

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

FEBRUARY 3, 2014

5:30 P.M.

FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE

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 – NORTHWEST CORNER OF COLEMAN STREET AND DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-952
APPLICANT/OWNER: TEDDINGTON LIMITED
AGENT: STEPHEN HYNDMAN

Notice of Meeting and Map

1

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

FEBRUARY 3, 2014

5:30 P.M.

FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes
Councillor Tom Lafferty
Councillor Jack Miller

Michael Graham
David Joyce
Mike Letwin
Ross Rae

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 January 6, 2014

4. DEPUTATIONS

5. COMMUNICATIONS

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – NORTHWEST CORNER OF COLEMAN STREET AND DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-952
APPLICANT/OWNER: TEDDINGTON LIMITED
AGENT: STEPHEN HYNDMAN**

Manager of Policy Planning's Report No. PP-2014-04

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RESOLUTION

"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 approximately 0.5 hectares of land located at the Northwest corner of Coleman Street and Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning approximately 1,712 square metres of land from 'C2-18 – General Commercial' to match the adjacent 'R8-1-h – Residential Eighth Density' zone and to modify the same R8-1-h zone to permit a fifteen (15) storey, 97 unit condominium apartment building on approximately 4,856 square metres of land."

7. REPORTS

- 7.1 REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION SETTLER'S RIDGE – PHASE 2, PARTS 5 & 6, PLAN 21R-17881, PARTS OF LOT 1 & 2, CONCESSION 2, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE (HAMPTON RIDGE DRIVE)
OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT**

Manager, Approvals Section's Report No. APS-2014-09

9

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommend the following to City Council:

THAT approval of a Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated November 21, 2012, revised to July 4, 2013, as shown on **APPENDIX 2** attached to the Manager of Approval's Report No. APS-2014-09, be granted for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503) subject to the draft plan conditions outlined in **APPENDIX 3** attached to the Manager of Approvals' Report No. APS-2014-09.”

- 7.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 5 AND 6, PLAN 21R-17881, PART OF LOTS 1 AND 2, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-928
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning's Report No. PP-2014-05

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RESOLUTION

"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 3014, as amended, for the lands identified as Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from 'D – Development', 'D-r - Development' and 'PA – Prime Agriculture' to 'R1-17 – Low Density Residential Type 1', 'R1-22 – Low Density Residential Type 1', 'R1-23 – Low Density Residential Type 1', 'R4-2 – High Density Residential',

'C4 – Local Commercial', 'CF-9 – Community Facility' and
'CF-10 – Community Facility'."

8. INFORMATION MATTERS

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

Report to February 3, 2014

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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-77-952

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE
205 CANNIFTON ROAD
MONDAY, FEBRUARY 3, 2014
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended.

In August, 2012 Council approved planning amendments to permit a fifteen (15) storey, 97 unit condominium apartment building to be located at the southeast corner of Coleman Street and Dundas Street West. The applicant is requesting an adjustment to the northerly zone boundary to allow an enlargement of the property by approximately 1,712 square metres and thereby reduce the size of the structure required to accommodate on-site parking. Neither the height, location nor number of units of the proposed building is being changed. The land to be added is zoned "C2-18 – General Commercial" and the Applicant requests a rezoning to "R8-1-h – Residential Eighth Density-holding" to match the adjacent R8-1-h zone classification approved in 2012. The land is also subject to Committee of Adjustment Land Severance File # B 04/14.

The proposed location is described as 170 - 180 Coleman Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "City Centre" in the City's Official Plan and the proposed rezoning complies with the policies of the Plan.

ZONING BY-LAW:

The subject land is zoned "C2-18 – General Commercial" in Zoning By-Law Number 10245, as amended. The applicant requests an amendment to "R8-1-h – Residential Eighth Density-holding" to match the current adjacent R8-1-h zoning located to the south.

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).

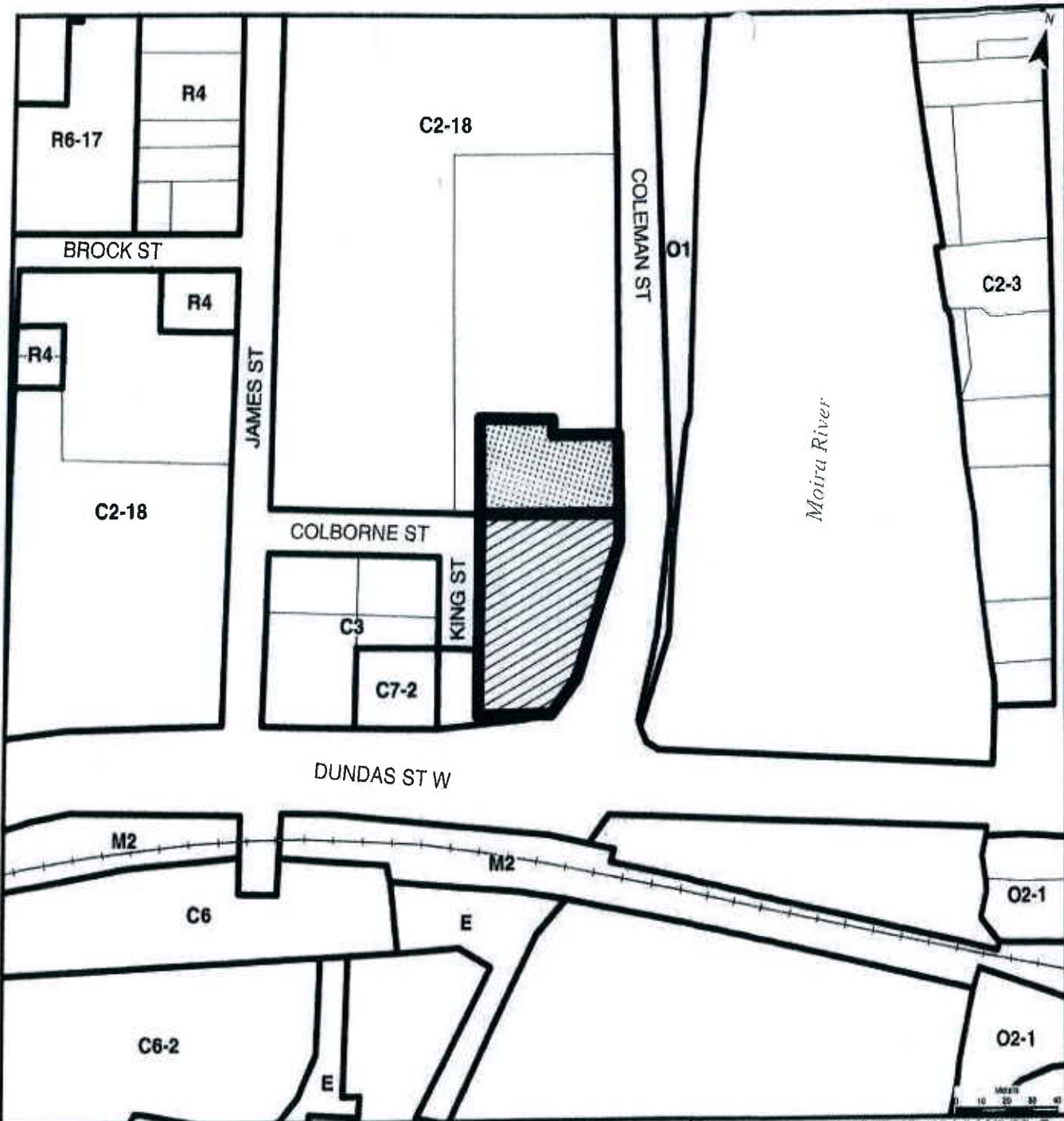
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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, 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 14th day of January, 2014



