
10. Where no resolution number exists, insert "N/A" into the appropriate field.

TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION
(Section 5.1(g)(i) of the FIT Rules, Version 3.0)

OPARP/I-FIT-01.2r2

Resolution NO: _____

Date: _____

[WHEREAS] capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 3.0.

[AND WHEREAS] _____ 1570037 ONTARIO INC. _____ (the "Applicant") proposes to construct and operate a
ROOFTOP SOLAR FACILITY

(the "Project") on _____ 49 MILLENNIUM PARKWAY, BELLEVILLE, ON _____ (the "Lands") in
THE CITY OF BELLEVILLE _____ under the Province's FIT Program;

[AND WHEREAS] the Applicant has requested that Council of _____ THE CITY OF BELLEVILLE _____
indicate by resolution Council's support for the construction and operation of the Project on the Property;

[AND WHEREAS], pursuant to the FIT Rules, Version 3.0, Applications whose Projects receive the formal support of Local
Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons
applying for FIT Contracts;

[NOW THEREFORE BE IT RESOLVED THAT]:

Council of the _____ CITY OF BELLEVILLE _____ supports the
construction and operation of the Project on the Lands.

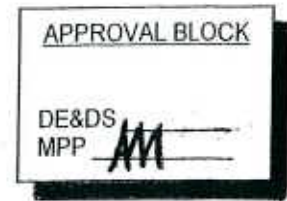
This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the
purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Title:

Title:

(signature lines for elected representatives.)

FIT reference number: _____
*(The reference number must be inserted by the Applicant in order for the resolution
to comply with the FIT rules, even where Local Municipal letterhead is used. This is not to
be inserted by the Local Municipality.)*



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Greg Pinchin, Special Projects Planner
Report No. PP-2013-39
December 2, 2013

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
South Front Street, City of Belleville, County of Hastings
File Number: B-77-915
Applicant/Owner: MONTE SMITH
Agent: K. KNUDSEN CONSTRUCTION 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 10245, as amended, be APPROVED, as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcels from 'C6-1 – Water-Oriented Commercial' to a special 'C6' zone in order to permit the construction of a 4-unit dwelling on the property; and

THAT the property owner enter into an appropriate agreement with the City to enable the proposed encroachment of balconies over the leased waterfront land, to the satisfaction of the City."

SUMMARY:

This application seeks to rezone a vacant property on the west side of South Front Street from "C6-1 – Water Oriented Commercial" to a special "C6" zone. Approval of the application will permit the construction of a 4-unit dwelling on the property. Special provisions would be included to specify that such dwelling comply with Part R Section 2. of the Zoning By-Law (C6 provisions), while allowing for reductions in minimum front and interior side yard widths to 1.2 metres, and minimum rear yard to nil abutting the leased waterfront property behind.

It is noted that the proposed balconies will overhang on property leased by the Applicant from the City. Should this application be approved, Staff will require an appropriate agreement in order to allow proposed balconies to overhang the leased waterfront land behind the property.

The Official Plan supports compatible medium and high density residential development in the City Centre and the Bayshore Planning Area. The property is surrounded by a mix of office commercial, residential and private boat house uses.

Comments from the circulation relate to site plan control, electrical and mail service, nearby industrial uses, Quinte Conservation approval, and environmental site assessment. There were no objections to the approval of this application.

BACKGROUND:

The Applicant wishes to develop the property for residential use. The Applicant has retained environmental, architectural, and construction professionals to assist in preparing this application. Staff has been reviewing and providing feedback on proposals to develop the site over the past three (3) years. The application was first brought to the June 4, 2012 Planning Advisory Committee Meeting, but was deferred to allow the owner time to revise their proposal.

Purpose and Effect

The purpose of the application is to rezone the subject property from 'C6-1 – Water-Oriented Commercial' to 'C6' with special provisions.

The effect of the application is to permit the construction of a 4-unit residential dwelling on the subject property, in addition to those uses already permitted by the C6-1 zone. The intention is to maintain the uses already permitted under current zoning so that the property does not lose any existing rights if the residential project does not proceed.

Subject Property

- Site Characteristics

The proposed amendment applies to a parcel between South Front Street and Victoria Harbour having 406.5 square metres of lot area, and 22.45 metres of frontage on South Front Street. The property is vacant.

