

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

MAY 5, 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 3014, AS AMENDED, – 347 FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-957
APPLICANT: VREUGDENHIL ENTERPRISE C/O DOR-ANN HOMES
OWNER: RENE MELANSON
AGENT: VAN MEER LTD.

Notice of Meeting and Map

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- 3.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, – 38 CANNIFTON ROAD NORTH, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-958
APPLICANT/OWNER: COBBLESTONE HOMES QUINTE INC.
AGENT: VAN MEER LTD.

Notice of Meeting and Map

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- 3.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 6835 HIGHWAY 62, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-959
APPLICANT/OWNER: BELL NORTH PROPERTIES LTD.

Notice of Meeting and Map

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4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

APRIL 7, 2014

5:30 P.M.

COUNCIL CHAMBER

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 April 7, 2014

4. DEPUTATIONS

5. COMMUNICATIONS

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, – 347 FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-957
APPLICANT: VREUGDENHIL ENTERPRISE C/O DOR-ANN HOMES
OWNER: RENE MELANSON
AGENT: VAN MEER LTD.
-

Manager of Policy Planning's Report No. PP-2014-14

11

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 347 Farnham Road, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended to rezone the subject lands from 'RR – Rural Residential' to 'R1-20 - Low Density Residential Type 1'."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 38 CANNIFTON ROAD NORTH, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-958
APPLICANT/OWNER: COBBLESTONE HOMES QUINTE INC.
AGENT: VAN MEER LTD.
-

Manager of Policy Planning's Report No. PP-2014-15

15

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 38 Cannifton Road North, formerly in

the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning by-law Number 3014, as amended, be amended to rezone the subject lands from 'R1 – Low Density Residential Type 1' to 'R2 – Low Density Residential Type 2' with a special provision."

6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 6835 HIGHWAY 62, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-959
APPLICANT/OWNER: BELL NORTH PROPERTIES LTD.

Manager of Policy Planning's Report No. PP-2014-16

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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 the City's Zoning By-law Number 3014, as amended, for 6835 Highway 62, 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 'C1 – Highway Commercial' zone by adding a personal service shop, medical clinic, day nursery and flea market as permitted uses."

7. **REPORTS**

7.1 **REQUEST FOR EXEMPTION FROM CITY OF BELLEVILLE STREET NAMING POLICY - WEATHERSTONE ESTATE SUBDIVISION**

Manager, Approvals Section's Report No. APS- 2014-17

24

RESOLUTION

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

1. "THAT Belleville City Council authorizes the use of Winston Drive, Abbey Court, Dover Drive, Liverpool Lane and Nottingham Court as municipal street names within the Weatherstone Estate Subdivision."

or

2. "THAT Belleville City Council does not authorize the use of Winston Drive, Abbey Court, Dover Drive, Liverpool Lane and Nottingham Court as a municipal street name within the Weatherstone Estate Subdivision."

8. INFORMATION MATTERS

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

Report to May 5, 2014

30

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-77-957

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MAY 5, 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 application pertains to a parcel of land comprising approximately 2,569 square metres that contains a residential dwelling. The purpose of the rezoning is to permit the construction of two (2) additional single detached dwellings on full municipal services. The land is zoned "RR – Rural Residential" and the Applicant requests a rezoning to the "R1-20 – Low Density Residential Type 1" zone which would match the zoning of the adjacent Canniff Mills subdivision. The land is also subject to Committee of Adjustment Land Severance File #'s B 02/14 and B 03/14 granted by the Committee on January 30, 2014.

The land is described municipally as 347 Farnham Road, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan. Within this land use designation, single detached uses are permitted.

ZONING BY-LAW:

The subject land is zoned "RR – Rural Residential" in Zoning By-Law Number 3014, as amended. The applicant requests an amendment to the "R1-20 – Low Density Residential Type 1" zone to match the zoning of the adjacent Canniff Mills subdivision and thereby permit the lands to be developed with two (2) additional single detached residential dwellings on full municipal services.

