

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JANUARY 6, 2014

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 – 11 AND 15 CHATHAM STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-950
APPLICANT/OWNER: DR. DOUGLAS SMITH & DR. KENNETH LAWLESS
AGENT: VAN MEER LIMITED

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
3014, AS AMENDED – 580 ASHLEY STREET, FORMERLY
IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-951
APPLICANT: DR. NADIA BIELAWA
OWNERS: GEORGE & AMY LYN STEPHEN
AGENT: DUCON CONTRACTORS LTD., C/O DENNIS
MARTIN**

Notice of Meeting and Map

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4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JANUARY 6, 2014

5:30 P.M.

COUNCIL CHAMBER

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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 December 2, 2013

4. DEPUTATIONS

5. COMMUNICATIONS

5.1 December 30, 2013 letter from Jakup Mikkelsen and Margaret M. Ruiz regarding Zoning Amendment Application B-77-950 Referrals from Public Meeting 6.1 refers

RESOLUTION

"THAT the December 30, 2013 letter from Jakup Mikkelsen and Margaret M. Ruiz regarding Zoning Amendment Application B-77-950 be received and referred to Referrals from Public Meeting Item 6.1."

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 11 AND 15 CHATHAM STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-950
APPLICANT/OWNER: DR. DOUGLAS SMITH & DR. KENNETH LAWLESS
AGENT: VAN MEER LIMITED
-

Manager of Policy Planning's Report No. PP-2014-01
 Communication's Item 5.1 refers

8RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for 11 and 15 Chatham Street, City of Belleville, County of Hastings be APPROVED, as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcels from 'R4-51 – Residential Fourth Density' to a special 'C5 – Non-Retail Commercial' zone for the purpose of adding off-street parking as a permitted use for the adjacent dental centre."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 580 ASHLEY STREET, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-951
APPLICANT: DR. NADIA BIELAWA
OWNER: GEORGE & AMY LYN STEPHEN
AGENT: DUCON CONTRACTORS LTD., C/O DENNIS MARTIN
-

Special Projects Planner's Report No. PP-2014-02

14

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 3014, as amended, for 580 Ashley Street, 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 modifying the provisions of the 'C3-15 – General Commercial' zone to add a veterinarian clinic as a permitted use, and to recognize an existing southerly landscaped strip adjacent to the driveway and parking area."

7. REPORTS

- 7.1 **REQUEST TO DRAFT APPROVE A PLAN OF SUBDIVISION HEARTHSTONE RIDGE SUBDIVISION – PHASE 2 PART OF LOT 13, CONCESSION 7, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
OWNER: SHADY RIDGE STOCK FARMS INC.

Manager, Approvals Section's Report No. APS-2014-01

21

RESOLUTION

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

THAT approval of a Draft Plan of Subdivision, prepared by The Greer Galloway Group Inc., dated July 4, 2012, revised to November 16, 2013, as shown on **APPENDIX 2** attached to the Manager of Approvals' Report No. APS-2014-1, be granted for the lands identified as Part of Lot 13, Concession 7, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-10501), subject to the draft plan conditions outlined in **APPENDIX 3** of same."

8. INFORMATION MATTERS

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

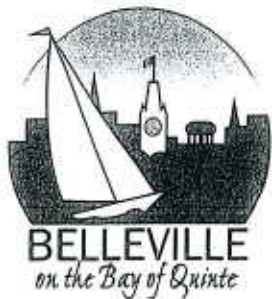
Report to January 6, 2014

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9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT

This document is available in other formats upon request.



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-951

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JANUARY 6, 2014
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The property is zoned "C3-15 – General Commercial" and the applicant requests a rezoning to a special "C3 – General Commercial" zone in order to operate a veterinarian clinic. To accommodate this, the applicant proposes a 1,000 sq. ft. addition to the existing building (for a total enlarged area of approximately 1,900 sq. ft.).

The property is described as 580 Ashley Street, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Hamlet" in the City's Official Plan as part of the hamlet of Foxboro. A wide range of commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned "C3-15 – General Commercial" in Zoning By-Law Number 3014, as amended. The applicant is requesting a change in zoning to allow a veterinarian clinic as a permitted use, in addition to the uses currently permitted under the C3-15 zone.

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 17th day of December, 2013



PROPOSED ZONING BY-LAW AMENDMENT

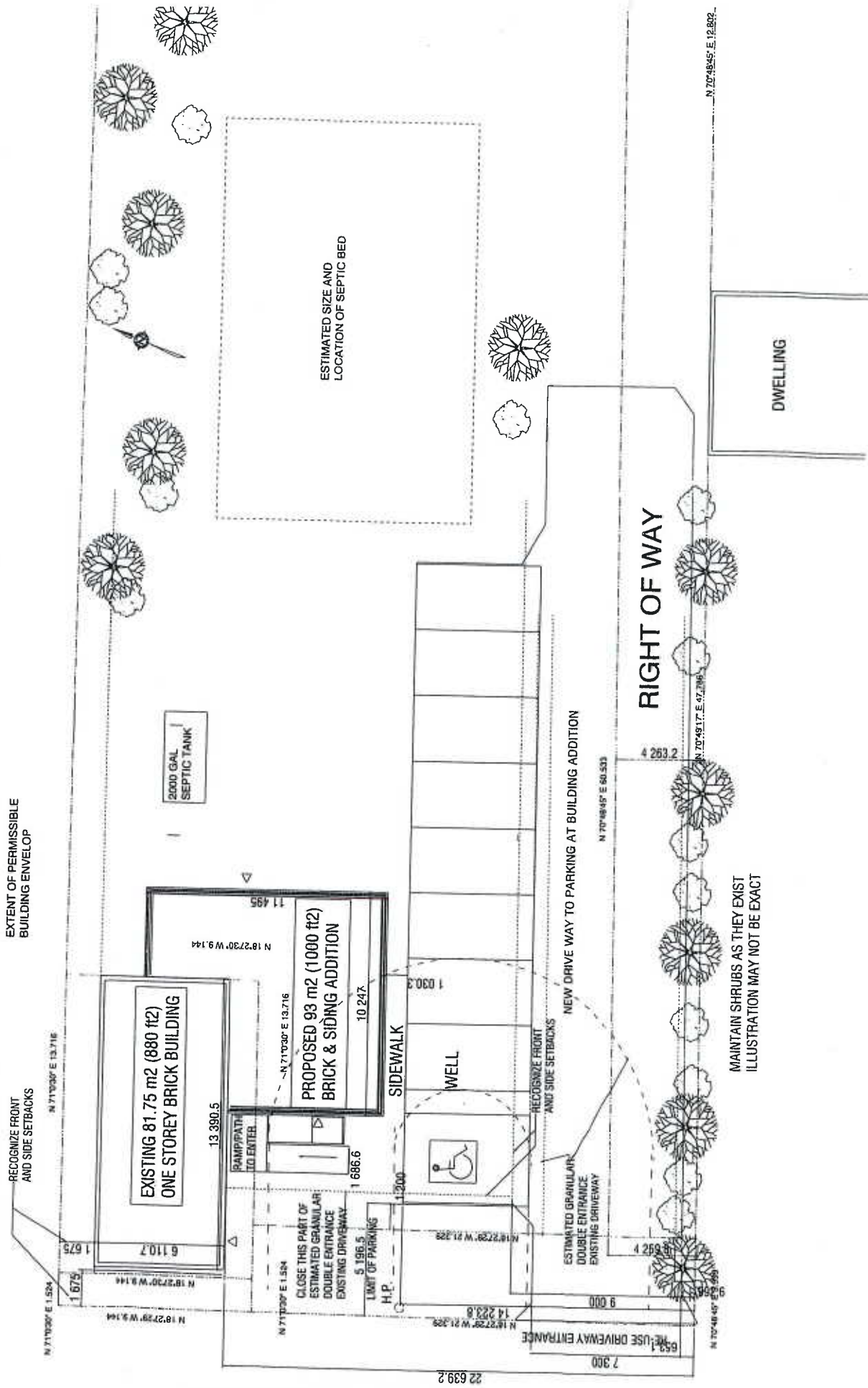
LOCATION: 580 ASHLEY ST



PROPOSED ZONING CHANGE FROM C3-15 (GENERAL COMMERCIAL WITH SPECIAL PROVISIONS) TO REVISED PERMITTED USES AS DETAILED IN THE ATTACHED NOTICE