- Adjacent Land Uses

A commercial office is located to the north, and a private boat house is located to the south. A commercial office in an historic building and a residence with a commercial unit are located across the street to the east. City-owned land currently leased by the owner, and Victoria Harbour are located to the west of the property.

Official Plan

The land is designated "City Centre", and is part of the Bayshore Planning Area, and the Harbour neighbourhood in the City's Official Plan. The policies of these designations permit a range of uses, while encouraging medium and high density development that is compatible with the surrounding neighbourhood.

Compatible high density residential development of the property complies with the Plan.

Zoning By-Law

The subject land is zoned "C6-1 – Water-Oriented Commercial" in Zoning By-Law Number 10245, as amended. Staff recommends a modification to the 'C6' zoning to permit the construction of a 4-unit residential dwelling, in addition to those uses already permitted by the C6-1 zone.

The special provisions would require that the dwelling comply with Part R Section 2. (C6 provisions) while allowing for reductions in minimum front and interior side yard widths to 1.2 metres, and minimum rear yard to nil abutting the leased waterfront property behind. It should be noted that the rear yard provision is intended for clarity, as the current C6 zone does not require any rear yard setback from a navigable waterway.

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 November 12, 2013.

Veridian Connections advises that, depending on the required electrical service size, the owner may be required to provide room for a pad-mounted transformer on the property, and that the location would need to be accessible to their vehicles.

Canada Post advises that the owner will need to purchase, install and maintain an appropriate lock box for mail, to be placed at the entrance of the building.

Quinte Conservation advises that they do not object to the approval of the application as presented, but that the rear yard setback is contingent on the construction of a concrete retaining wall at a location determined by Quinte Conservation. They further note that the owner will need to apply to, and receive approval from the Conservation Authority for a permit prior to development (construction/filling/excavation/site grading). They further suggest that, given former industrial uses of the waterfront area, an 'Environmental Site Assessment' be conducted to ensure the safety of residential development on the property.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Police Service, Belleville Fire and Emergency Services, the Engineering & Development Services Department, the Environmental & Operational Services Department, the Recreation, Culture and Community Services Department, the Corporate Services Department and the Manager of Approvals on November 12, 2013.

The Approvals Section advises that they have no objection to the proposed Zoning By-Law amendment, and that the Applicant should be advised that the property will need to be developed in accordance with the site plan process, including the provision of stormwater drainage and a driveway in conformance with the City's Driveway Control By-Law No. 2001-129, all to the satisfaction of the City.

Fire and Emergency Services advises that they have no issues surrounding the application.

Recreation, Culture & Community Services notes that they have reviewed the application and have no comment at this time.

- Public Circulation

Notice of the subject application was provided to surrounding property owners, and by advertisement in The Intelligencer on November 12, 2013.

Four (4) inquiries were received from nearby property owners interested in the proposed development. Two (2) inquired about a possible dock shown on the leased land, and expressed concern about narrowing the channel that is used to access harbour docks. It is noted that the rezoning and subsequent site plan would only relate to the property owned by the applicant.

A representative from W.T. Hawkins Limited requested inclusion of a warning clause on title. The Applicant has indicated an intention to develop the property as a condominium, which will allow such a clause to be included in the condominium agreement. The proposed wording is similar to what is already in place for the Harbour Landing development, and notes that the company regularly produces noise and odours which may occasionally affect the living environment of the residents, and that it will not be responsible for complaints or claims arising from the use of its facilities or its operations.

No other comments have been received.

PLANNING ANALYSIS:

Number of Units

The Official Plan identifies the land use designation as City Centre, Harbour neighbourhood, and also situates the property in the Bayshore Planning Area. Section 3.8.1 b) of the Plan permits medium and high density residential projects throughout the City Centre, as supported by the City Centre Intensification Plan through Section 4.6. Section 4.6.4 of the Plan identifies the property on Schedule D2 as a potential site for intensification with two (2) semi-detached dwellings, providing a total of four (4) dwelling units. The owner is instead proposing four (4) single level dwelling units (two {2} on the second floor, and one {1} on each of the third {3rd} and fourth {4th} floors) accessed by an elevator to avoid the need for stairs within units. The proposal amounts to a net residential density of just under 100 units per hectare, which fits the Official Plan's high density range of 60 to 115 units per hectare.

Reduced Yard Setbacks

Section 3.8.2 c) encourages compact, intense development, and buildings that maximize land utility, while 3.8.7 a) encourages minimized building setbacks from public roads.