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

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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 15th day of April, 2014

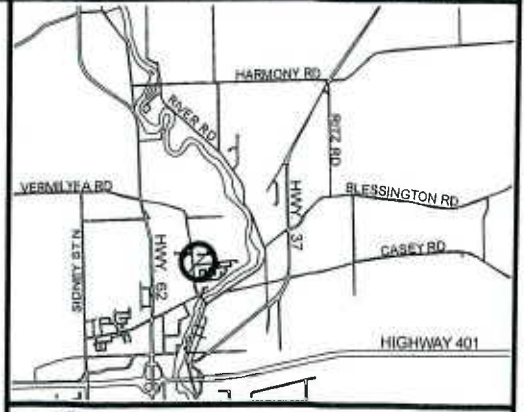


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 347 FARNHAM ROAD



PROPOSED ZONING CHANGE FROM RR (RURAL RESIDENTIAL) TO R1-20 (LOW DENSITY RESIDENTIAL - TYPE 1)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

RI LOW DENSITY RESIDENTIAL TYPE I (RI) ZONE
ZONING BY-LAW No. 3014

REQUIRED	min.	max.
LOT AREA	550sq.m.	1800sq.m.
LOT FRONTAGE	18m	75m
DWELLING AREA	100sq.m.	350sq.m.
GROUND FLOOR AREA (MORE THAN 1 STOREY)	100sq.m.	350sq.m.
LOT COVERAGE (ALL BUILDINGS)	35%	40%
BUILDING HEIGHT	11m	13m
LANDSCAPE OPEN SPACE	30%	30%
DWELLING UNITS PER LOT	1	1
FRONT YARD	7.6m	7.6m
REAR YARD	7.6m	7.6m
INTERIOR SIDE YARD WITH ATTACHED GARAGE	2.0m	2.0m

EXTERIOR SIDE YARD SETBACK FROM C of STREET 4.0m min 17.7m min

ON GARAGE SIDE 6.0m
ON GARAGE SIDE 7.5m
ON GARAGE SIDE 1.8m
ON GARAGE SIDE 1.8m
OPPOSING SIDE 1.2m
OPPOSING SIDE 1.8m
TWO STOREY 1.8m
TWO STOREY 1.8m

RECEIVED
PLANNING SECTION
B-77-957
MAR 19 2014

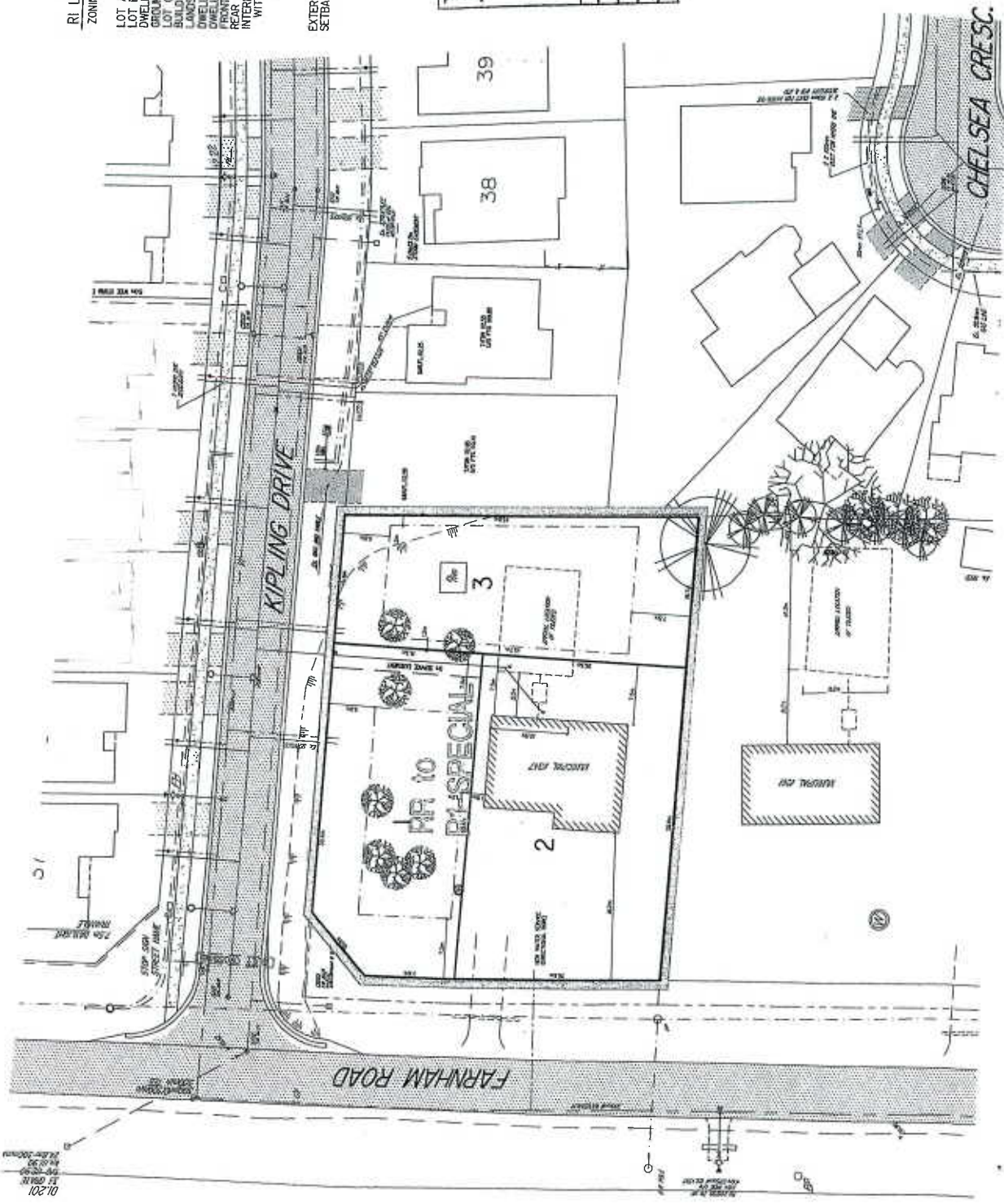
ACTION INFO	
A.M.	
N.T.	
G.P.	
J.B.	