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



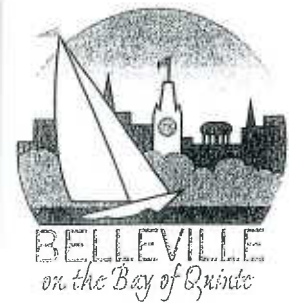
MAINTAIN SHRUBS AS THEY EXIST
ILLUSTRATION MAY NOT BE EXACT

RIGHT OF WAY

DWELLING

ESTIMATED SIZE AND
LOCATION OF SEPTIC BED

EXTENT OF PERMISSIBLE
BUILDING ENVELOP



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-950

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JANUARY 6, 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 2012, 11 and 15 Chatham Street were rezoned to "R4-51 – Residential Fourth Density" to allow for parking in the rear yards of the existing dwellings to service the adjacent dental centre. The applicant now proposes to remove the two (2) dwellings and requests a special "C5 – Non-Retail Commercial" zone to allow the parcels to be used solely as a parking area for the dental building.

OFFICIAL PLAN:

The affected lands are designated "Residential Land Use" in the City's Official Plan. A limited range of commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject lands are zoned "R4-51 – Residential Fourth Density" in Zoning By-Law Number 10245, as amended. The applicant is requesting a change to a special "C5 - Non-Retail Commercial" zone to allow parking for the adjacent dental centre.

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).

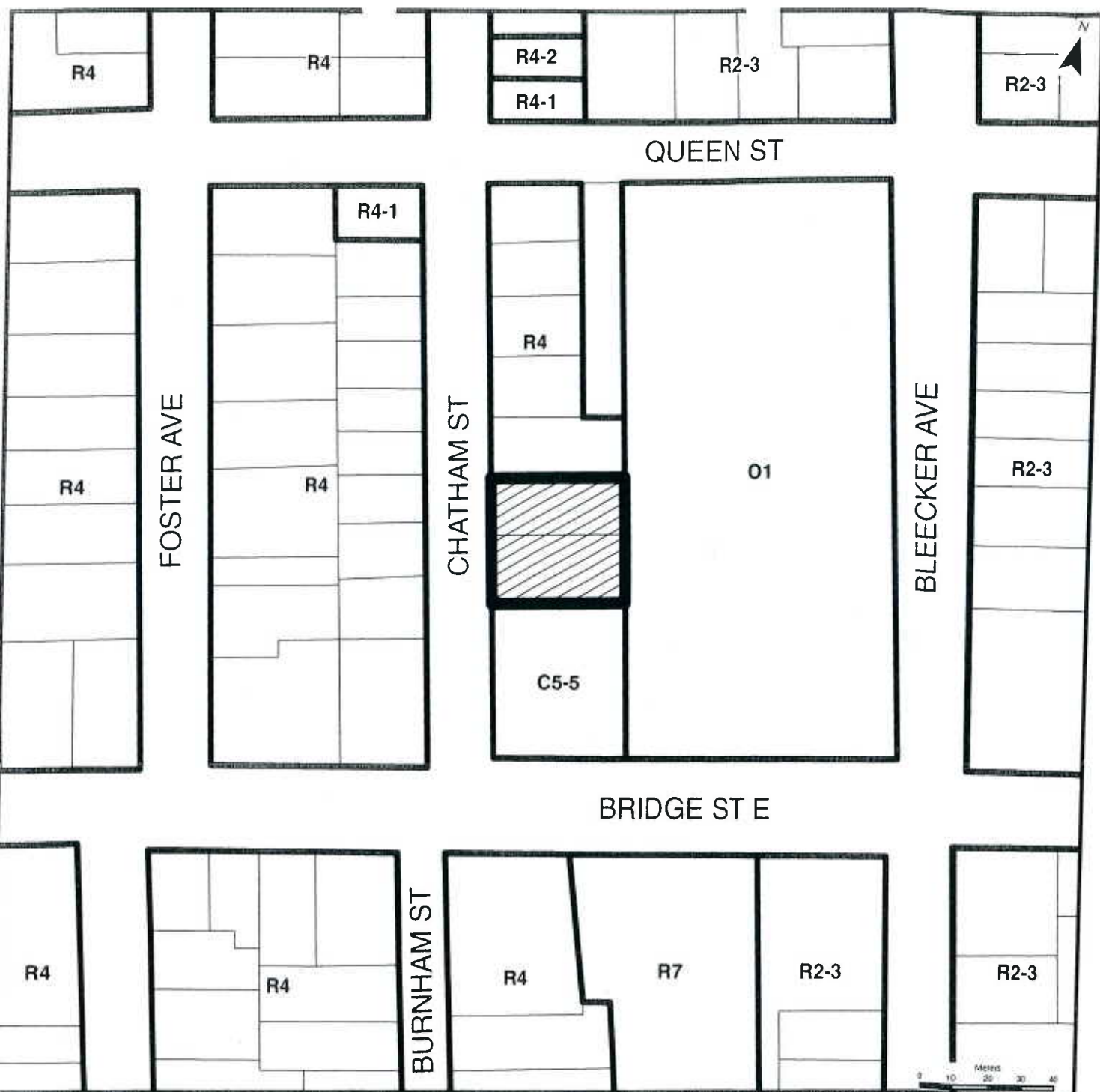
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 17th day of December, 2013