Building Height

The application proposes a building height of four (4) storeys, or just less than 15 metres. Section 4.6.14 c) of the Official Plan notes that building heights in the Bayshore area are generally limited to three (3) storeys. Due to the depth of the site, the Applicant intends to use the entire ground level for parking, thus the proposal really only includes three (3) storeys of living space. Section 4.6.6 specifies that height controls will be governed by the height provisions of the Zoning By-Law. The current zoning does not specify a maximum height for buildings in the C6 zone, so there is no limit for current uses.

Official Plan Section 4.6.6 c) recommends that increases in height be considered through urban design study to determine that a taller building is compatible with the massing of the surrounding buildings and neighbourhood and does not create shadowing or block important view corridors.

The application includes elevation views and renderings to illustrate its proposed height and appearance. The massing, profile and appearance from these illustrations is similar to, though narrower and slightly higher than the existing Moorings townhouse development, located approximately 70 metres to the north. Views of the Harbour across the lot from Front Street would be equally obstructed by a shorter building. Concerns over shadow impact are mitigated by the fact that the building to the north is used commercially, and none of the property lines immediately abut residential uses. The owner's architect has created solar animations to review impact on residences to the east of South Front Street, and notes that they would really only be affected by shadows just prior to sunset in the winter months. The importance of view corridors is

often considered at the end of a street, however the property is not located at an intersection.

Existing zoning

The current zoning on the property is C6-1 – Water Oriented Commercial. Despite the property's 22 metre frontage, its limited depth would pose significant constraints on commercial development as required on-site parking would be difficult to accommodate. The proposed development will make use of the ground floor area for indoor parking. Also, the commercial yard setback requirements of the zone would make its current use for anything other than a private boathouse challenging.

The proposed use appears to be compatible with the surrounding low-intensity commercial and residential uses, and the private boat houses to the south. The development would maintain 1.2 metre front and side yard setbacks allowing some separation from adjacent buildings. The requested rear yard setback reduction to nil abuts waterfront land that the owner has leased. It should again be noted that the rear yard provision is intended for clarity, as the C6 zone does not require any rear yard setback from a navigable waterway.

Consolidation

Staff understands that the owner has previously approached adjacent property owners to the south to discuss potential for consolidating lands and creating a larger development, however those discussions have been unsuccessful and those properties are being actively used as private boat houses.

Environment

With respect to Ontario Regulation 153/04 "Records of Site Condition", changes in property use from past industrial and commercial uses to a residential use require the completion and submission of a Record of Site Condition (RSC). The Ministry of the Environment has verbally advised that they believe a RSC is required, based on their review of old aerial photos. The Ministry has provided no written comments on the application.

The parcel in question has been vacant for many years. Mr. John Porritt of the Greer Galloway Group has advised that he is a "qualified person" within the meaning of the Regulation. He has researched the history of the property and determined the most recent use of the property to have been by the Sea Cadets as boat storage to support their outdoor recreational activities. As such, Mr. Porritt has provided the opinion that it should be considered a parkland use, and that "the proposed use of the property for residential use does not require the filing of a Record of Site Condition with the Ministry of the Environment, since the change of use is not from a less sensitive use to a more sensitive use as defined under Ontario Regulation 153/04, section 14."

Other comments

Stormwater drainage, driveway, electrical service, and mailbox location will be addressed at the Site Plan Control stage.

A warning clause relating to operations at W. T. Hawkins Limited may be included on title in the course of development.


A permit from Quinte Conservation will be required prior to the issuance of a Building Permit for the project.

The installation of a dock on the adjacent leased land is outside of the scope of this application, however the applicant has been advised that concerns over channel width have been raised through the public circulation, and that any new dock will need to receive approval from the appropriate authorities.