RE-ZONING PROPOSAL
FOR PART OF PARK LOT 3
REGISTERED PLAN No. 124
BLOCK 37, PLAN 2IM-214
CITY OF BELLEVILLE, COUNTY OF HASTINGS

DESIGNED: A.P.V. SCALE: 1:500
DRAWN: S.D.S. DATE: MAR/12
FILE: Kipling-Chelsea Severnside.org
PLOT DATE: APR/12
V:\ac_j\p\214\214_Plan_2IM-214_Plan_1\Main.dwg

VAN MEEB LIMITED
ENGINEERING · LAND DEVELOPMENT · PLANNING





City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-958

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MAY 5, 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 application pertains to approximately 3,150 square metres of land that currently contains a single detached dwelling. The site is zoned "R1 – Low Density Residential Type 1" and the applicant has requested a rezoning to a "R2 – Low Density Residential Type 2" zone, with a special provision, to allow for the site to be redeveloped with a total of six (6) dwelling units, comprising two (2) semi-detached dwellings and two (2) single detached dwellings. The special provision would recognize minimum 16 metre frontages for the proposed single detached dwellings. One of the proposed semi and single detached dwellings would front on Cannifton Road North and the other proposed semi and single detached would front on Lywood Street. The existing single detached dwelling is to be removed. The lands are also proposed to be subdivided by applications for land severances.

The land is described municipally as 38 Cannifton Road North, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the Official Plan. The policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

ZONING BY-LAW:

The subject land is zoned "R1 – Low Density Residential Type 1" and the applicant has requested a rezoning to "R2 – Low Density Residential Type 2" with a special provision. The provisions of the R2 zone would allow for the development of the lands with two (2) semi-detached dwellings, in addition to the two (2) proposed single detached dwellings. The special provision requested will permit 16 metres frontages for the single detached dwellings versus the By-Law's minimum of 18 metres.