PROPOSED ZONING BY-LAW AMENDMENT

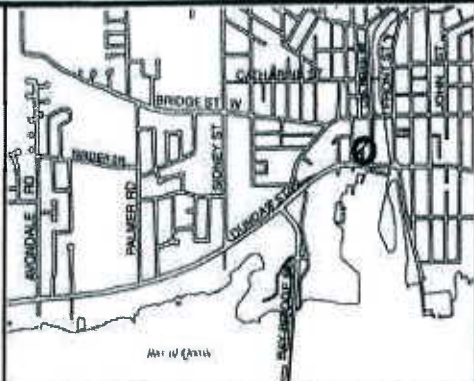
LOCATION: 170 - 180 COLEMAN ST



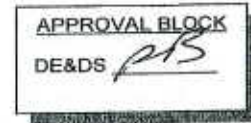
PROPOSED ZONING CHANGE FROM R8-1-h (RESIDENTIAL EIGHTH DENSITY HOLDING WITH SPECIAL PROVISIONS) TO REVISED R8-1-h ZONE



PROPOSED ZONING CHANGE FROM C2-18 (GENERAL COMMERCIAL WITH SPECIAL PROVISIONS) TO SAME R8-1-h 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-2014-04
February 3, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
Northwest Corner of Coleman Street and Dundas Street West, City of
Belleville, County of Hastings
File Number: B-77-952
Applicant/Owner: TEDDINGTON LIMITED
Agent: STEPHEN HYNDMAN

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 approximately 0.5 hectares of land located at the Northwest corner of Coleman Street and Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning approximately 1,712 square metres of land from 'C2-18 – General Commercial' to match the adjacent 'R8-1-h – Residential Eighth Density-holding' zone and to modify the same R8-1-h zone to permit a fifteen (15) storey, 97 unit condominium apartment building on approximately 4,856 square metres of land."

SUMMARY:

As the Committee will recall, planning amendments were approved in August 2012 to permit a fifteen (15) storey, 97 unit condominium apartment to be located at the northwest corner of Coleman Street and Dundas Street West. The Applicant is requesting an adjustment to the north zone boundary to allow an enlargement of the property by approximately 1,712 square metres. The purpose is to obtain more land for surface parking and thereby reduce the size of the parking garage proposed for the site.

Neither the height, location nor number of units of the proposed building is being changed.

The land to be added is zoned "C2-18 – General Commercial" and the Applicant requests a rezoning to "R8-1-h – Residential Eighth Density-holding" to match the adjacent R8-1-h zone classification approved in 2012. The provisions of the R8-1-h zone are also being modified to reflect an increased lot area per dwelling unit.

The 'h' symbol attached to the site requires the demonstration that the required environmental remediation has been completed for the site, the filing of a Record of Site Condition, and, that site plan control approval has been obtained before development is permitted to occur. The land is also subject to Committee of Adjustment Land Severance File # B 04/14, scheduled for January 30, 2014.

The land is designated "City Centre" in the Official Plan which permits the proposed use in this location.

Planning Staff support the rezoning application.

BACKGROUND:

Purpose and Effect

The Zoning By-Law amendment applies to a vacant parcel of land comprising approximately 4,856 square metres of area that flanks both Coleman Street and Dundas Street West.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, and permit the enlargement of the existing "R8-1-h – Residential Eighth Density-holding" zone by approximately 1,712 square metres.

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

Subject Property

- Site Characteristics

The site is presently vacant and was formerly occupied by a manufacturing use.

- Adjacent Land Uses

A commercial office building is located to the west and southwest. To the immediate north the land is vacant. Further north is located the Quinte Consolidated Courthouse. To the east, across Coleman Street, are parkland and the Moira River. To the south, across Dundas Street West and the CPR rail line is located a marina.

Official Plan

The property is designated "City Centre" in the Official Plan.

The uses permitted in the City Centre include a broad range of commercial, residential and community facility uses. The Plan also has policies that permit higher density residential uses in this location.

Zoning By-Law

The land is zoned "C2-18 – General Commercial" in Zoning By-Law Number 10245, as amended. The applicant has requested a rezoning to "R8-1-h – Residential Eighth Density-holding" to match the adjacent R8-1-h zoning approved in 2012. The enlargement of the R8-1-h zoned area also necessitates a modification to the minimum required lot area per dwelling unit of the R8-1-h zone from 32.4 square metres to 50 square metres.

The 'h' symbol attached to the site requires the demonstration that the required environmental remediation has been completed for the site, the filing of a Record of Site Condition, and, that site plan control approval has been obtained before development is permitted to occur.

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 January 14, 2014.

Quinte Conservation comments as follows:

"Staff have reviewed the application along with all pertinent information relating to the subject property, and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), Quinte Conservation policies, the Federal Fisheries Act, and the natural hazard policy of the Provincial Policy Statement. Based on our review, we do not object to the approval of this application as presented."

They also note that the mouth of the Moira River is an area susceptible to historic flooding, and frazil ice hazards. New development within the historic ice flooded area should be flood proofed such that there is zero damage during the design flood event

(i.e. an ice flood that results in water surface elevations approaching historic flood levels).

Their direction for new development is as follows:

- o Keep the finished floor of the building above the 1:100 year or ice-related flood elevation (whichever is greater).
- o If possible, do not include a basement in the building design. However if a basement is required, it should be flood proofed.
- o Do not raise the grade of parking and landscape areas. It is recognized these areas will be inundated by water and ice during an ice-related flood event.

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

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Environmental and Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on January 14, 2014.

The Approvals Section comments as follows:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the entire property will need to be developed in accordance with the Site Plan process, including the following requirements:

1. A Stormwater Management Report will be required showing how the storm water from the site will be dealt with, to the satisfaction of the City and, as necessary, Quinte Conservation.
2. Any road widening required along the frontages of the site will be determined during the site plan review process.
3. The City requires a turnaround at the end of King Street which will need to be included in the development of the site. The configuration of the turnaround will be determined during the site plan review process.
4. The driveway(s) to the site are to be constructed in conformance with the City's Driveway Control By-Law No. 2001-129, at location(s) satisfactory to the City. Any driveway off of Coleman Street should be a right in – right out driveway."

The Fire Department and Recreation, Culture and Community Services advise that they have no issues or concerns with the application.

- 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 January 14, 2014. Notice was also provided by advertisement in The Intelligencer.

To date, no comments or concerns have been received.

Planning Analysis

In August 2012 the applicant obtained approvals to permit a fifteen (15) storey, 97 unit condominium apartment building on approximately 3,144 square metres of land. The Applicant is now requesting an adjustment to the north zone boundary to allow an enlargement of the property by approximately 1,712 square metres. The purpose is to obtain more land for surface parking and thereby reduce the size of the parking garage proposed for the site. Neither the height, location nor number of units of the proposed building is being changed.