CONCLUSION:

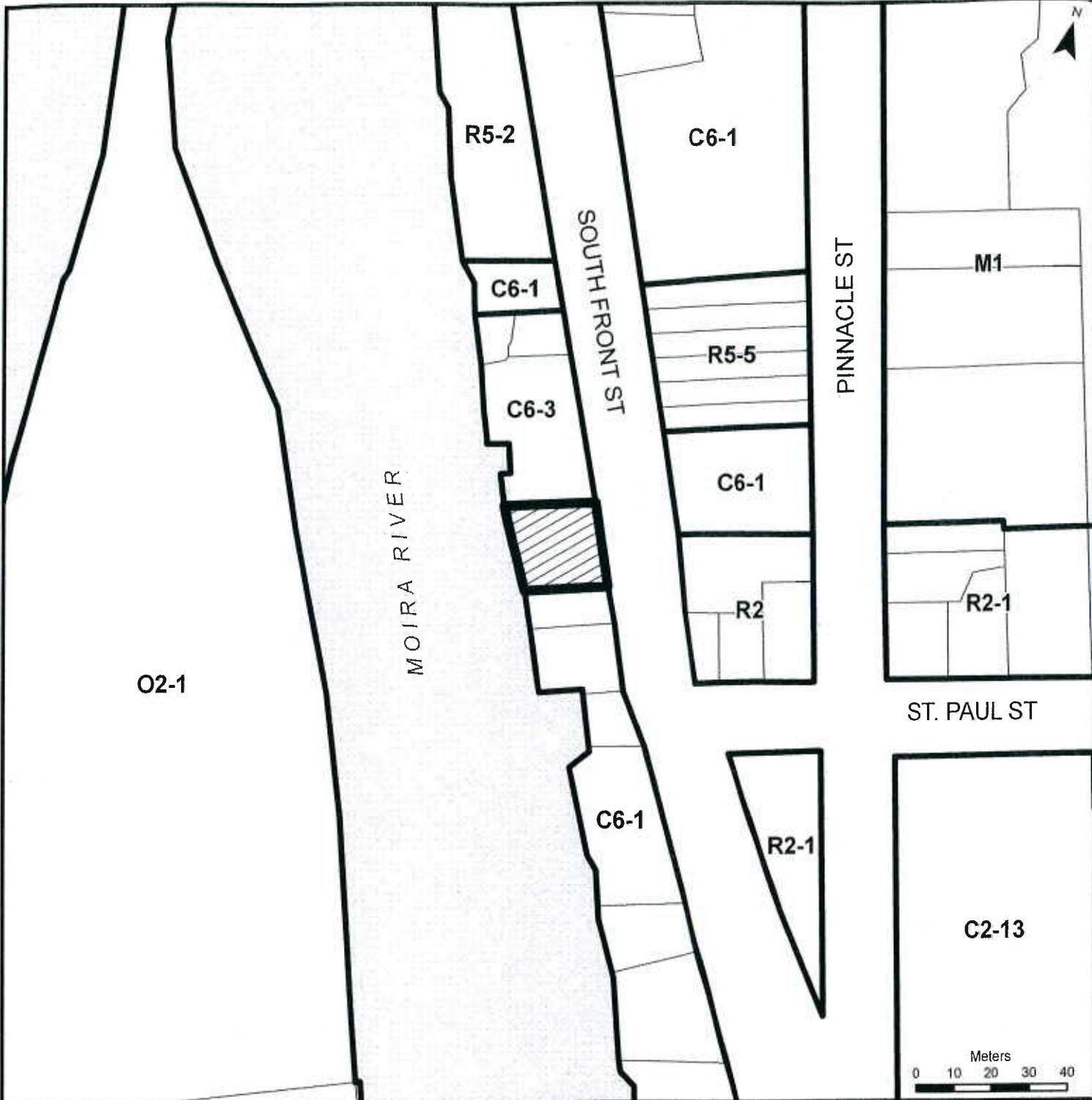
The Applicant is seeking to rezone this vacant parcel in order to develop it with a 4-unit residential dwelling in accordance with the policies of the Official Plan. Owing to the broad frontage and shallow depth of the parcel, relief from the C6 provisions is being sought for yard setbacks. On the basis of the foregoing, this application is recommended for approval.

Respectfully submitted,



Greg Pinchin
Special Projects Planner

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: SOUTH FRONT STREET



PROPOSED ZONING CHANGE FROM C6-1 (WATER ORIENTED COMMERCIAL) ZONE WITH SPECIAL PROVISIONS TO R6 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 Page 25
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



APPROVAL BLOCK
DE&DS _____

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-40
December 2, 2013

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
200 Haig Road, City of Belleville, County of Hastings
File Number: B-77-949
Applicant/Owner: GEERTSMA HOMES LIMITED

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 10245, as amended, for 200 Haig Road, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject land from 'R3 – Residential Third Density' to a 'R6 – Residential Sixth Density' zone, with special provisions, to permit a three (3) storey, six (6) unit apartment building."