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

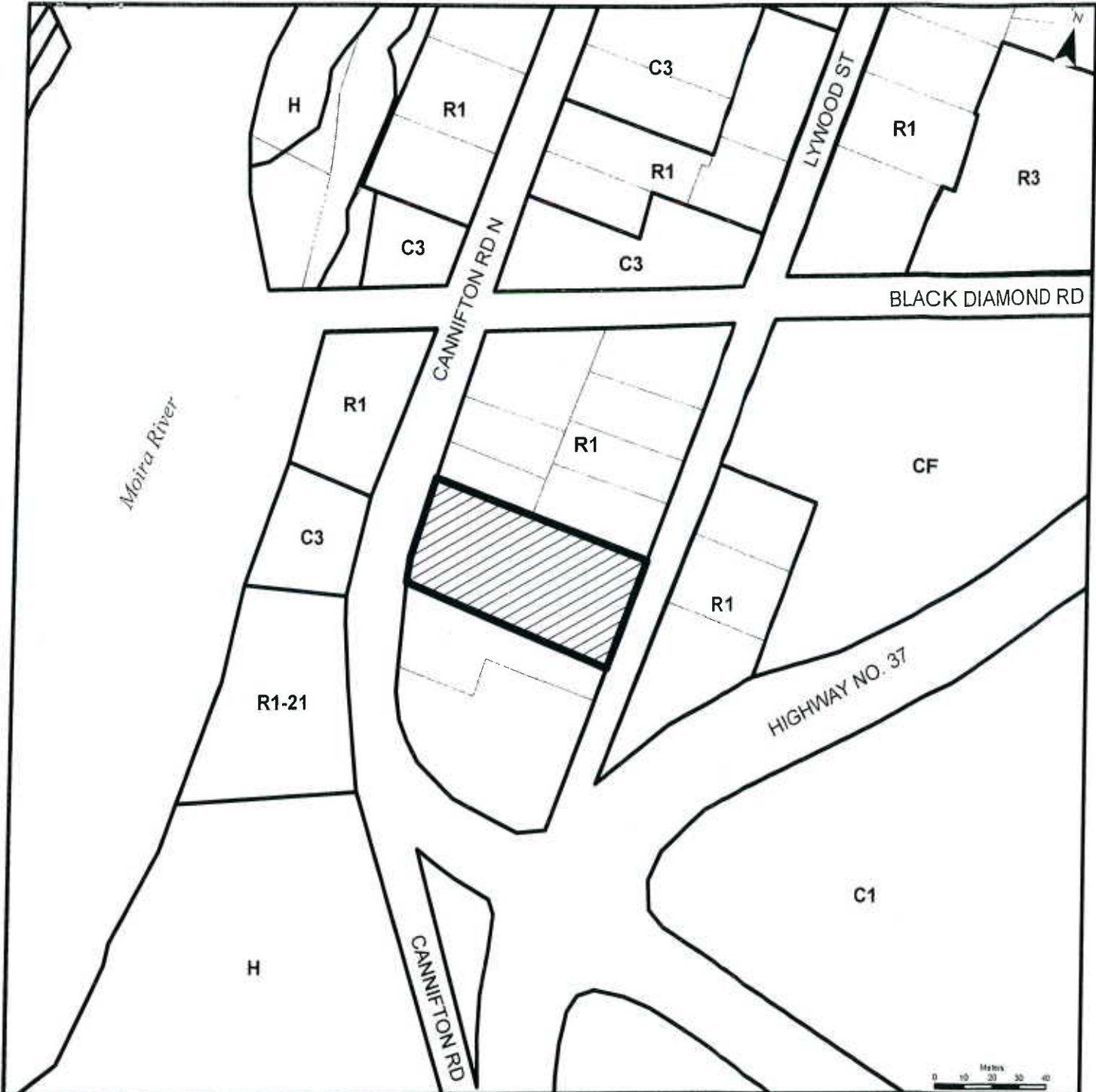
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 15th day of April, 2014

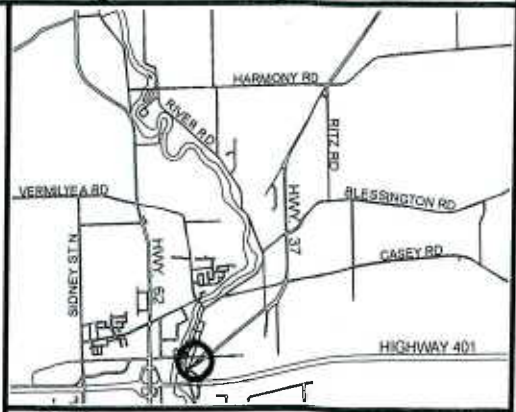


PROPOSED ZONING BY-LAW AMENDMENT

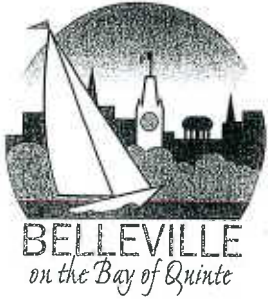
LOCATION: 38 CANNIFTON ROAD NORTH



PROPOSED ZONING CHANGE FROM R1 (LOW DENSITY RESIDENTIAL - TYPE 1) TO R2 (LOW DENSITY RESIDENTIAL - TYPE 2) WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



City of Belleville

Engineering & Development Services Department
169 Front Street
Tel: 613-968-6481
Fax: 613-967-3262

File No.: B-77-959

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MAY 5, 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 application pertains to a commercial plaza that is located at 6835 Highway No. 62. The land is zoned "C1 – Highway Commercial" and the Applicant requests a modification to the zone to add a personal service shop, medical clinic, day nursery and flea market as permitted uses. No new development is proposed.

The land is described municipally as 6835 Highway No. 62, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, the requested uses are permitted.

ZONING BY-LAW:

The subject land is zoned "C1 – Highway Commercial" in Zoning By-Law Number 3014, as amended. The applicant requests an amendment to the C1 zone to add a personal service shop, medical clinic, day nursery and flea market as permitted uses.