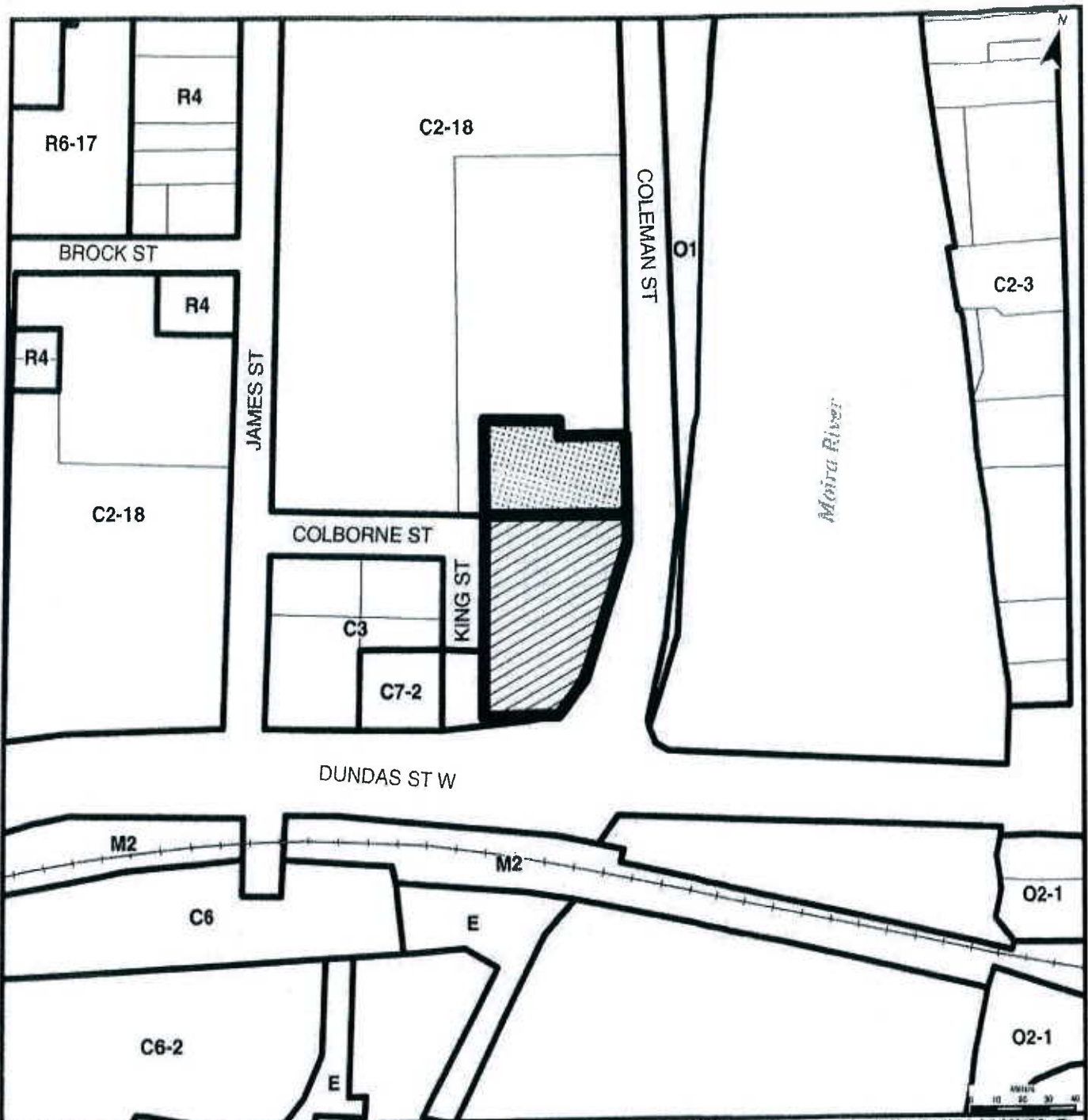
The property also has an 'h' symbol attached to the site that requires the demonstration that the required environmental remediation has been completed for the site, the filing of a Record of Site Condition, and, that site plan control approval has been obtained before development is permitted to occur. These provisions are recommended to remain in place for the enlarged parcel.

Planning Staff view the application as a technical amendment to reflect a boundary adjustment and therefore recommend approval.



Arthur MacKay
Manager of Policy Planning

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PROPOSED ZONING BY-LAW AMENDMENT

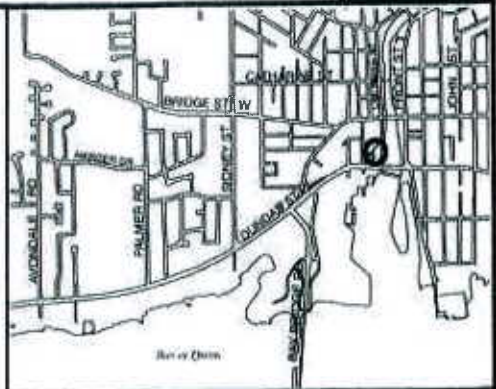
LOCATION: 170 - 180 COLEMAN ST



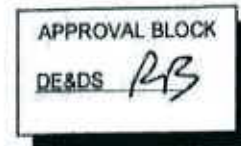
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PROPOSED ZONING CHANGE FROM C2-18 (GENERAL COMMERCIAL WITH SPECIAL PROVISIONS) TO SAME R8-1-h ZONE



CITY OF BELLEVILLE
 Page 8
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



CITY OF BELLEVILLE

Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2014-09
February 3, 2014

To: Belleville Planning Advisory Committee

Subject: Request to Draft Approve Plan of Subdivision
Settler's Ridge – Phase 2
Parts 5 & 6, Plan 21R-17881
Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow
now City of Belleville
(Hampton Ridge Drive)
Owner: Settlers Ridge Developments Inc.
Agent: RFA Planning Consultant

File: 12T-12503

Recommendation:

"That the Belleville Planning Advisory Committee recommend the following to City Council:

"THAT approval of a Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated November 21, 2012, revised to July 4, 2013, as shown on **APPENDIX 2** attached to the Manager of Approvals' Report No. APS-2014-09, be granted for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503) subject to the draft plan conditions outlined in **APPENDIX 3** attached to the Manager of Approvals' Report No. APS-2014-09."

Background:

In December 2012 a Public Meeting was held to review and consider a draft plan of subdivision for Phase 2 of the Settler's Ridge subdivision. The lands subject to this plan of subdivision application are located on the east side of Sidney Street north of Thurlow Drive, as shown on the attached Location Map (**APPENDIX 1**).

At the end of 2012 details of how and when this property could be fully serviced still needed to be ironed out. Consequently, while the City indicated approval of the subdivision proposal in principle it was not possible to grant formal draft plan approval at that time. Moving forward in time the constraints around servicing have been dealt with and the City can now consider issuing formal draft plan approval.

Proposal:

The subject lands have an area of approximately 33.9 hectares (83.8 acres) and a frontage of 471 metres (1,545 feet) along the east side of Sidney Street. Access to this property is also provided from Hampton Ridge Drive to the south, as shown on the proposed draft plan (**APPENDIX 2**).

As shown on the proposed subdivision plan (**APPENDIX 2**), this development would consist of the logical northward extension of the Settlers Ridge subdivision. Hampton Ridge Drive would be extended northern to provide access into the Phase 2 lands. A new east/west minor collector road would connect Hampton Ridge Drive westward to Sidney Street to provide a second access point to this subdivision.

In the future Hampton Ridge Drive could be extended even further north to access additional lands while two other new streets in this subdivision would terminate at the eastern boundary of this development allowing for future connectivity to abutting lands to the east.

Within the subdivision itself there would be seven local streets providing access to individual residential properties.

In terms of residential lots, the applicant is proposing to provide a range of dwellings as outlined on the Land Use Schedule below.