PROPOSED ZONING BY-LAW AMENDMENT

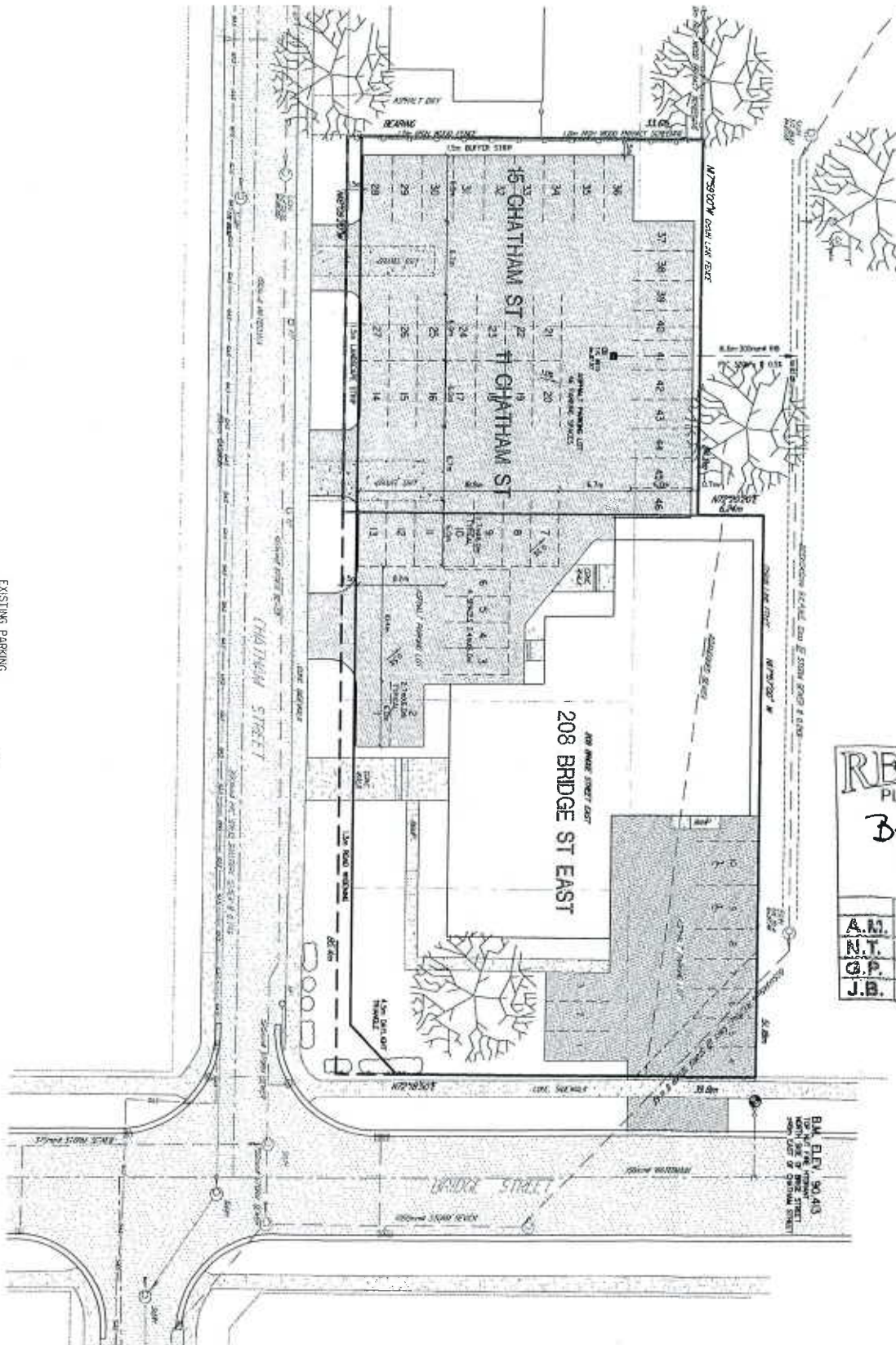
LOCATION: 11 & 15 CHATHAM ST



PROPOSED ZONING CHANGE FROM R4- 51 (RESIDENTIAL FOURTH DENSITY) ZONE WITH SPECIAL PROVISIONS TO C5 (NON RETAIL COMMERCIAL) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



EXISTING PARKING
BRIDGE STREET
PROPOSED PARKING
CHATHAM STREET

10
45
TOTAL 55

RECEIVED
PLANNING SECTION
B-77-950
NOV 18 2013

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

To: R. Bovay, A. MacKay
From: City Clerk
Re: Planning Application B-77-950
Date: December 30, 2013

December 30, 2013

Mr. Matt MacDonald
City of Belleville
Secretary, Planning Advisory Committee
City hall, 169 Front Street
Belleville, ON K8N 2Y8

Jakup Mikkelsen & Margaret Ruiz
21 Chatham Street
Belleville, ON K8N 3S2

Dear Sir:

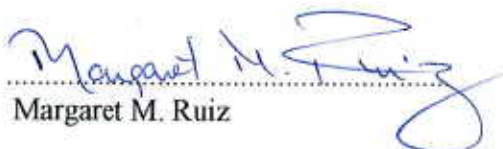
**RE: FILE NO. B-77-950
PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL – COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JANUARY 6, 2014
AT 5:30 P.M.**

In reply to your letter dated December 17, 2013, we hereby submit our request to be notified of the decision of the City of Belleville/Belleville Planning Advisory Committee in respect to the application for an amendment to the Zoning By-law Number 10245 to a special "C5-Non-Retail Commercial" zone to allow parking for the adjacent dental centre keeping in mind we would like to have our privacy and not be exposed to engine exhaust from the vehicles.

Sincerely,

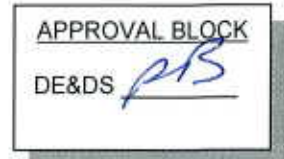


Jakup Mikkelsen



Margaret M. Ruiz





CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Art MacKay, Manager of Policy Planning
Report No. PP-2014-01
January 6, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
11 and 15 Chatham Street, City of Belleville, County of Hastings
File Number: B-77-950
Applicant/Owner: DR. DOUGLAS SMITH & DR. KENNETH LAWLESS
Agent: VAN MEER 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, be APPROVED, as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcels from 'R4-51 – Residential Fourth Density' to a special 'C5 – Non-Retail Commercial' zone for the purpose of adding off-street parking as a permitted use for the adjacent dental centre."

BACKGROUND:

As the Committee will recall, the rear yards of the subject parcels were rezoned in 2012 to permit off-street parking for the adjacent dental centre. For the subject application, the Applicant now wishes to remove the two (2) residential dwellings and utilize all of the lands for parking to service the dental centre. This proposed expansion, in conjunction with existing on-site parking currently provided, will result in the provision of a total of 56 off street parking spaces. It is noted that the dental centre currently provides a total of 25 parking spaces.

Purpose and Effect

The purpose of the application is to amend zoning by-law as it relates to properties at 11 and 15 Chatham Street.

The effect of the application would be to permit the owners to use the properties for off-street parking for the adjacent dental centre.

Subject Property

- Site Characteristics

The proposed amendment applies to two (2) properties, each having approximately 574 square metres of lot area, and 17 metres of frontage on Chatham Street. Both properties are improved with single detached residential dwellings which are to be removed if this application is approved.

- Adjacent Land Uses

Single detached residential uses are located to the north and across Chatham Street to the west of the properties. The associated dental centre is located to the south, and a City park (Robin Jeffrey) is located to the east.

Official Plan

The land is designated "Residential Land Use" in the City's Official Plan. The policies of this designation permit a limited range of commercial uses that are of a minor nature, as well as secondary uses of a non-residential nature that are compatible with residential uses and can perform a service function in support of the residential area.

Subject to the provision of proper screening, the allowance of off-street parking, in association with the adjacent dental centre, would satisfy the requirements of the Official Plan.

Zoning By-Law

The subject lands are zoned "R4-51 – Residential Fourth Density" in Zoning By-Law Number 10245, as amended. The applicant is requesting a rezoning to a special "C5 – Non-Retail Commercial" zone to allow both 11 and 15 Chatham Street to be used for additional off-street parking for the adjacent dental centre. It is noted that the current dental centre is zoned "C5-5 – Non-Retail Commercial".

For a dental office the By-law requires one (1) off-street parking space for each 28 square metres of gross floor area which, based on the existing dental centre, results in a parking calculation of 21 spaces. The existing parking lot currently provides for 25 spaces, but this is insufficient for the dental centre's needs. If approved, the subject Application will result in a total of 56 on-site parking spaces being provided.

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 December 17, 2013.

No comments or concerns have been received.

- 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 and the Manager of Approvals on December 17, 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 dedication of road widening to the City, the preparation of a Stormwater Management Report and the provision of a driveway in conformance with the City's Driveway Control By-Law No. 2001-129, all to the satisfaction of the City."

The Manager of Approvals advises that the property will be subject to site plan review and approval.

Recreation, Culture and Community Services advise that they have no comment on the application.

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on December 17, 2013.

Correspondence from Jakup Mikkelsen and Margaret Ruiz of 21 Chatham Street has been received and can be found elsewhere in the Agenda.

No other comments have been received.

Planning Analysis

The Official Plan contemplates limited commercial development in areas designated "Residential Land Use" that is of a minor nature, as well as secondary uses of a non-residential nature that are compatible with residential uses and which can often perform a service function in support of the residential area.

The dental centre has been operating since 1987 and presently provides on-site parking that complies with the minimum requirements of the Zoning By-Law. However, because of the parking demands generated by the needs of the facility, overflow on-street parking is occurring along both Chatham Street and Bridge Street East.

In 2012, the Applicant received zoning approval to recognize parking that had been occurring for many years in the back yards of the subject residential properties. Now with the subject Applicant, the Applicant proposes to remove the residential dwellings and thereby create a total of 56 off-street parking spaces to service the dental centre. To ensure compliance with the intentions of the Official Plan, it is recommended that the implementing Zoning By-Law restrict the use to allow for parking only.