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

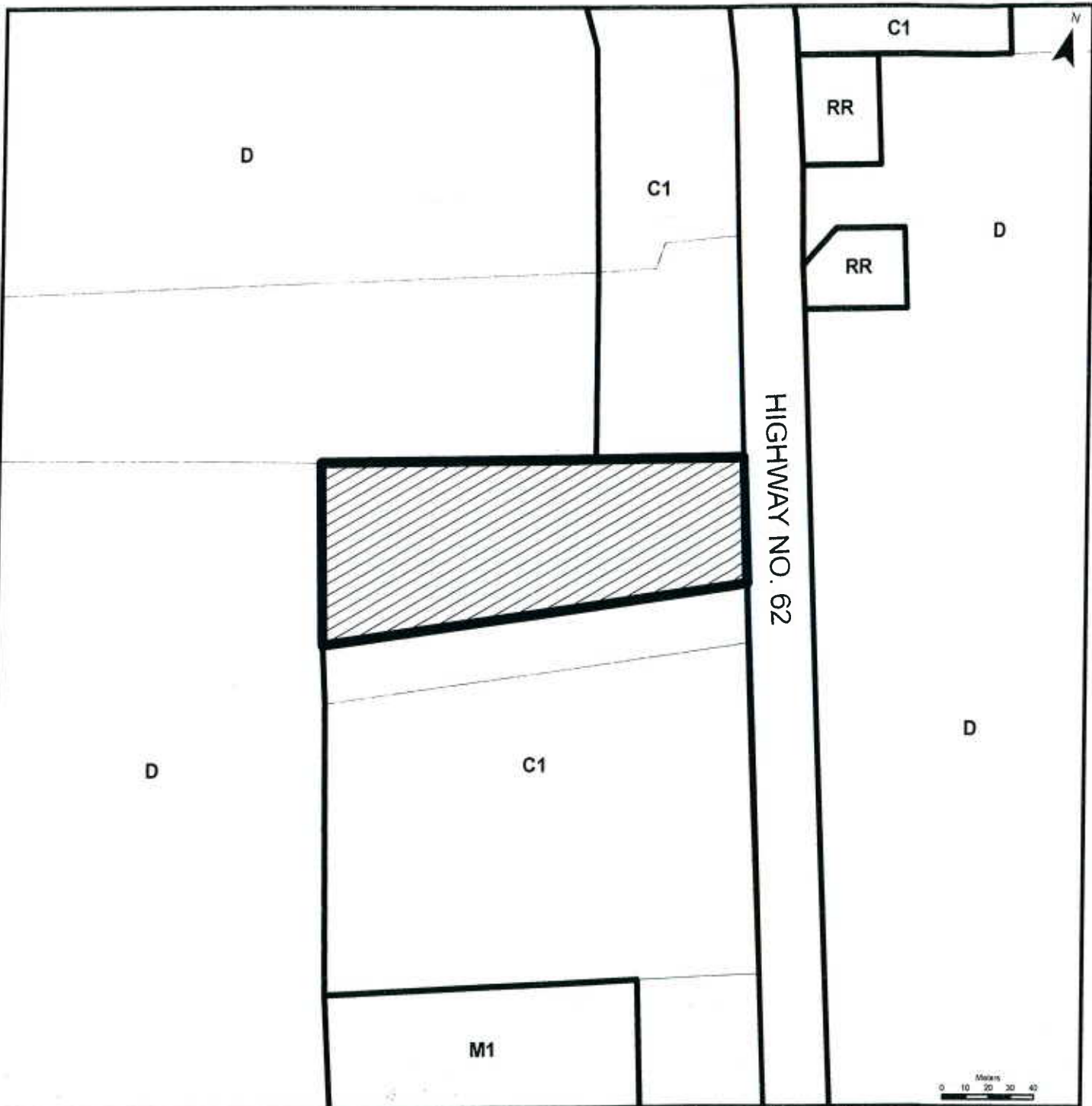
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 15th day of April, 2014



PROPOSED ZONING BY-LAW AMENDMENT

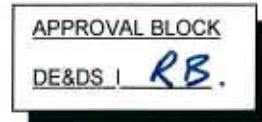
LOCATION: 6835 HIGHWAY NO. 62



PROPOSED ZONING CHANGE FROM C1 (HIGHWAY COMMERCIAL) TO C1 WITH SPECIAL PROVISIONS



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-2014-14
May 5, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, as Amended, –
347 Farnham Road, Formerly in the Township of Thurlow, Now in the City
of Belleville, County of Hastings
File Number: B-77-957
Applicant: VREUGDENHIL ENTERPRISE c/o DOR-ANN HOMES
Owner: RENE MELANSON
Agent: VAN MEER LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for 347 Farnham Road, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended to rezone the subject lands from 'RR – Rural Residential' to 'R1-20 - Low Density Residential Type 1'."