LAND USE SCHEDULE			
LAND USE	AREA(m ²)	AREA%	UNITS
21.3m (852.0m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 168-172	4635.1	1.4	5
17.1m (771.3m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 1-5 & 22	6320.3	1.9	6
16.0m (537.7m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 146-155 & 173-176	9312.6	2.7	14
15.2m (465.0m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 6-21, 25-46, 59-73, 99-113, 137-139, 156-167, 177-186 & 207-226	66687.8	19.7	113
14.0m (454.0m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 74-86, 90-98, 128-136, 140-145 & 192-200	24881.2	7.3	46
12.8m (419.2m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 47-58, 87-89, 114-127, 187-191 & 200-206	20742.4	6.1	40
FREEHOLD TOWNHOUSE BLOCKS 227-235 -6.1m (185.0m ²) MIN. PER UNIT	10239.7	3.0	43
FUTURE DEVELOPMENT LOTS - BLOCKS 23 & 24	1455.0	0.4	2
LOCAL COMMUNITY/COMMERCIAL BLOCK 236	2168.6	0.6	
OPEN SPACE DEDICATION - BLOCKS 237, 238 & 239	5581.5	1.6	
PARKLAND DEDICATION TO BE DEEDED TO THE CITY OF BELLEVILLE - BLOCKS 240 & 241	17651.6	5.2	
DRAINAGE CORRIDOR AND STORM WATER RETENTION AREA TO BE DEEDED TO THE CITY OF BELLEVILLE - BLOCKS 242-244	76170.7	22.4	
OTHER LANDS OWNED BY APPLICANT - BLOCK 245	31246.3	9.2	
0.3m RESERVES - BLOCKS 246-257	189.5	0.1	
15.0m ROAD WIDENING/DRAINAGE CORRIDOR - BLOCK 258	3607.4	1.1	
TEMPORARY CUL-DE-SAC - BLOCK 259	1563.6	0.5	
20.0m MUNICIPAL ROAD ALLOWANCE = 1793.0m	35767.4	10.6	
23.0m MUNICIPAL ROAD ALLOWANCE = 918.5m (HAMPTON RIDGE DRIVE & STREET 'E')	21021.4	6.2	
SITE TOTAL	339442.1m²	100.0%	269

Proposal: (cont'd)

Altogether it is proposed that there would be a total of 269 residential dwelling units including 226 single detached dwellings on lots with frontages ranging from 12.8 metres to 21.3 metres and 43 street townhouses.

This residential proposal will also include approximately 2.3 hectares (5.7 acres) of open space and parkland at the south end of the subdivision that abuts parkland in Phase 1 of Settler's Ridge and open space owned by the City on the east side of Sidney Street. Land has also been set aside to provide for the creation of a trail network through this subdivision from north to south and east to west.

A 0.27 ha. neighbourhood commercial block is to be provided at the southeast corner of Sidney Street and Street "E" to serve this new and expanding residential community.

Full municipal services will have to be extended to the proposed lands. An on-site stormwater management facility with connecting drainage corridors will also be provided.

Public Comments:

At the December 2012 Public Meeting only one resident, expressed concerns about this proposed subdivision. They live on the east side of Sidney Street and abut the proposed development. It is noted that the neighbour's property would be buffered by the proposed drainage corridor and the draft plan conditions require the engineering plans to indicate how this property can be serviced with full municipal services. Lastly, no development of the subdivision can take place until the engineering plans are approved by the City in conjunction with Quinte Conservation and all stormwater issues have been addressed.

The neighbour has been provided with a copy of the proposed draft plan and draft plan conditions as attached to this report.

Agency Comments:

None of the agencies provided the draft plan have indicated an objection to this plan but several comments such as from the pipeline companies have been received that have been incorporated into the draft plan conditions.

At the same time Quinte Conservation's comments about stormwater management have been incorporated into the draft plan by the addition of a north/south drainage corridor parallel to, and just east of Sidney Street.

Proposed Draft Plan Conditions of Subdivision Approval:

The proposed conditions of draft plan approval for this subdivision are outlined on **APPENDIX 3**. These conditions follow the normal city format and largely consist of conditions commonly utilized in other draft plans approved by the City.

Proposed Draft Plan Conditions of Subdivision Approval: (cont'd)

As typical, the major issues in approving this subdivision arise from servicing the subject lands and all of the engineering works required to develop this site.

Financial:

All of the planning, engineering, survey and legal costs to facilitate the construction of this subdivision will be at the Owner's expense. The applicant paid a fee for the application for draft plan approval.

Conclusion:

The Approvals Section of the Engineering and Development Services Department supports the approval of the draft plan of subdivision, prepared by RFA Planning Consultant Inc. on behalf of Settlers Ridge Developments Inc. for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503), and recommends to the Belleville Planning Advisory Committee that Belleville City Council be requested to formally issue draft plan of subdivision approval for this subdivision, as shown on **APPENDIX 2**, subject to the list of conditions outlined in **APPENDIX 3**.

Respectfully submitted.