The Applicant's Agent, Van Meer Limited, has submitted a conceptual plan proposing minimum 1.5 metre landscape strips along both Chatham Street and the property boundary to the north as required by the Zoning By-Law. In addition, a 1.2 metre high wooden fence along the north lot line adjacent to the driveway at 21 Chatham Street is proposed, which then would rise to a height of 1.8 metres adjacent to the property's back yard. It is also noted that due to the use, the parking area would only be utilized during the business hours of the dental centre – unlike a residential parking lot which also generates demand both in the evenings and on weekends.

The Approvals Section advises that the parking lot will be required to be developed through Site Plan Control in order to ensure that storm water management and road widening are addressed to the satisfaction of the City. The Site Plan process would also review and ensure conformity with parking area design requirements under the Zoning By-Law including setbacks and landscaping requirements.

Based on the foregoing, the application is recommended for approval.



Arthur MacKay
Manager of Policy Planning

atta

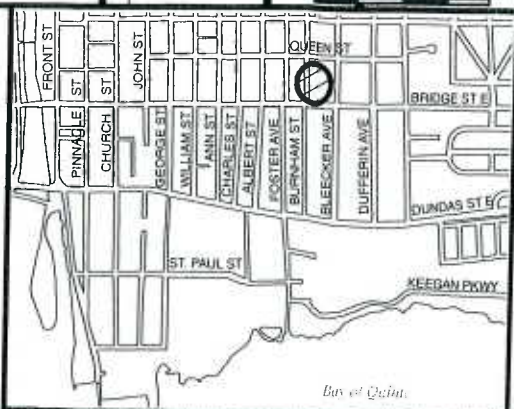


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 11 & 15 CHATHAM ST



PROPOSED ZONING CHANGE FROM R4- 51 (RESIDENTIAL FOURTH DENSITY) ZONE WITH SPECIAL PROVISIONS TO C5 (NON RETAIL COMMERCIAL) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



APPROVAL BLOCK
DE&DS _____ MB
MPP _____ MB

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Greg Pinchin, Special Projects Planner
Report No. PP-2014-02
January 6, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, as Amended –
580 Ashley Street, Formerly in the Township of Thurlow, Now in the City
of Belleville, County of Hastings
File Number: B-77-951
Applicant: DR. NADIA BIELAWA
Owners: GEORGE & AMY LYN STEPHEN
Agent: DUCON CONTRACTORS LTD.,
C/O DENNIS MARTIN

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 3014, as amended, for 580 Ashley Street, 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 modifying the provisions of the 'C3-15 – General Commercial' zone to add a veterinarian clinic as a permitted use, and to recognize an existing southerly landscaped strip adjacent to the driveway and parking area."

SUMMARY:

The applicant requests a rezoning of approximately 0.5 hectares of land with approximately 26 metres of frontage. The subject land is zoned "C3-15 – General Commercial" and the applicant requests an amendment to the C3-15 zone provisions in order to operate a veterinarian clinic. To accommodate this, the applicant proposes a 93 square metre addition to the existing building (for a total enlarged area of approximately 170 square metres). Relief from Subsections 4.15.6 and 4.16.3 of the By-Law is also sought in order to recognize an existing landscaped strip that will be maintained within 1.0 metre of the southerly property line adjacent to the driveway and parking area.

The land is designated "Hamlet" in the City's Official Plan. A wide range of commercial uses are permitted in this designation subject to satisfying various policies in the Plan.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to approximately 0.5 hectares of land that is currently zoned to permit a range of commercial uses.

The purpose of the application is to amend Zoning By-Law Number 3014, as amended, so as to permit a veterinarian clinic within the "C3-15 – General Commercial" zone.

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

Subject Property

- Site Characteristics

The site is located on the east side of Ashley Street, north of Mudcat Road in the hamlet of Foxboro. The property is improved with an approximately 77 square metre building in the northwest corner that was constructed approximately 128 years ago. The applicant advises that the building is currently used for an eating establishment. Prior to being zoned for an eating establishment in 2011, our files indicate that the building was used to run a day program for a group home to teach cooking and life skills to a group of fifteen (15) to twenty (20) students.

- Adjacent Land Uses

Single detached residential uses are located to the north, south, and across Ashley Street to the west of the property. Wooded areas are located to the east. The rear portion of the lot abuts on the former Foxboro Co-op property to the south.

Official Plan

The land is designated "Hamlet" in the City's Official Plan. The policies of this designation permit a wide range of commercial uses subject to satisfying various policies in the Plan.

The application complies with the Plan.

Zoning By-Law

The subject land is zoned "C3-15 – General Commercial" in Zoning By-Law Number 3014, as amended. The applicant is requesting an amendment to the zoning to allow a veterinarian clinic as a permitted use, in addition to the uses currently permitted under the C3-15 zone.

The applicant further requests an amendment to allow the parking area drive aisle to be located a minimum of 1.0 metre from the south property line, noting that it would then use a portion of an existing 4.2 metre wide right of way along the south property line that must remain unobstructed.

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, Quinte Conservation, Hastings & Prince Edward Counties Health Unit, and the City of Quinte West on December 17, 2013.

No 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 Recreation, Culture and Community Services Department, the Environmental & Operational Services Department, and the Manager of Approvals on December 17, 2013.

The Approvals Section 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 which will include the following requirements:

1. The Owner will be required to deed gratuitously to the City of Belleville half of the road widening required to provide a 26m wide road allowance for Ashley Street along portion of the frontage where Ashley Street is designated as a collector road, less the 4.0 metres previously deeded to the City. In addition the Owner will be required to deed gratuitously to the City of Belleville half of the road widening required to provide a 20m wide road allowance for Ashley Street along portion of the frontage where Ashley Street is designated as a local road, if this road widening has not already been deeded to the City.
2. No structures, such as signs, or any new landscaping, except sod, will be allowed on the road widening deeded to the City.
3. A Stormwater Management Report will be required showing how the storm water from the site will be dealt with in regards to quality, to the satisfaction of the City.
4. A driveway in conformance with the City's Driveway Control By-Law No. 2001-129, to the satisfaction of the City."

The Recreation, Culture and Community Services Department advise that they have no comment at this time.

No other comments have been received.

- **Public Circulation**

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the affected area on December 17, 2013. Notice was also provided by advertisement in The Intelligencer.

No comments have been received.

Planning Analysis

The property is currently zoned for a range of commercial uses. The Hamlet policies in the City's Official Plan lend themselves to a wide range of small-scale commercial development. The proposal to add onto the existing building and convert it to a veterinarian clinic, with approximately 170 square metres of gross floor area, would represent small-scale commercial development.

The Official Plan also directs commercial uses on private services to be located on parcels that are sufficiently large to accommodate such services. Zoning By-Law Number 3014 sets out a minimum lot size of 0.15 hectare for commercial uses on private services within the C3 zone. The subject property significantly exceeds this minimum at a size of 0.5 hectare. The property has a septic system that was installed approximately nine (9) years ago. The system was upgraded with a larger tank approximately two (2) years ago as part of the renovations to convert the building to an eating establishment. The applicant will need to reevaluate the system through the building permit process, in the context of the proposed addition and renovations.

The property has an existing U-shaped driveway with access to Ashley Street. The proposal will close off the northern driveway access and use the southern one for a newly designed parking area south of the proposed addition. The sketch accompanying the application shows the proposed addition and the parking area's proposed location.

The applicant seeks relief from the requirements of Subsections 4.15.6 and 4.16.3 of the Zoning By-Law, which require a driveway or parking area to be located at least 7.5 metres from a residential zone, and to be screened by a minimum 3.0 metre landscaped strip. Instead, the proposal is to maintain a 1.0 metre landscaped strip between the drive aisle and the residential zone boundary to the south, as the southerly 4.2 metres of the lot are already designated as a right-of-way to access the property to the south-east. Maintaining the existing landscaping, and surfacing a portion of the right of way as a drive aisle for the parking area will ensure that it remains unobstructed.