SUMMARY:

The application pertains to a parcel of land comprising approximately 2,569 square metres that contains a residential dwelling. The purpose of the rezoning is to permit the construction of two (2) additional single detached lots on full municipal services. The land is zoned "RR – Rural Residential" and the Applicant requests a rezoning to the "R1-20 – Low Density Residential Type 1" zone which would match the zoning of the adjacent Canniff Mills subdivision. The land is also subject to Committee of Adjustment Land Severance Files #'s B 02/14 and B 03/14 granted by the Committee on January 30, 2014.

Staff recommends that the application be approved.

BACKGROUND:**Purpose and Effect**

The Zoning By-Law amendment applies to approximately 2,569 square metres of land located at the southeast corner of Farnham Road and Kipling Drive.

The purpose of the application is to rezone the land from "RR – Rural Residential" to "R1-20 – Low Density Residential Type 1".

The effect of the application would permit the construction of two (2) single detached dwellings.

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

Subject Property

- Site Characteristics

The site is improved with a single detached dwelling.

- Adjacent Land Uses

Existing and proposed residential uses abut the property to the east, north, south and across Farnham Road to the west.

Official Plan

The property is designated "Residential Land Use" in the Official Plan. The policies of the Official Plan permit single detached dwellings developed by consent to land severance, subject to satisfying various criteria.

Zoning By-Law

The land is zoned "RR – Rural Residential" and the applicant has requested a rezoning to "R1-20 – Low Density Residential Type 1" to permit two (2) single detached lots on full municipal services. The minimum requirements for the R1-20 zone is 15 metres of lot frontage and 450 square metres of lot area.

These proposed lots would comply with these minimum provisions.

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 April 15, 2014.

Quinte Conservation advises that they do not have a concern with the proposal.

Canada Post advises that the new homes will be incorporated into the existing equipment on Essex and Kipling community mail box site.

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 April 15, 2014.

The Department of Recreation and Community Services has no comment.

The Manager of Approvals advises that the Committee of Adjustment considered this proposal to be compatible infill development.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject land on April 15, 2014. Notice was also provided by advertisement in The Intelligencer.

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

Planning Analysis

The application is supported by the policies of the Official Plan and will match the zoning of the adjacent Canniff Mills subdivision located to the east. As described the land is also subject to Committee of Adjustment Land Severance Files #'s B 02/14 and B 03/14 granted by the Committee on January 30, 2014.

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



Arthur MacKay
Manager of Policy Planning

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PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 347 FARNHAM ROAD



PROPOSED ZONING CHANGE FROM RR (RURAL RESIDENTIAL) TO R1-20 (LOW DENSITY RESIDENTIAL - TYPE 1)



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-2014-15
May 5, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, as Amended, –
38 Cannifton Road North, Formerly in the Township of Thurlow, Now in
the City of Belleville, County of Hastings
File Number: B-77-958
Applicant/Owner: COBBLESTONE HOMES QUINTE INC.
Agent: VAN MEER LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for 38 Cannifton Road North, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended to rezone the subject lands from 'R1 – Low Density Residential Type 1' to 'R2 – Low Density Residential Type 2' with a special provision."

SUMMARY:

The application pertains to approximately 3,150 square metres of land located in the Village of Cannifton that currently contains a single detached dwelling. The site is zoned "R1 – Low Density Residential Type 1" and the Applicant has requested a rezoning to a "R2 – Low Density Residential Type 2" zone, with a special provision, to allow for the site to be redeveloped with a total of six (6) dwelling units, comprising two (2) semi-detached dwellings and two (2) single detached dwellings.

The special provision would recognize minimum 16 metre frontages for the proposed single detached dwellings. One of the proposed semi and single detached dwellings would front on Cannifton Road North and the other proposed semi and single detached dwelling would front on Lywood Street. The existing single detached dwelling is to be removed.

The land is designated "Commercial Land Use" in the Official Plan. The policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

Staff recommends that the application be approved.

BACKGROUND:

Purpose and Effect

The Zoning By-Law amendment applies to approximately 3,150 square metres of land located in the Village of Cannifton.