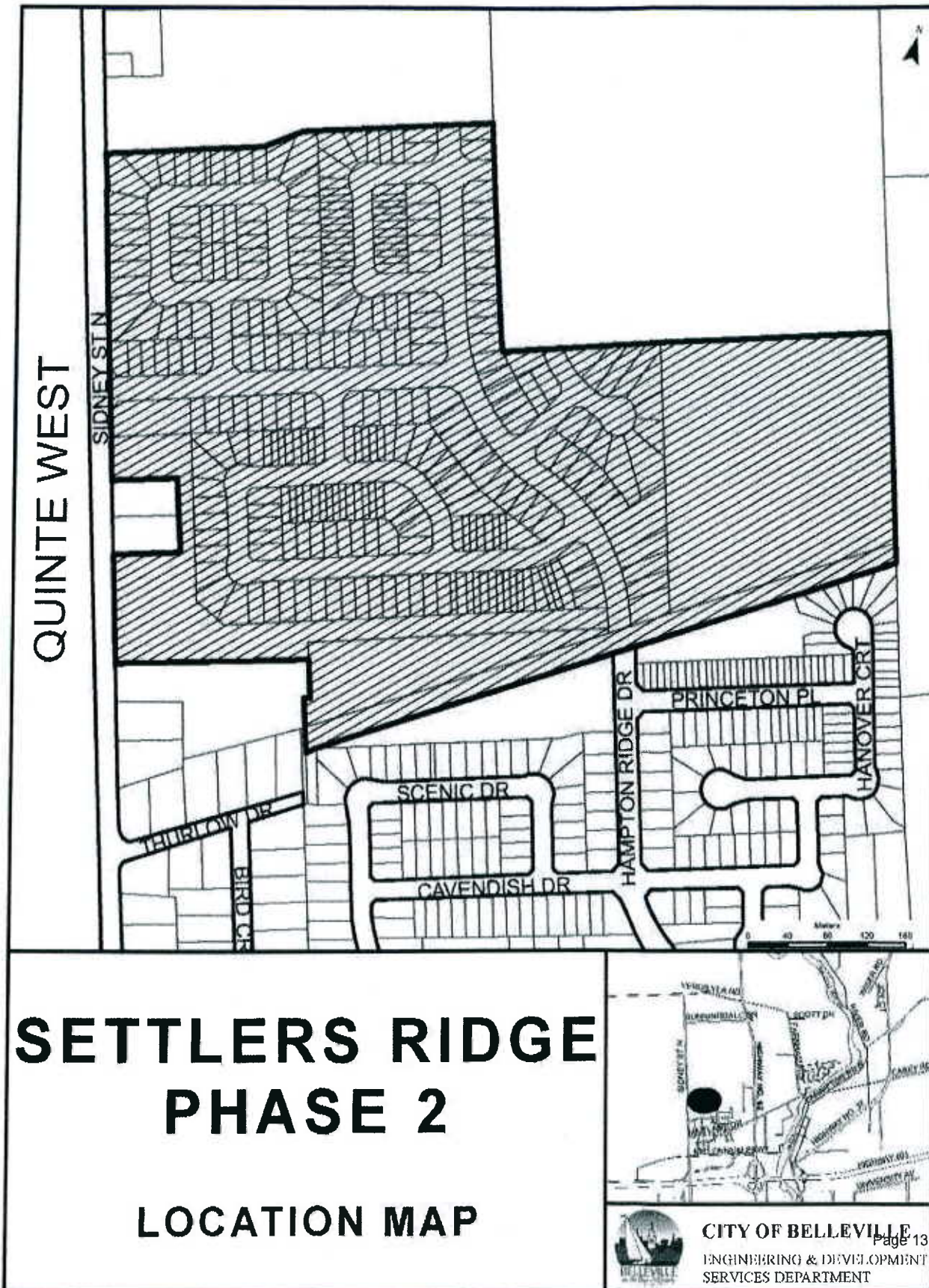


Spencer Hutchison/sh

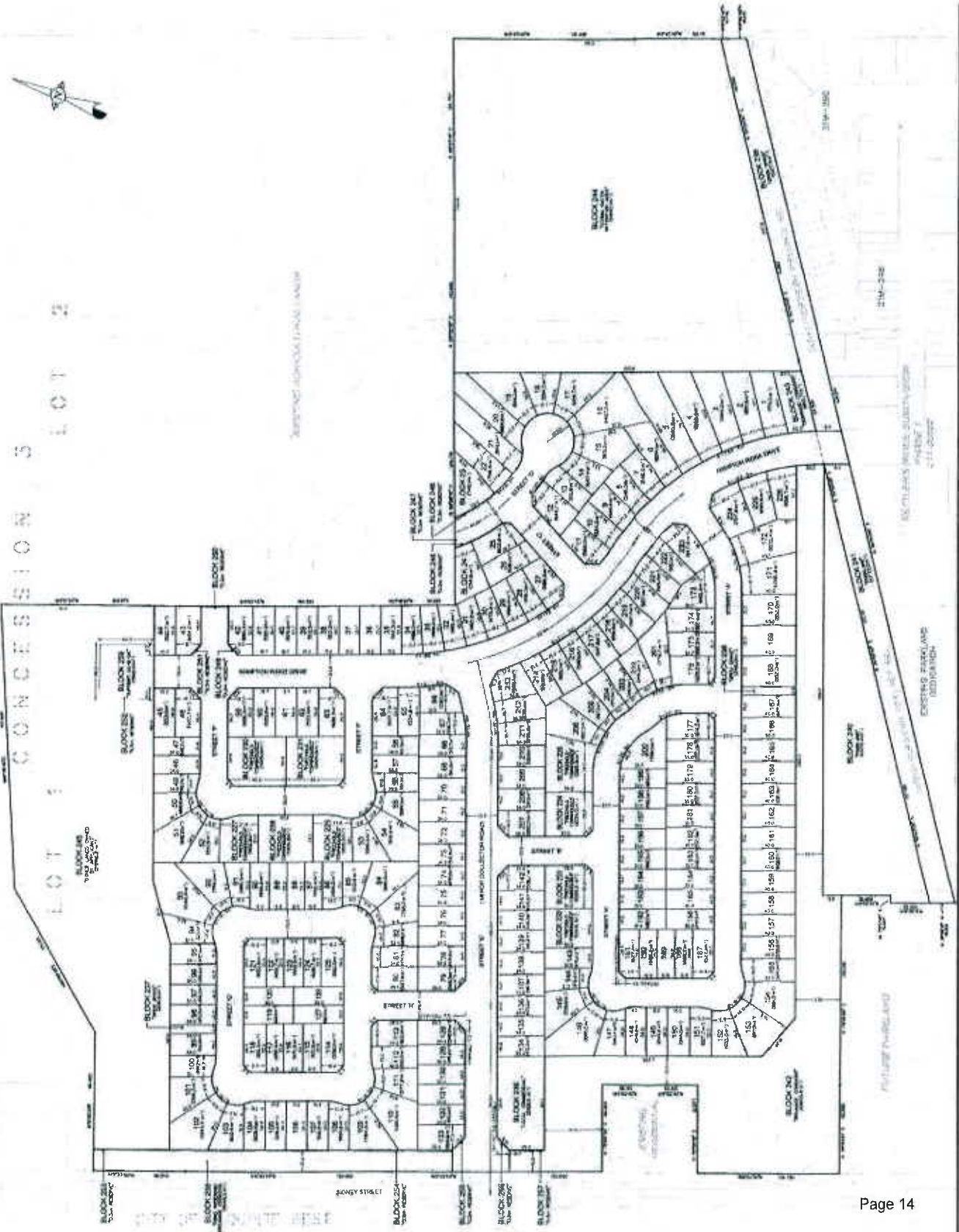


APPENDIX 1

Location Map of Settlers Ridge Subdivision – Phase 2



APPENDIX 2
Revised Draft Plan of Subdivision – Settlers Ridge - Phase 2



APPENDIX 3**Proposed Draft Plan Conditions**
(Settler's Ridge Subdivision – Phase 2)

The City of Belleville's conditions and amendments to final plan approval for registration of this Subdivision are as follows

No.	Conditions
1.	<p>That this approval applies to the draft plan of subdivision, Drawing: Draft Plan of Subdivision 12T-12503, prepared by RFA Planning Consultant Inc., dated October 31, 2012, revised to July 4, 2013, to show a total of:</p> <ul style="list-style-type: none">• Two hundred and twenty-four (224) blocks for single detached dwellings [Blocks 1 to 22 and 25 to 226 inclusive];• nine (9) blocks for street townhouses [Blocks 227 to 235 inclusive];• two (2) future development blocks [Blocks 23 and 24];• one (1) block for local commercial uses [Block 236];• three (3) blocks for open space [Blocks 237 to 239 inclusive];• two (2) parkland blocks [Blocks 240 and 241];• three (3) blocks for a drainage corridor [Blocks 242 to 244 inclusive];• one (1) block for other land owned by Applicant [Block 245];• twelve (12) reserve blocks [Blocks 246 to 257 inclusive];• one (1) block for road widening [Block 258];• one (1) block for temporary cul de sac [Block 259].
2.	<p>That any dead ends and open sides of road allowance created by this draft plan be terminated in 0.3 m reserves to be conveyed to, and held in trust by, the City of Belleville.</p>
3.	<p>That the road allowances included in this draft plan, including any required daylighting triangles, shall be shown and dedicated as a public highway.</p>
4.	<p>That such easements as may be required for utility, telecommunication services, drainage or servicing purposes shall be conveyed to the appropriate authority.</p>