As shown on the sketch, the actual parking spaces are to be located only on the north side of the aisle in order to keep parked vehicles away from the adjacent property to the south.

A veterinarian clinic generates a parking requirement of one (1) space per thirty-six (36) square metres of gross floor area under the Zoning By-Law. At approximately 77 square metres, plus the proposed 93 square metre addition, the facility would generate a minimum requirement for five (5) on-site parking spaces. The sketch accompanying the application proposes nine (9) parking spaces.

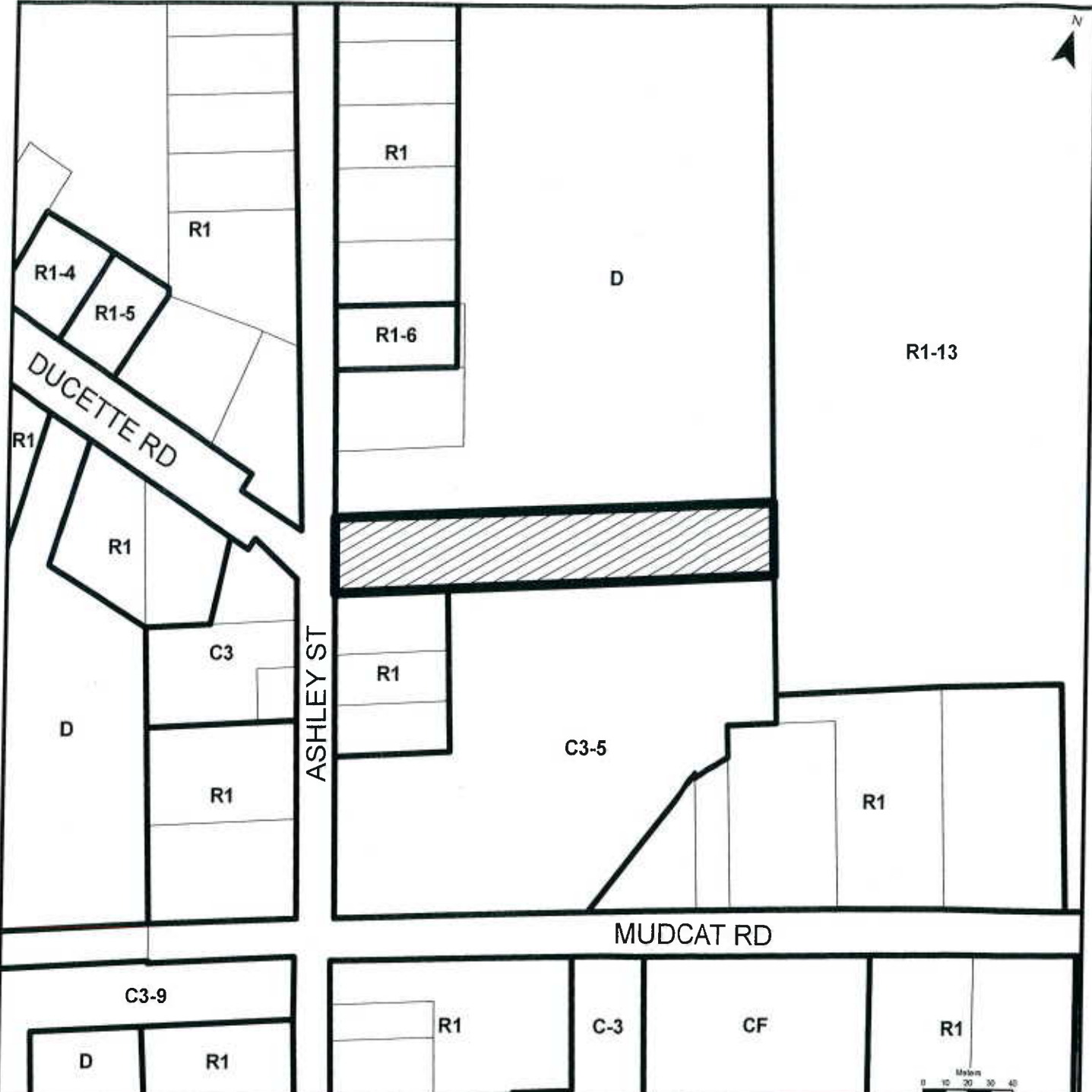
The Approvals Section has noted that the building addition and expansion of the on-site parking area will be subject to the Site Plan process to ensure compliance with minimum zoning requirements, appropriate design, stormwater management, and to address any road widening needs.

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



Greg Pinchin
Special Projects Planner

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 580 ASHLEY ST



PROPOSED ZONING CHANGE FROM C3-15 (GENERAL COMMERCIAL WITH SPECIAL PROVISIONS) TO REVISED PERMITTED USES AS DETAILED IN THE ATTACHED NOTICE



Page 10
CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

**CITY OF BELLEVILLE**

Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2014-1
January 6, 2014

To: Belleville Planning Advisory Committee

Subject: Request to Draft Approve a Plan of Subdivision
Hearthstone Ridge Subdivision – Phase 2
Part of Lot 13, Concession 7, Former Township of Thurlow,
Now in the City of Belleville, County of Hastings
OWNER: Shady Ridge Stock Farms Inc.

File: 12T-10501

Recommendation:

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

“THAT approval of a Draft Plan of Subdivision, prepared by The Greer Galloway Group Inc., dated July 4, 2012, revised to November 16, 2013, as shown on **APPENDIX 2** attached to the Manager of Approvals’ Report No. APS-2014-1, be granted for the lands identified as Part of Lot 13, Concession 7, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-10501), subject to the draft plan conditions outlined in **APPENDIX 3** of same.”

Background:

In August 2012 a Public Meeting was held to review and consider a draft plan of subdivision for Phase 2 of the Hearthstone Ridge subdivision. The lands subject to this subdivision application have an area of approximately 33.5 hectares (82.8 acres) and a frontage of 375 metres (1,230 feet) along the north side of Mudcat Road, as shown on the attached Location Map (**APPENDIX 1**).

At that meeting the Planning Advisory Committee passed a resolution recommending that Belleville City Council formally draft approve the Phase 2 subdivision.

Subsequently, the Owner, his consultants, Quinte Conservation and the City got into lengthy and time-consuming discussions about ensuring an adequate water supply for new residents of this proposed subdivision and existing residents living in Phase 1 of Hearthstone Ridge. This led to significant hydrogeological review and study.

Background: (cont'd)

The result of this review, which has now been agreed to by all parties is a slight revision to the draft plan, the revision of one draft plan condition and the addition of four new draft plan conditions.

Proposed Plan of Subdivision - Phase 2:

As shown on **APPENDIX 2** attached, the number of lots in the proposed subdivision has been reduced by one. There are now 37 lots proposed instead of the original 38. The deleted lot was located at the very end of the cul-de-sac.

Proposed Draft Plan Conditions of Subdivision Approval - Phase 2:

The revised conditions of draft plan approval are attached as **APPENDIX 3**.

All of the changes to the draft plan conditions arise from the hydrogeological work. The new conditions are No. 13, 14, 16 and 24 while Condition No. 15 was revised.

Condition No. 13 requires that the location of all new septic systems be approved before a building permit is issued.

Condition No. 14 requires a well to be installed and tested on a lot before a building permit can be installed for that lot.

Condition No. 16 requires the installation of a 1,000 gallon storage tank and controlled pumping system for each new well and lot.

Condition No. 24 requires each property owner to maintain and keep in good working order the 1,000 gallon storage tank and controlled pumping system.

Condition No. 15 was revised to reflect that extension hydrogeological testing has now been carried out and that it is to be continued until the subdivision is substantially completed.

All other draft plan conditions have not been changed.

Staff Comments:

According to the extensive technical work undertaken by the Owner's consultant the issue of water quantity to the Hearthstone Ridge subdivision is not an issue. The question that had arisen was concerning well interference. Would a new well possibly interfere with an existing well or through time another new well?