The purpose of the application is to rezone the land from "R1 – Low Density Residential Type 1" to "R2 – Low Density Residential Type 2" zone, with a special provision.

The effect of the application would permit the construction of a total of six (6) dwelling units comprising two (2) semi-detached dwellings and two (2) single detached dwellings.

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

Subject Property

- Site Characteristics

The site is improved with a single detached dwelling.

- Adjacent Land Uses

Residential uses abut the property on either side.

Official Plan

The property is designated "Commercial Land Use" in the Official Plan. However, the policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

Zoning By-Law

The land is zoned "R1 – Low Density Residential Type 1" and the Applicant has requested a rezoning to "R2 – Low Density Residential Type 2" with a special provision. The provisions of the R2 zone would allow for the development of the lands with two (2) semi-detached dwellings, in addition to the two (2) proposed single detached dwellings.

The special provision requested will permit 16 metres frontages for the single detached dwellings versus the By-Law's minimum of 18 metres.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on April 15, 2014.

Quinte Conservation advises that they do not have a concern with the proposal.

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 April 15, 2014.

The Department of Recreation and Community Services and Fire Department has no comment.

The Approvals Section comments 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 a Development Agreement entered into with the City, which among other items may include the dedication of road widening to the City, the preparation of a Lot Grading and Drainage Plan, the extension of sanitary and water mains on Lywood Street and the provision of driveways in conformance with the City's Driveway Control By-Law No. 2001-129, all to the satisfaction of the City."

They also advise that no applications have been made to sever this property.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject land on April 15, 2014. Notice was also provided by advertisement in The Intelligencer.

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

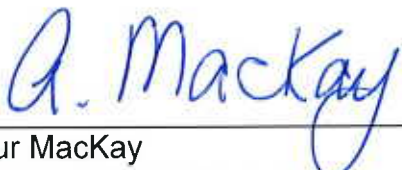
Planning Analysis

Notwithstanding the "Commercial Land Use" designation of these lands, the policies of Official Plan (Subsec. 3.9.6 c)) does permit residential uses in the vicinity of residential areas. Given the current residential use of the property, as well as the residential uses that are contiguous to the subject land, residential development is appropriate in this location.

The Applicant is requesting R2 zoning to also allow the development of semi-detached units on the property in addition to single detached units which also permitted by the R2 zone. It is the intention to develop the parcel with a total of two (2) semi-detached units and two (2) single detached units. The Plan encourages a mix of dwelling types where appropriate and the built form of the Village of Cannifton is characterized by a range of residential dwelling types. It is also noted that the requested dwelling units can be controlled/regulated at the time applications are submitted for consents to land severances.