5. That all streets within this plan shall be named to the satisfaction of the City of Belleville.
6. An updated Geotechnical Report will be required which addresses the required pavement designs for the roads within the subdivision.
7. That prior to final approval of the plan, the Owner is required to provide an updated Traffic Impact Study to address how this subdivision will impact the existing roads, including Sidney Street and its intersections with Street 'E' and Maitland Drive, as well as the impact on the roads through the subdivision immediately to the south. This study should include any other lands that are included in the Cannifton Secondary Plan that would utilize the roads in the proposed subdivision. Notwithstanding the recommendations of the updated Traffic Impact Study, the City requires Hampton Ridge Drive, and Street 'E' through this subdivision to be constructed to the City's collector road standard and Street 'E' requires left and right turn lanes at Sidney Street.
8. That prior to final approval of the plan, the Owner shall agree in writing in the subdivision agreement to cause to be carried out the works referred to in the traffic impact study undertaken pursuant to Condition No. 7.
9. That prior to the final approval of the plan, the Owner shall retain a professional engineer to design, to the satisfaction of the City of Belleville, all of the streets within this subdivision. All streets within the subdivision will be constructed with a local road cross-section, except as noted in Condition No. 7.
10. That prior to final approval, the Owner agrees in writing in the subdivision agreement that two road accesses will be required for this subdivision when there are more than 100 residential units proposed to be constructed, including the connection of Street 'E' to Sidney Street.
11. The Owner will be required to construct the roads and services on Street "D" and Street "F" to the limits of the subdivision or to provide security in the amount required to complete this work in order to ensure the completion of this work when the land adjacent to this subdivision is developed.
12. A 1.5 metre concrete sidewalk is required on one side and a multi-purpose trail is required on the other side of Hampton Ridge Drive and Street 'E'. A 1.5 metre concrete sidewalk is required along one side of all local streets. The location of the sidewalk on the local streets will be finalized during the review of the engineering drawings, to the satisfaction of the City.
13. That prior to final approval, a geotechnical report and sanitary sewer and watermain servicing report must be prepared, to the satisfaction of the City, outlining the upgrades required to the existing sanitary sewer system and water system to service the subject lands, in accordance with the City's servicing plan for all of those lands located north of Highway 401. (Cannifton Secondary Plan Sanitary Sewer Servicing Study prepared by Totten Sims Hubicki Associates, dated January 2001 and the Cannifton Secondary Plan Area Water Supply

Hydraulic Study completed by CH2M Gore & Storrie Limited, dated December, 2000.) The watermain servicing report will include modeling of the proposed updates to the water system.

The watermain distribution system is to be constructed in accordance with the Cannifton Secondary Plan Area Water Supply Hydraulic Study completed by CH2M Gore & Storrie Limited, dated December, 2000. Figure 1 "Cannifton Secondary Plan Area Future Water Distribution System" shows this distribution network. A design brief will need to be prepared for the proposed watermain distribution system for this subdivision in order to confirm that there will be adequate supply and pressure throughout the proposed subdivision all in accordance with requirements of the City. This will include modelling the proposed system.

14. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to design and construct all servicing requirements (roads, sidewalks, water, sanitary, storm, electrical, etc.) for this plan of subdivision, including any work required outside the limits of the subdivision, to the specifications of the approving authorities (the City of Belleville, Hydro One, etc.) and the cost thereof shall be paid by the Owner.
15. The Owner will be required to design the subdivision, to allow the servicing of the properties known as 1098 Sidney Street and 1104 Sidney Street with water and sanitary services.
16. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to pay their share of the cost for the sanitary trunk sewer constructed to service this development in accordance with the subdivision agreement for the last phase of Settlers Ridge Subdivision Phase 1.
17. That prior to final approval, the Owner shall agree in writing in the subdivision agreement that the Owner is responsible to provide all services, including road maintenance, unless and until assumed in writing by the City of Belleville.
18. That all street lighting required for the streets to be located within this plan of subdivision be designed and installed, to the satisfaction of the City of Belleville.
19. That prior to final approval, the Owner will be required to complete a hydrogeological evaluation of the impact of the proposed subdivision on the groundwater resources of the surrounding area including existing wells. This evaluation will also review the impact the excavation of trenches and basements will have on groundwater and provide a baseline survey of existing well conditions. The Owner shall agree that where the well or private water supply of any person is interfered with as a result of construction or the development of the subdivision, the Owner shall at his expense, either connect the affected party to municipal water supply system or provide a new well or private water system so that water supplied to the affected party shall be of a quality and quantity at least equal to the quality and quantity of water enjoyed by the affected party prior to the interference.

20. That prior to the commencement of any grading or construction on site, or final registration of the plan, the Owner shall submit and obtain approval of the City of Belleville and Quinte Conservation for reports describing the following:
 1. a detailed Stormwater Management Plan which outlines the intended means of controlling stormwater runoff in terms of quantity, frequency and duration of events up to and including the regional storm;
 2. the intended means of conveying stormwater flows from the site and external areas that drain through the subdivision, including the location and design of water quality and quantity controls and facilities using stormwater management techniques outlined in provincial guidelines;
 3. that Block 244 is sufficient in size for the proposed stormwater management facility, but if it is not sufficient in size, then the Owner agrees to provide any additional land needed to construct the facility, which shall be from subdivision land adjacent to Block 244. The Owner is also required to provide a suitable maintenance access road to the proposed stormwater management facility. The Owner agrees to provide any additional land needed to construct the maintenance access road, such as from the subdivision land adjacent to Block 239.
 4. an assessment of the major and minor flow systems, identifying pre- and post- construction volumes, depths, velocities, points of discharge, and proposed methods for outlet treatment;
 5. An Erosion and Sediment Control Plan detailing the means by which erosion and sedimentation and their effects will be minimized on the site during and after construction in accordance with provincial guidelines. The report must outline all actions to be taken to prevent an increase in the concentration of solids in any water body as a result of on-site, or other related works;
 6. site grading plan, including pre-development and final scenarios;
 7. Requirements for the long-term maintenance of all proposed erosion and stormwater facilities and construction details relating to these conditions.
21. That the Owner agrees in the subdivision agreement, in wording acceptable to the City of Belleville:
 1. to cause to be carried out the works referred to in Condition 20;
 2. to design and implement on-site erosion and sediment control, in order to meet the requirements of the City of Belleville and Quinte Conservation;

3. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair, in a manner satisfactory to the City of Belleville and Quinte Conservation.
22. That the subdivision agreement between the Owner and the City of Belleville contain a provision wherein the Owner agrees to construct:
 1. a continuous 1.5 metre high chain link fencing along the west boundary of the stormwater management facility block (Block 244);
 2. a continuous 1.5 metre high chain link fencing along the side or rear lot lines of those lots that abut the drainage corridor (Blocks 242, 243 and 258), to the satisfaction of the City;
 3. a continuous 1.8 metre high chain link fencing along both sides of Blocks 237 and 238, to the satisfaction of the City;
 4. a 1.8 metre high privacy fence along the east boundary of Block 236.
 23. That the subdivision agreement between the Owner and the City of Belleville, and all agreements of purchase and sale and lease, to provide notice to the property owners of all Lots impacted by Condition No. 22 that the fencing referred to in Condition 22 is not to be removed or altered and further that each individual property owner shall have the sole responsibility for, and shall maintain this fence to the satisfaction of the City of Belleville.
 24. That at the time of the final registration of this plan, the Owner shall convey 5% of the land included in the plan to the City of Belleville for park purposes including Blocks 240 and 241.
 25. The subdivision agreement between the Owner and the City of Belleville will contain a provision wherein the Owner agrees that Blocks 240 and 241 will be conveyed to the City in a condition acceptable to the Director of Environmental & Operational Services including the grading and seeding of Blocks 240 and 241.
 26. That the subdivision agreement between the Owner and the City of Belleville contain a provision wherein the Owner agrees to deed Blocks 237, 238 and 239, to the City.
 27. That the location of community mailboxes for mail delivery, to service this subdivision, shall be located to the satisfaction of Canada Post and the City of Belleville.
 28. That the Owner shall comply with the requirements of Canada Post with respect to the provision of mail delivery to the subdivision, including warning clauses on all Offers of Purchase and Sale on all those lots identified as adjacent to a potential Community Mailbox site.