For over a year now the Owner's consultant has been working with Quinte Conservation to try and settle this matter and provide enough data to ensure that to the best of everyone's ability that the proposed subdivision will not cause a water problem for new or existing residents.

Staff Comments: (cont'd)

It is now felt that the revised draft plan conditions addresses the concerns of the City and Quinte Conservation and protects the interest of existing residents.

A well has to be installed on every lot and has to be tested to show that it is not interfering with other wells before a building permit is issued. This is similar to the condition that is affixed to every rural severance. A well has to be installed and tested before a severance can be finalized.

The requirement for a septic system plan for each lot ensures that proper separation is maintained between the location of wells and septic systems within the subdivision.

The proposed 1,000 gallon storage system and controlled pumping system ensure that water is stored on each property and not accessed directly from the well every time it is required. At the same time by controlling the rate of pumping this should minimize the chance of well interference.

Lastly, the monitoring of wells has to continue for a period of two years from the time the 33rd house is built. This is ample time to ensure that as construction winds down there are not lingering or delayed hydrogeological effects.

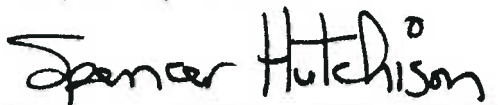
Financial:

The development and construction of Phase 2 of the Hearthstone Ridge subdivision will be at the Owner's expense including all of the survey work, legal and engineering costs for this phase of development. In addition, the City and Owner will eventually enter into a subdivision agreement to oversee this development and the Owner will have to post a letter of credit to ensure the works required for Phase 2 are constructed and installed to the City's satisfaction.

Conclusion:

The Approvals Section of the Engineering and Development Services Department supports the revisions to the draft plan of subdivision for Part of Lot 13, Concession 7, formerly Township of Thurlow, now in the City of Belleville, as submitted by The Greer Galloway Group Inc. on behalf of Shady Ridge Stock Farms Inc. and recommends to the Belleville Planning Advisory Committee that Belleville City Council be requested to formally issue draft plan of subdivision approval for the Hearthstone Ridge – Phase 2 subdivision (File No.: 12T-10501), as shown on **APPENDIX 2**, subject to the conditions outlined in **APPENDIX 3**.

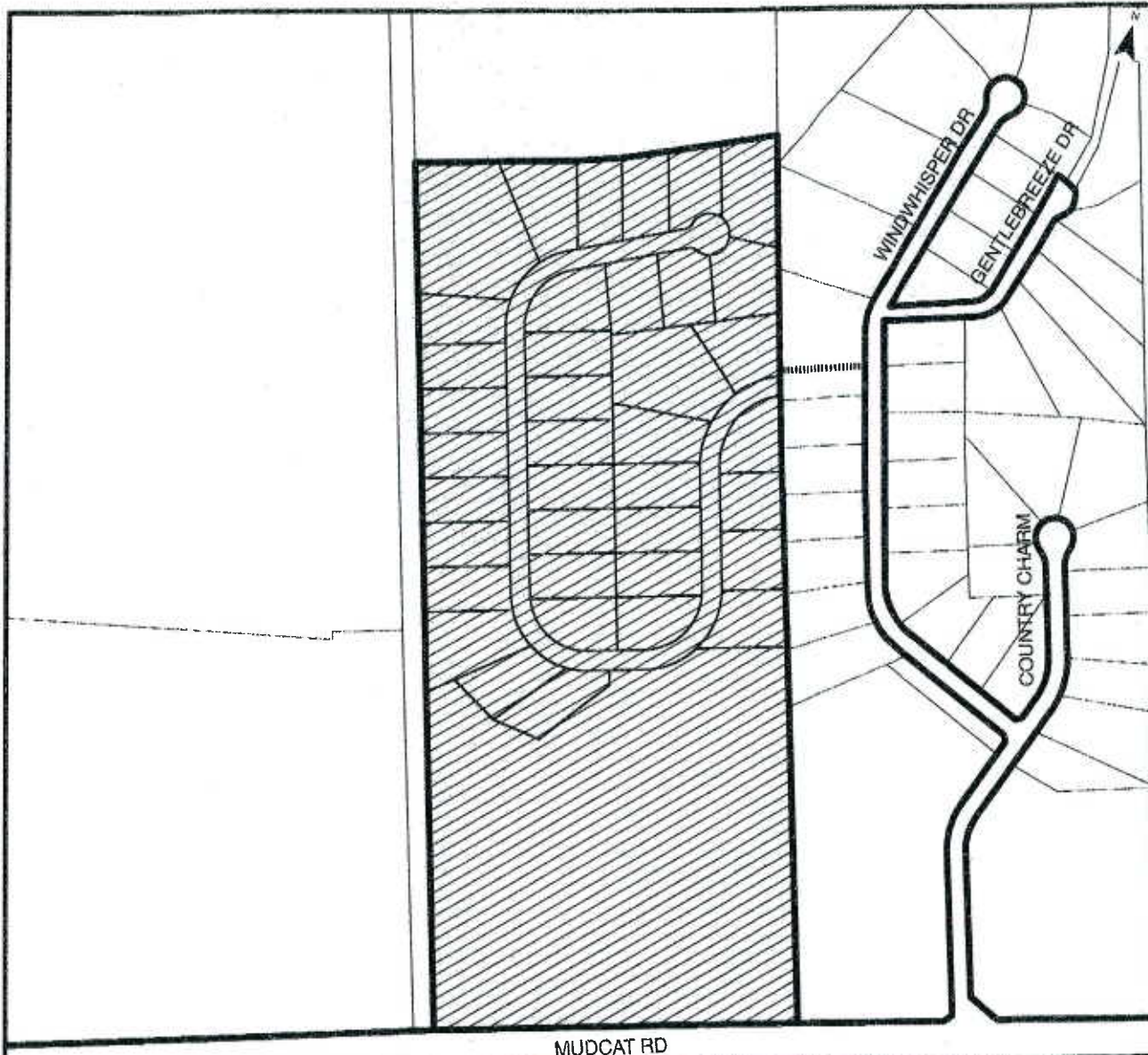
Respectfully submitted.