SUMMARY:

The application pertains to a vacant parcel of land described municipally as 200 Haig Road.

The site comprises a land area of approximately 800 square metres and the Applicant requests a rezoning from "R3 – Residential Third Density" to a special "R6 – Residential Sixth Density" zone to permit a six (6) unit apartment. Several special provisions have been requested for this proposal. Relative to the exterior of the property the special provisions include recognizing 18.37 metres of lot frontage, a southerly interior side yard width of 3.4 metres, a rear yard depth of 6.0 metres, a parking area separation of

0.7 metres (south side) as well as 1.8 metres to the street line. Interior to the development includes a reduced parking aisle width to 6.1 metres, as well as 4.5 metres distance between the parking area and the habitable rooms of the building. Finally, the Applicant requests a height of 11.9 metres (versus a maximum of 10.6 metres) and a lot area per dwelling unit of 133 square metres.

The land is designated "Residential Land Use" in the Official Plan, which can permit a range of dwelling types, including apartment buildings, subject to satisfying various policies.

If this application is approved, it will be subject to site plan review to address the various technical issues, including site servicing and fencing.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to approximately 800 square metres of vacant land described as 200 Haig Road.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, so as to permit the development of the parcel with a three (3) storey (6) unit apartment building.

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

Subject Property

- Site Characteristics

The site is located on the west side of Haig Road and is covered with grass and gravel.

- Adjacent Land Uses

Immediately to the north is a walkway serving Brimley Court Park, adjacent to which are single detached dwellings. To the south is a single detached dwelling, with multi-unit residential uses further south. To the west are townhomes and to the east, across Haig Road, are single detached uses.

Official Plan

The land is designated "Residential Land Use" in the Official Plan, which can permit a range of dwelling types, including apartment buildings, subject to satisfying various policies.

Zoning By-Law

The parcel is zoned "R3 – Residential Third Density" which permits a semi-detached dwelling. The Applicant is requesting a rezoning to a "R6 – Residential Sixth Density" zone, with special provisions, to permit the construction of a six (6) unit apartment.

The special provisions include recognizing approximately 18.4 metres of lot frontage (versus the minimum requirement of 24 metres), a southerly interior side yard width of 3.4 metres (versus a minimum requirement of approximately 6 metres based on a building height proposed of 11.9 metres) a 0.73 metre southerly landscaped strip adjacent to the parking area (versus 3.0 metres), a rear yard depth of 6.0 metres (minimum requirement of 7.5 metres), 1.8 metres between the parking area and the street (minimum requirement of 6.0 metres), a maximum height of 11.9 metres (10.6 metre maximum requirement) and a minimum lot area per dwelling unit of 133 square metres versus the By-Law's minimum of 161.5 square metres.

Interior to the development include a reduced parking aisle width to 6.1 metres (minimum requirement 6.4 metres), as well as 4.5 metres distance between the parking area and the habitable rooms of the building (minimum requirement of 7.5 metres).

The number of parking spaces to be provided for the six (6) units totals eight (8) spaces which satisfies the By-Law's minimum requirement of 1.25 spaces per unit. The size of the parking stalls are proposed to be 3.0 metres by 5.7 metres, which constitutes a slight alteration from the typical standard of 2.7 metres by 6.0 metres.

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 November 12, 2013.

Quinte Conservation advise that they have no concern with the proposal and that stormwater management will not be adversely impacted by this development.

Veridian advises that service is available to the site subject to the Applicant identifying the anticipated service requirements. 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 November 12, 2013.

The Development Engineer advises 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, including the provision of servicing and a driveway in accordance with the City's Driveway Control By-Law No. 2001-129, all to the satisfaction of the City."

The Fire Department and Recreation, Culture and Community Services have no concern with the proposal.

- **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 November 12, 2013.

Comments of concern have been received regarding this application and these can be found elsewhere in the Agenda.

Planning Analysis

To the south of this property, the west side of Haig Road is characterized as predominately multi-residential in nature. To the north, and across Haig Road to the east, the area is characterized by single detached dwellings. Thus, save and except for the single detached dwelling abutting to the south, the parcel is located in a transitional area along the west side of Haig Road between the multi-residential uses further to the south and west and the single detached dwellings located to the north. Haig Road is also classified as a collector road which is the preferred location for multi-residential unit development.