29. That the subdivision agreement between the Owner and the City of Belleville shall contain the following warning clause:
- NOTE:** Purchasers are advised that it is unlikely that there will be door-to-door mail delivery within this subdivision. Canada Post intends to service this property through the use of community mailboxes which may be located in several locations within this subdivision.
30. That prior to the final approval of the plan, Bell Canada, Union Gas, Cogeco Cable and Hydro One shall confirm that satisfactory arrangements, financial and otherwise, have been made for any communications and utility facilities servicing this plan of subdivision, which facilities are required by the City of Belleville to be installed underground.
31. That prior to final approval of the plan, appropriate zoning shall be in effect for all the lands in the proposed subdivision.
32. That the Owner shall agree in the subdivision agreement that Trans-Northern Pipeline Inc. shall be contacted in advance of any construction or excavation work within 30 metres of Trans-Northern's pipeline right-of-way and that the development of the subject lands as it affects the pipeline right-of-way will be to the satisfaction of the pipeline company.
33. That the Owner and all encumbrancers (mortgagees) shall enter into a subdivision agreement with the City of Belleville. Without limiting the generality of the foregoing, the Owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the City of Belleville, including the provision of roads, sidewalks, boulevards, installation of services, stormwater management and drainage.
34. That the subdivision agreement between the Owner and the City of Belleville shall be registered against the lands to which it applies once the plan of subdivision has been registered.
35. That prior to final approval of any phase of this plan, the Owner shall demonstrate to the municipality that there is an adequate supply of potable water to service each phase of this subdivision as it is developed.
36. That the Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City of Belleville is satisfied that adequate road access, municipal water supply, hydro service, sanitary sewers, and storm drainage facilities are available to service the proposed development.
37. That prior to final approval of the plan, the Owner shall provide the City of Belleville with a phasing and servicing plan detailing how the timing of this development is to be phased and serviced.

38. That the subdivision agreement between the Owner and the City of Belleville contain phasing arrangements to the satisfaction of the Municipality.
39. That prior to final approval, the City of Belleville is advised by a letter on behalf of Quinte Conservation how Conditions No. 20 and 21 have been satisfied.
40. That prior to final approval, the City of Belleville is advised by letter by Canada Post how Conditions 27 and 28 have been satisfied.
41. That prior to final approval, the City of Belleville is advised by letter by Bell Canada, Union Gas, Cogeco Cable and Hydro One how Condition 30 has been satisfied.
42. That prior to final approval, the City of Belleville is advised by letter by Trans-Northern Pipeline Inc. that all of their concerns have been addressed.

NOTES TO DRAFT APPROVAL

1. It is the Owner's responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval may be reviewed periodically and may be amended by the City of Belleville at any time prior to final approval. The *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that draft approval may be withdrawn at any time prior to final approval.
2. We suggest that you make yourself aware of:
 - 1) Section 143(1) of the Land Titles Act, which requires all new plans be registered in a land titles system;
 - 2) Section 143(2) allows certain exceptions.
3. Clearance is required from the following agencies:

Quinte Conservation
R.R. #2
2061 Old Highway #2
Belleville, Ontario
K8N 4Z2 Tel: (613) 968-3434

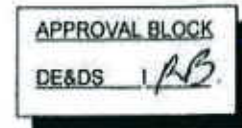
Ms. Janice Young, Manager
Bell Canada
Right of Way
Floor 5
100 Borough Drive
Scarborough, Ontario
M1P 4W2 Tel: (416) 296-6291

Ms. Diana Adamowicz, Delivery Planner
Delivery Planning
Canada Post
1424 Caledon Place
Box 25
Ottawa, Ontario
K1A 0C1 Tel: (613) 734-1681

Walter H. Watt, Property Administrator
Trans-Northern Pipelines Inc.
45 Vogel Road
Suite 310
Richmond Hill, Ontario
L4B 3P6 Tel: (905) 770-3353

4. Further red-line revisions to the draft plan may be required to incorporate changes required through the review and approval of studies and plans yet to be finalized and approved by the City of Belleville, and Quinte Conservation.
5. All measurements in subdivision final plans must be presented in metric units.
6. Registration:

The final plan approved by the City of Belleville must be registered within 30 days of approval or the City of Belleville may withdraw its approval under Section 51(59) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
7. That the payment of development charges will be required prior to the issuance of any building permits for any lots in the subdivision, in accordance with the City of Belleville's Development Charges By-law.
8. This draft plan approval expires on February 10, 2017 if all the conditions contained herein are not satisfied by that date. The Owner shall apply for any extension at least 60 days prior to the lapsing date and such request for an extension shall not be unreasonably withheld.



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2014-05
February 3, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, as Amended –
Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2 , Concession 3,
Formerly in the Township of Thurlow, Now in the City of Belleville, County
of Hastings
File Number: B-77-928
Applicant/Owner: SETTLERS RIDGE DEVELOPMENTS INC.
Agent: RFA PLANNING CONSULTANT INC.

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 3014, as amended, for the lands identified as Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'D – Development', 'D-r - Development' and 'PA – Prime Agriculture' to 'R1-17 – Low Density Residential Type 1', 'R1-22 – Low Density Residential Type 1', 'R1-23 – Low Density Residential Type 1', 'R4-2 – High Density Residential', 'C4 – Local Commercial', 'CF-9 – Community Facility' and 'CF-10 – Community Facility'."

SUMMARY:

As the Committee will recall, the Public Meeting for this application was held on December 3, 2012. At that time the proposed rezoning and draft plan of subdivision for

the subject land was deferred pending further information on servicing details and an additional evaluation by Quinte Conservation of a proposed drainage corridor along the subject lands westerly limit. Those matters have now been addressed, thereby allowing the re-consideration of the proposed amendment.

The plan has been modified to incorporate the proposed 15 metre wide drainage corridor along Sidney Street required to address the concerns of Quinte Conservation, thereby resulting in a loss of two (2) lots. In addition, various adjustments are being requested to the proposed lot frontages and unit mix, resulting in a reduction (by 21) of the total number of housing units proposed. The amendment now proposes a total of 269 residential units comprising a mix of 226 single detached lots and 43 townhomes on approximately 34 hectares of land. A small commercial plaza is also proposed as part of the development. This plan constitutes the Phase 2 expansion of the Settlers Ridge Subdivision development located to the south.

The proposed single detached lots will have frontages ranging from 12.8 metres to 21.3 metres. The requested zone categories replicate the residential zoning that is currently in place for the Phase 1 development of Settlers Ridge. Hampton Ridge Drive will be extended to the north to link the two (2) Phases.

"CF – Community Facility" zoning is proposed to permit an open space/stormwater management block at the south east corner of the subdivision, as well as a drainage corridor to the south and west. CF zoning is also proposed to permit parkland both along and adjacent to the Trans-Northern Pipeline located at the south limit of the subject development. Finally, the Applicant is requesting a special "C4 – Local Commercial" zoning to permit a local commercial plaza at Sidney Street that would provide convenience commercial services for the community.

The proposed development is permitted by the policies of the Official Plan. This additional Phase will provide a complimentary expansion of the existing Settlers Ridge development with a similar range of dwelling types and zone classifications. In addition, the Applicant will be providing commercial and recreational amenities for the benefit of the residents.

On the basis of the foregoing, the application is recommended for approval.