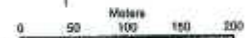
Spencer Hutchison

APPENDIX 1

Location of Hearthstone Ridge Subdivision – Phase 2



MUDCAT RD



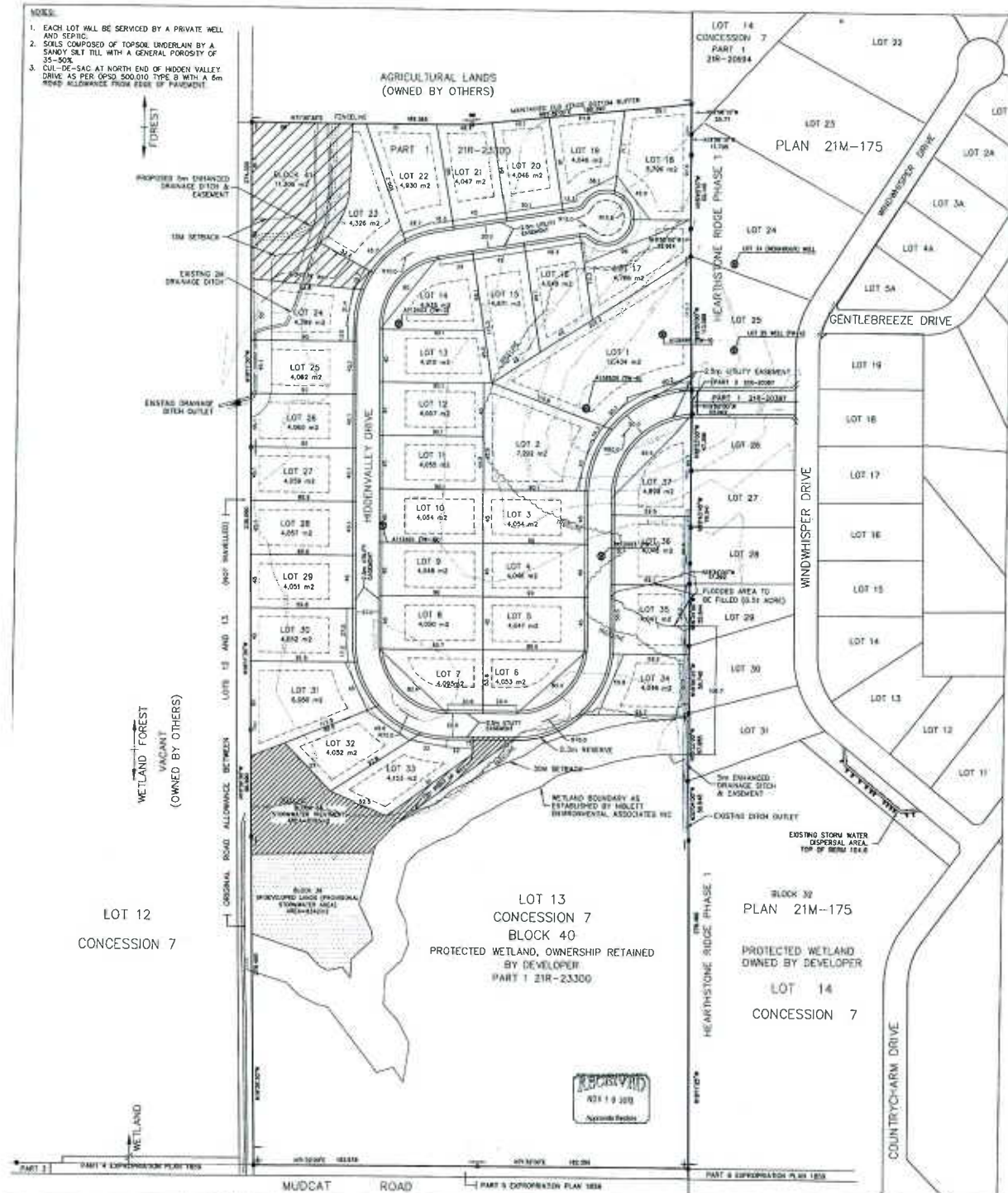
**LOCATION
MAP
HEARTHSTONE RIDGE
PHASE 2**



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

APPENDIX 2

Revised Draft Plan – Hearthstone Ridge Subdivision – Phase 2



DRAFT PLAN OF SUBDIVISION
 PART OF LOT 13
 CONCESSION 7
 TOWNSHIP OF THURLOW
 NOW IN THE CITY OF BELLEVILLE
 COUNTY OF HASTINGS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 3(17) OF THE PLANNING ACT

LAND USE	AREA (m ²)	AREA (a)
LOTS 1-37 SINGLE DETACHED LOTS	168,880.00	50.83
BLOCK 38 STORMWATER TREATMENT AREA	8,765.89	2.63
BLOCK 39 UNDEVELOPED LARGE (PROVISIONAL STORMWATER AREA)	6,942.80	2.14
BLOCK 40 PROTECTED WETLAND & 30M SETBACK	115,132.16	34.38
BLOCK 41	11,328.00	3.34
MUNICIPAL ROAD ALLOWANCE (21M x 104M)	21,819.83	6.31
TOTAL	333,058.70	100.000

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SURVEYED ARE CORRECTLY SHOWN.

WITSON LAND SURVEYORS LTD.
 218 CHURCH STREET, BELLEVILLE, ONTARIO
 (613) 962-9521

Project: HEARTHSTONE RIDGE PHASE 2
Title: LOT LAYOUT
Scale: 1:11500
Drawn By: A. VOLDOCK
Checked By: M. MCINTOSH
Date: JUNE 2012
Project No.: 10-3-605H
Sheet No.: SP-1

The Greer Galloway Group Inc.
 Engineers & Planners
 Peterborough
 Belleville
 Kingston
 1620 WALLERIDGE-LYONS RD
 BELLEVILLE, ONTARIO K8N 4Z5
 Phone: (613) 966-3068
 Fax: (613) 966-3067

APPENDIX 3

Revised Draft Plan Conditions
(Hearthstone 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 SP-1 - Draft Plan of Subdivision, Project 10-3-6058, prepared by The Greer Galloway Group Inc., revised to November 16, 2013, and as shown on APPENDIX 1 attached, to show a total of:</p> <ul style="list-style-type: none">• Thirty-seven (37) blocks for single detached dwellings [Blocks 1 to 37 inclusive];• one (1) stormwater treatment block [Block 38];• one (1) undeveloped/provisional stormwater block [Block 39];• one (1) wetland block [Block 40];• one (1) block, other land owned by Owner [Block 41];
2.	<p>That any dead ends and open sides of the 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 allowance 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.	<p>That the street within this plan shall be named to the satisfaction of the City of Belleville.</p>
6.	<p>That Parts 1 and 2 of Plan 21R-20387 are to be deeded to the City of Belleville and dedicated as road allowance. Prior to being deeded to the City, a street shall be constructed, to the satisfaction of the City, to connect Windwhisper Drive to Hidden Valley Drive.</p>
7.	<p>That prior to final approval, a geotechnical report must be prepared, to the satisfaction of the City, which addresses any problems that may arise in the proposed subdivision due to soil type and groundwater levels. It should also address the required pavement designs for the road within the proposed subdivision.</p>

8. 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, the street within, and connecting to this subdivision. These streets will be constructed with a rural road cross-section.
9. That prior to final approval, the Owner shall agree that the north end of Hidden Valley Road shall be terminated in a cul-de-sac, designed and constructed to the satisfaction of the City.
10. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to design and construct all servicing requirements (roads, 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.
11. The Owner is responsible for providing all services, including road maintenance, unless and until assumed in writing by the City of Belleville.
12. That all street lighting required for the street to be located within this plan of subdivision be designed and installed to the satisfaction of the City of Belleville.
13. **That the Owner agrees in the subdivision agreement that before a building permit is issued for a lot in this plan, a plan showing the proposed location, and design of the septic system on that lot shall be submitted to the City of Belleville Building Section. A building permit will not be issued for that lot, unless the proposed septic system meets all applicable legislation and regulations including but not limited to the spatial separation from wells and lots on abutting or nearby lots, all to the satisfaction of the City.**
14. **That the Owner agrees in the subdivision agreement that before a building permit is issued for a lot in this plan, a well has to be installed, in accordance with Ontario Regulation 903, on this lot to the satisfaction of the City in consultation with Quinte Conservation. The Owner shall certify that the quantity of water from this well is not less than 3½ gallons per minute and that the water has passed the Health Unit Bacteriological Test and the Owner must demonstrate to the satisfaction of the City of Belleville in consultation with Quinte Conservation that future use of this well will not result in unacceptable interference with any other existing wells in the area.**
15. **That the Owner agrees in the subdivision agreement to continue a well monitoring program to the satisfaction of the City of Belleville in consultation with Quinte Conservation for a period up until two (2) years after the substantial completion of this plan of subdivision (the issuance of the building permit for the dwelling unit representing 90% of the total number of dwellings to be constructed in this Plan). This on-going**

monitoring will be required to confirm that there has been no appreciable impact on the groundwater supplies for the surrounding land or unacceptable interference with existing wells. Furthermore, 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 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.

16. That the Owner agrees in the subdivision agreement that a 1,000 gallon storage tank and controlled pumping system for well water will be installed, to the satisfaction of the City, on each of the 37 new lots. The Owner shall ensure that the well on each lot pumps water into these storage tanks at a controlled rate such that there will not be unacceptable interference with any other existing wells in the area.
17. 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 a suitably sized stormwater management facility is available to service this subdivision;
 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.