With respect to the single detached dwelling abutting to the north, the existing Park walkway, in conjunction with the proposed interior yard setback, will serve to provide approximately 7.0 metres of separation and buffer from the proposed apartment building to the north lot line. This distance would exceed the minimum requirement of 6 metres for an apartment building of this proposed height. In addition, the developer proposes to erect a 1.8 metre pressure treated wood fence along the east property line adjacent to the walkway.

However, the single detached property to the south is impacted more because of the closer proximity to the common lot line of both the apartment building location and the proposed parking area. The Applicant will endeavor to ameliorate those impacts by also erecting a 1.8 metre pressure treated wood fence along the west property line.

With respect to comments received about parking concerns, the Applicant will be providing the minimum required number of on-site parking spaces for a development of this scale. It is also noted that the 11.9 metres of height proposed is measured to the peak of the sloping roof and the vertical wall profile of the building appears to be approximately 8 metres in height.

Finally, it is noted that the requested development has generated several special zoning provisions required to permit the proposal. When considering exemption requests to the By-Law for this type of development, attention can be given to past apartment re-zonings approved in the City with regard to both the scale and type of zoning relief that has been previously granted. Planning Staff advise that the nature of the types of relief requested by the Applicant is not without precedent with regard to past approved apartment developments. However, based on past approvals, what appears to be unique with the subject application is the extensive number of zoning exemptions being requested for a single property. It is also noted that with regard to the request for a lot area exemption, the subject parcel has been reduced in size because of past public takings of land by the City to accommodate both the walkway and road widening.

Should the Committee support this application, final approval will be subject to site plan review to address the various technical issues, including site servicing and fencing.



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 200 HAIG RD



PROPOSED ZONING CHANGE FROM R3 (RESIDENTIAL THIRD DENSITY) ZONE TO R6 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

**EASTGATE TOWNHOME CONDOMINIUMS
UNIT 45**



SITE STATISTICS

PART	AREA	LOT COV.
BUILDING FOOTPRINT	199.50 m ²	24.93%
PARKING/DRIVEWAY	239.90 m ²	29.43%
LANDSCAPE AREA	365.30 m ²	45.64%
TOTAL LOT AREA	800.30 m ²	100%