Arthur MacKay
Manager of Policy Planning
atta

SETTLER'S RIDGE - PHASE 2
ZONING PLAN

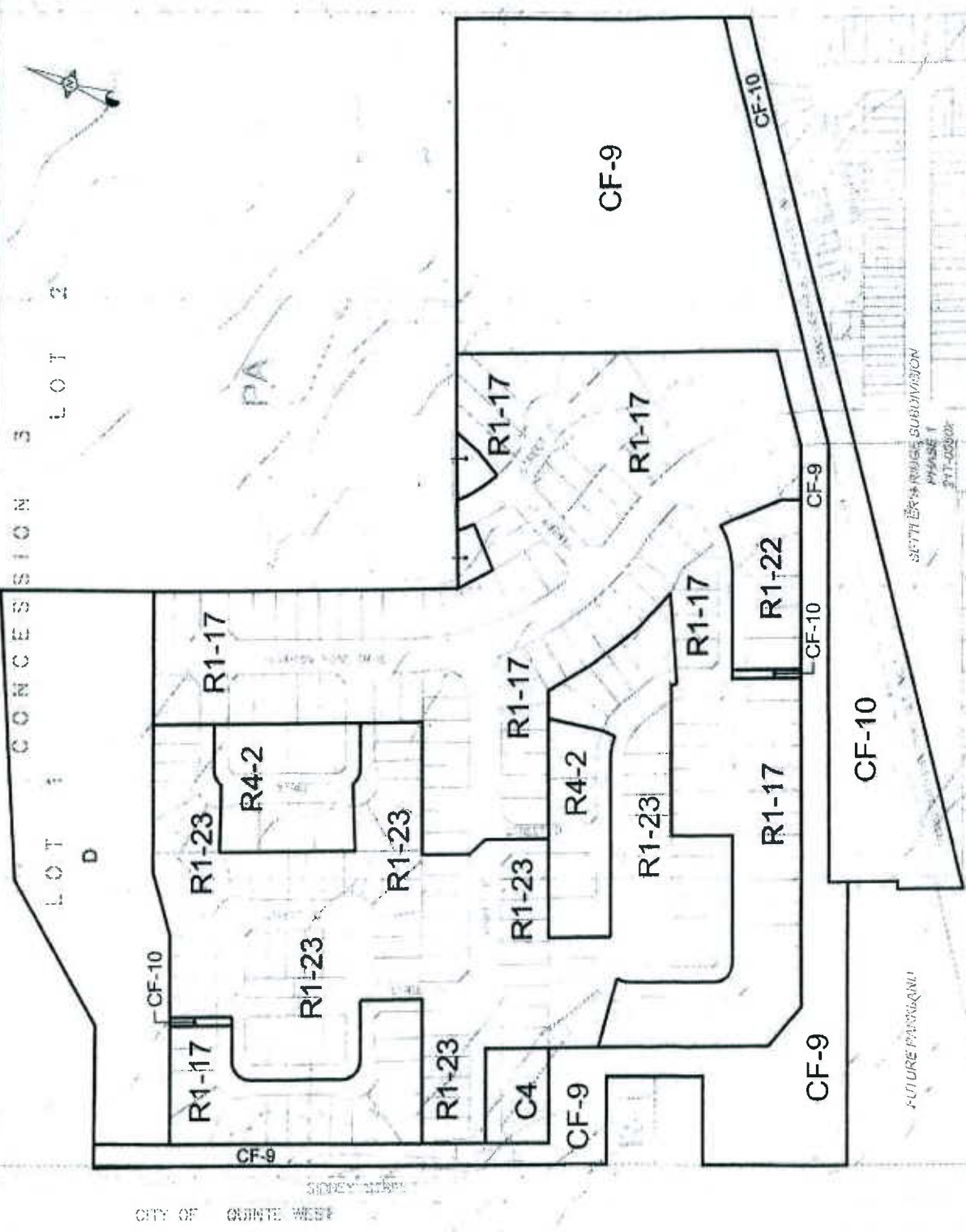
PLANNING DEPARTMENT
COUNTY OF HARTWELL
SCALE: 1/4" = 1'-0"



ZONING BY-LAW 3014 SUMMARY

ZONE	EXISTING	PROPOSED LAND USE
R1-17	Residential Single-Family	Single-Family Detached Dwelling
R1-23	Residential Single-Family	Single-Family Detached Dwelling
R4-2	Residential Single-Family	Single-Family Detached Dwelling
C4	Community Center	Community Center
CF-9	Community Facility	Community Facility
CF-10	Community Facility	Community Facility

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JUL 8 2013
Approvals Section



CITY OF QUINCY, MISSISSIPPI

SETTLER'S RIDGE SUBDIVISION
PHASE 1
347-00000

FUTURE PARCEL

QUINTE WEST

SIDNEY ST N

LOCAL COMMERCIAL

TOWNHOUSE

SINGLE DETACHED DWELLINGS

TOWNHOUSE

OPEN SPACE

PARK

PARK

PRINCETON PL

CRT

HANOVER

SCENIC DR

THURLOW DR

BIRD CR

CAVENDISH DR

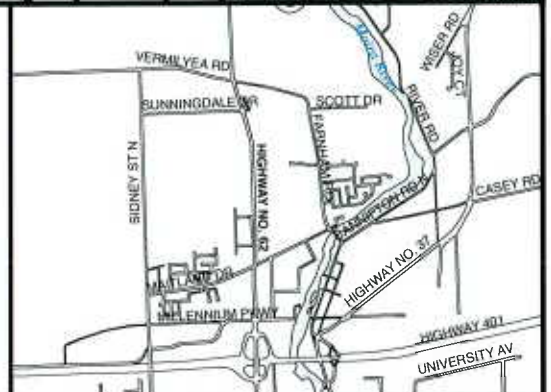
HAMPTON RIDGE DR

0 40 80 120 160
Meters

PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

LOCATION: SETTLERS RIDGE PHASE 2
SIDNEY ST N / MAITLAND DR

-  Single Detached Dwellings
-  Townhouse
-  Local Commercial
-  Open Space
-  Park



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
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 PAC Decision: Approved Council Approved: Jan 13/14 Appeal Date: Feb 3/14
B-77-951	Dec 4/13	Dr. Nadia Bielawa George & Amy Lyn Stephen Ducon Contractors Ltd.	580 Ashley Street Zoning By-Law amendment to permit a vet clinic	Public Mtg: Jan 6/14 PAC Decision: Approved Council Approved: Jan 13/14 Appeal Date: Feb 3/14
B-77-952	Dec 12/13	Teddington Limited Stephen Hyndman	170 - 180 Coleman Street Zoning By-Law amendment to adjust northerly zone boundary to allow enlargement of the property & reduce size of structure required to accommodate on-site parking	Public Mtg: Feb 3/14
B-77-953	Jan 22/14	Man Hole Ten Dev. Inc. Van Meer Limited	Canniff Mill Estate Subdivision - North Zoning By-Law amendment to recognize a draft approved plan of subdivision comprising a mix of single detached dwellings, townhouses & apartments	Public Mtg: Mar 3/14
B-77-954	Jan 29/14	Heritage Park Joint Venture c/o Geertsma Homes Ltd./ Hastings Enterprises Inc & G.C.L. Dev Ltd.	Heritage Park Phase 2 - Zoning By-Law amendment to "R2-5" for the draft approved lots including a special minimum rear yard provision	Public Mtg: Mar 3/14

**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-77-921	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 37 single detached dwellings by registered Plan of Subdivision (expansion of Phase 2 - Hearthstone Ridge subdivision)	Public Mtg: Aug 7/12 PAC Decision: Jan 6/14 Council Approved: Jan 13/14 Appeal Date: Feb 3/14
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
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	<i>25 Blessington Road, 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