18. 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 17;
 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.
19. The Owner will be required to screen, fence or buffer, to the satisfaction of the City, the stormwater management facility (Blocks 38 and 39).
20. That at the time of the final registration of this plan, the Owner shall make a cash-in-lieu payment to the Municipality equal to 5% of the value of the land within this plan for park purposes.
21. 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.
22. 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.
23. The Owner covenants and agrees to include the following warning clause in the Offers of Purchase and Sale for all lots in this subdivision and any subsequent Offers of Purchase or Sale related to the creation of future residential units:

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.

24. **The Owner covenants and agrees to include the following warning clause in the Offers of Purchase and Sale for all lots in this subdivision and any subsequent Offers of Purchase or Sale related to the creation of future residential units:**

NOTE: A 1,000 gallon storage tank and controlled pumping system for water has been installed on your property. As owner of this property you are responsible for the maintenance and operation of this storage system. This system cannot be removed, altered or disconnected without the approval of the City of Belleville.

25. That prior to the final approval of the plan, Bell Canada, Union Gas 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.
26. That prior to final approval of the plan, appropriate zoning shall be in effect for all the lands in the proposed subdivision.
27. 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, services, stormwater management and drainage.
28. 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.
29. 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, water supply, hydro service and storm drainage facilities are available to service the proposed development.
30. 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.
31. That, if necessary, the subdivision agreement between the Owner and the City of Belleville contain phasing arrangements to the satisfaction of the Municipality.
32. That prior to final approval, the City of Belleville is advised by a letter on behalf of Quinte Conservation how Conditions 14 to 18 inclusive have been satisfied.
33. That prior to final approval, the City of Belleville is advised by letter by Canada Post how Conditions 21 and 22 have been satisfied.
34. 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 25 has been satisfied.

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

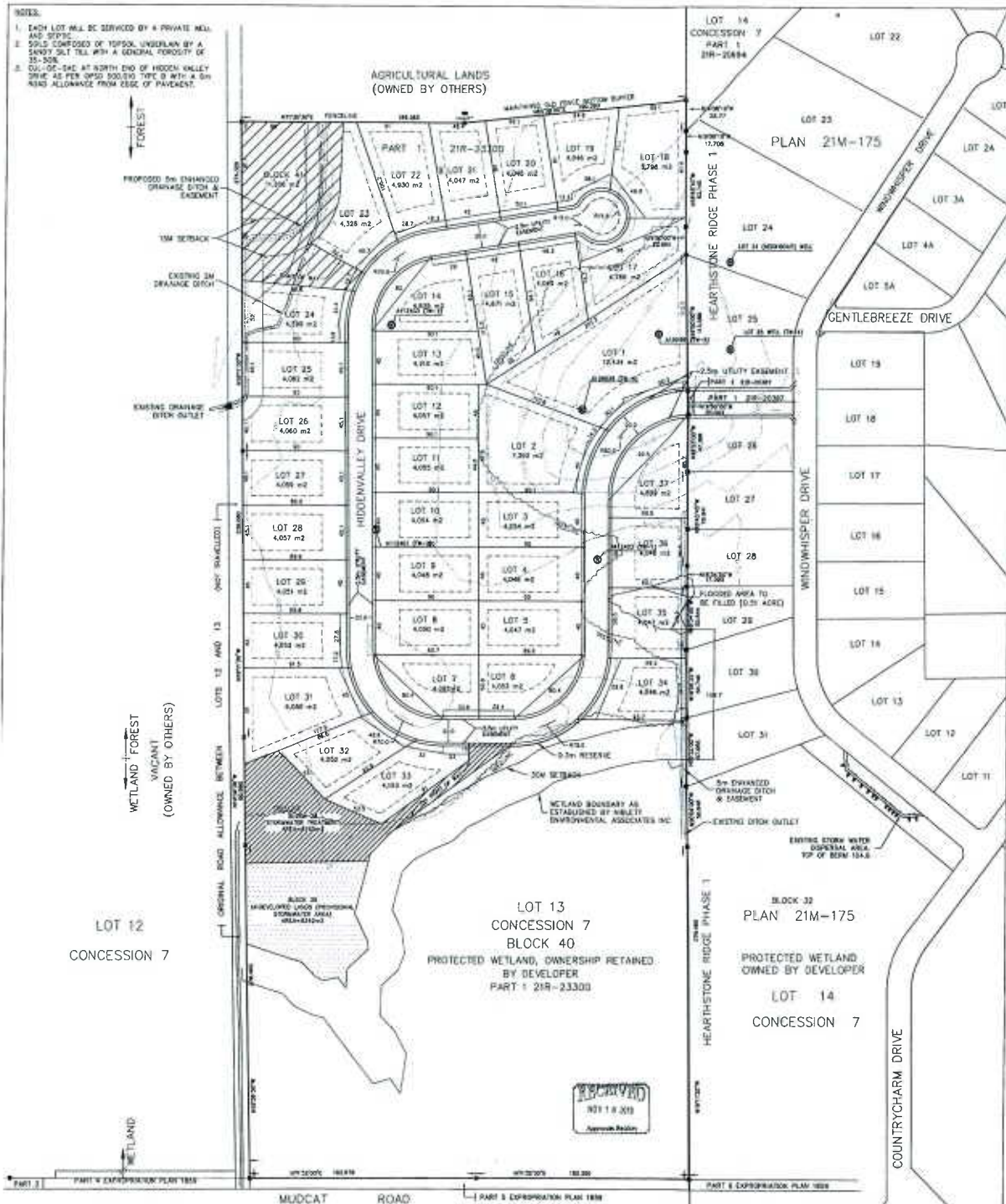
Ms. Janice Young, Manager
Bell Canada
Right of Way
Floor 5
100 Borough Drive
Scarborough, Ontario
M1P 4W2 Tel: (416) 296-6291

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

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 January 12, 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 aff

extension shall not be unreasonably withheld.

Draft Plan



DRAFT PLAN OF SUBDIVISION
 PART OF LOT 13
 CONCESSION 7
 TOWNSHIP OF THURLLOW
 NOW IN THE CITY OF BELLEVILLE
 COUNTY OF HASTINGS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 57(1) OF THE PLANNING ACT
 (1) AS SHOWN ON THE DRAFT PLAN
 (2) AS SHOWN ON THE DRAFT PLAN
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 (31) AS SHOWN ON THE DRAFT PLAN
 (32) AS SHOWN ON THE DRAFT PLAN

LAND USE SCHEDULE	AREA (m ²)	AREA (AC)
LOTS 1-31 SINGLE DETACHED LOTS	109,800.00	26.83
BLOCK 30 STORMWATER TREATMENT AREA	8,783.83	2.16
BLOCK 30 UNDEVELOPED LANDS (PROVISIONAL SEPARATED AREA)	6,242.80	1.54
BLOCK 40 PROTECTED WETLAND & 30M SETBACK	115,132.16	28.36
BLOCK 41	11,202.00	2.76
MUNICIPAL ROAD ALLOWANCE (AS SHOWN ON PLAN)	21,816.00	5.40
SITE TOTAL	333,122.59	82.05

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE MEASUREMENTS OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

WATSON
 ONTARIO LAND SURVEYOR

WATSON LAND SURVEYORS LTD.
 216 CHARON STREET, BELLEVILLE, ONTARIO
 K8J 1G5 (613) 968-3021



HEARTHSTONE RIDGE PHASE 2
 The **LOT LAYOUT**
 Scale: 1:1500

Project No. **SP-1**

Drawn By: **A. VOLDOCK**
 Checked By: **M. MONTOSH**
 Date: **JUNE 2012**
 Project No.: **10-3-6058**

The Greer Galloway Group Inc.
 Engineers + Planners
 Peterborough
 Belleville
 Kingston

1520 WALLERIDGE - OVALIST ROAD
 BELLEVILLE, ONTARIO K8J 4Z5
 Phone: (613) 968-3028
 Fax: (613) 968-3021

**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 Referred back to Staff by Council
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
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