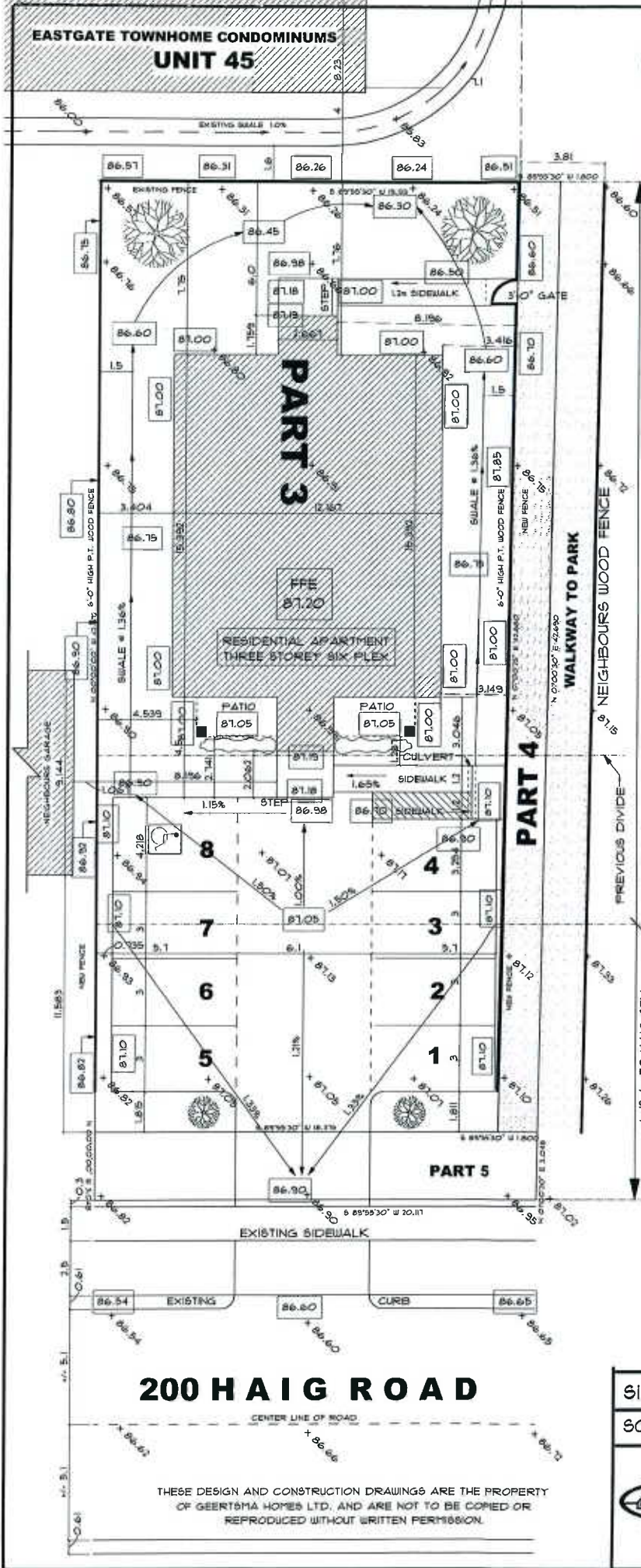
APARTMENT STATISTICS

LEVEL	APTS.	SIZE	BEDROOMS
1	2	84.76 m ²	2
2	2	84.76 m ²	2
3	2	84.76 m ²	2

00.00 PROPOSED GRADE
+ 00.00 EXISTING GRADE

PLAN 21R - 10475
PLAN 21R - 22308
LOT 13 PART 3
CONCESSION ONE

LANDS TAKEN PREVIOUSLY BY CITY
PART 5 - 76.8m²
PART 4 - 61.4 m²



200 HAIG ROAD

THESE DESIGN AND CONSTRUCTION DRAWINGS ARE THE PROPERTY OF GEERTSMA HOMES LTD. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.



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

SITE PLAN

SCALE: 1 : 200



406 MAITLAND DRIVE,
UNIT • 3 MAITLAND PLAZA
R.R. # 5, BELLEVILLE, ON
K8N 4Z5
(p) 613-234-420
(f) 613-266-3268



APPROVAL BLOCK
DE&DS <u>RB</u>

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2013-41
December 2, 2013

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

Subject: 49 Millennium Parkway, City of Belleville
Municipal Support for a for Rooftop Solar System in the City of Belleville

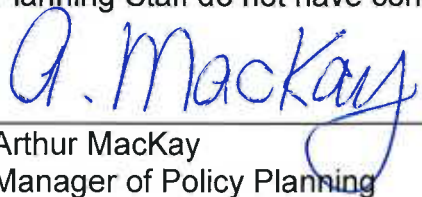
Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by Global Point Energy Inc. of rooftop solar photovoltaic panels at 49 Millennium Parkway, City of Belleville, County of Hastings, under the Ontario 3.0 Feed-In Tariff Program."

BACKGROUND:

The subject application for Municipal support under the government Feed-in-Tariff (FIT) Program pertains to the proposed installation of 250 kW roof mounted solar panels on five (5) storage buildings located on the property (marked as 'A' to 'E' on attached map). Global Point Energy has advised that the panels will be flush mounted to the roofs and thus low profile in nature.

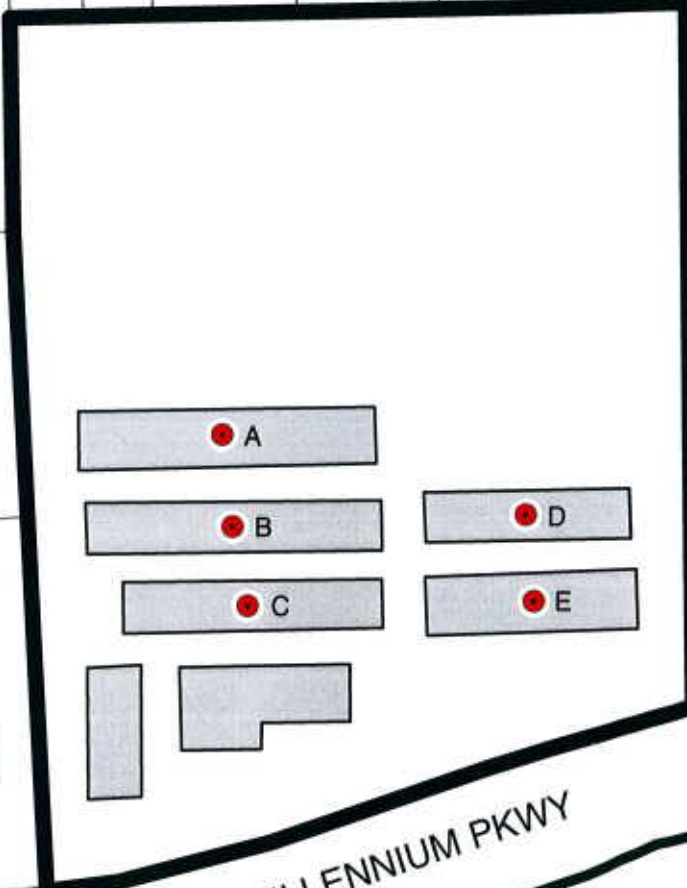
Planning Staff do not have concern with the proposal.



Arthur MacKay
Manager of Policy Planning

atta

CLOVERLEAF DR



MILLENNIUM PKWY



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

LOCATION MAP



- SUBJECT LOCATION
49 MILLENNIUM PARKWAY



KEY MAP



**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
2012				
B-77-915	May 2/12	Monte Smith	<i>South Front Street</i> Zoning By-Law amendment to allow 2-unit residential dwelling previously deferred. Re-submitted application to permit 4 units.	Public Mtg: Dec 2/13
B-77-921	July 4/12	Shady Ridge Stock Farms Inc.	<i>West of Windwhisper Drive, Thurlow</i> Official Plan & Zoning By-Law amendment to permit a portion of the site to be developed with a total of 38 single detached dwellings by registered Plan of Subdivision (expansion of Phase 2 - Hearthstone Ridge subdivision)	Public Mtg: Aug 7/12 Requires Council approval
B-77-923	June 19/12	Cloverbell Developments Ltd. & 1255437 Ontario Inc. John Halloran	<i>Millennium Parkway</i> Zoning By-Law amendment to allow additional casino use	Public Mtg: Sept 4/12 PAC Decision: Denied Council Decision: Return to Oct 1/12 PAC PAC Decision: Denied Council Decision: Denied Oct 9/12 Appeal Date: Nov 1/12 Applicant Appealed to OMB - File Forwarded Nov 1/12 OMB Hearing Date: May 1/13 OMB Approved May 29/13 Waiting for By-Law
B-77-928	Oct 31/12	Settlers Ridge Developments Inc. RFA Planning Consultant Inc.	<i>Phase 2 Settlers Ridge Developments</i> Zoning By-Law amendment to permit Phase 2 expansion of Settlers Ridge subdivision (290 units proposed)	Public Mtg: Dec 3/12 PAC Decision: Deferred pending service details & Quinte Conservation report

**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, Thurlow 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
B-77-946	Aug 1/13	Bax Vintage Homes RFA Planning Consultant Inc. Stanley Park Limited	East of Avonlough Road Potters Creek Parrotts Land Zoning By-Law amendment to permit eleven (11) duplex dwellings & two (2) three (3) storey apartment buildings each proposed to contain 36 units.	Public Mtg: Sept 3/13 PAC Decision: Deferred pending sightline review. Revised proposal with cul-de-sac.
B-77-947	Oct 2/13	Allan & Phyllis Lott Watson Land Surveyors Ltd.	1297 Zion Road, Thurlow Zoning By-Law amendment to allow severed farmland to be rezoned to not permit the construction of a residential dwelling	Public Mtg: Nov 4/13 PAC Decision: Approved Council Approved: Nov 12/13 Appeal Date: Dec 3/13
B-77-948	Oct 4/13	Alan Kelly Paul Kelly (1993) Ltd.	190 Herchimer Avenue Zoning By-Law amendment to permit a portion of the building to be used as a medical clinic to house physiotherapists	Public Mtg: Nov 4/13 PAC Decision: Approved Council Approved: Nov 12/13 Appeal Date: Dec 3/13
B-77-949	Oct 30/13	Geertsma Homes Ltd.	200 Haig Road Zoning By-Law amendment to permit a 6 unit apartment.	Public Mtg: Dec 2/13
2014				
B-77-950	Nov 18/13	Bridge Street Dental Centre Van Meer Limited	11 & 15 Chatham Street Zoning By-Law amendment to allow additional parking for 208 Bridge Street East	Public Mtg: Jan 6/14