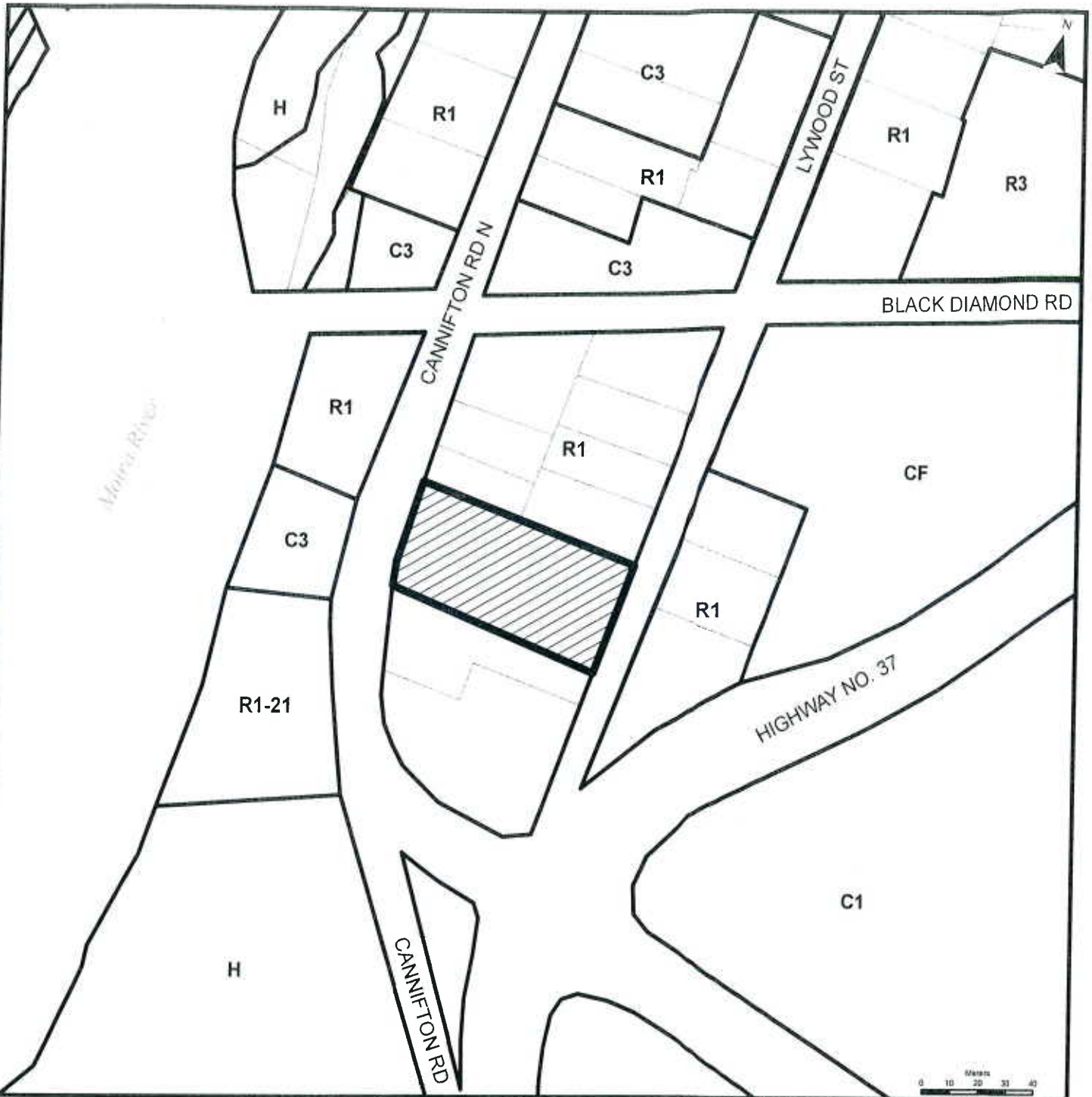
Relative to the proposed single detached lots, the Applicant is requesting relief on lot frontages from a minimum of 18 metres to a minimum of 16 metres. This minimum frontage requested would exceed other rezonings that have been granted in the Cannifton Planning Area for single detached dwellings, including elsewhere in the Village.

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



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 38 CANNIFTON ROAD NORTH

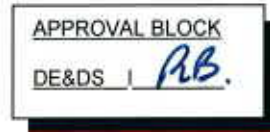


PROPOSED ZONING CHANGE FROM R1 (LOW DENSITY RESIDENTIAL - TYPE 1) TO R2 (LOW DENSITY RESIDENTIAL - TYPE 2) WITH SPECIAL PROVISIONS



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-2014-16
May 5, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, As Amended –
6835 Highway 62, Formerly in the Township of Thurlow, Now in the City of
Belleville, County of Hastings
File Number: B-77-959
Applicant/Owner: BELL NORTH PROPERTIES LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 3014, as amended, for 6835 Highway 62, 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 'C1 – Highway Commercial' zone by adding a personal service shop, medical clinic, day nursery and flea market as permitted uses."

SUMMARY:

The application pertains to the Sommerville Centre commercial plaza located at 6835 Highway 62. The land is zoned "C1 – Highway Commercial" and the Applicant requests a rezoning to add a personal service shop, medical clinic, day nursery and flea market as permitted uses. No new development is proposed.

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, the policies of the Plan allow the uses requested.

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

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to a commercial plaza located on Highway 62.

The purpose of the application is to amend Zoning By-Law Number 3014, as amended, to permit a personal service shop, medical clinic, day nursery and flea market.

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

Subject Property

- Site Characteristics

The land is developed with three (3) commercial buildings located on approximately 1.2 hectares of land.

- Adjacent Land Uses

The site is contiguous to commercial uses fronting on Highway 62.

Official Plan

The land is designated "Commercial Land Use" in the Official Plan as part of the North Front/Highway 62 Corridor. These policies permit the additional commercial uses requested.

Zoning By-Law

The property is zoned "C1 – Highway Commercial" in Zoning By-Law Number 3014, as amended. The Applicant has requested a rezoning to add a personal service shop, medical clinic, day nursery and flea market as permitted uses.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian

Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, Ministry of Transportation and Quinte Conservation on April 15, 2014.

Quinte Conservation advises that they have no concern.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on April 15, 2014.

The Approvals Section and the Recreation, Culture and Community Services Department have no concerns or comments.

- 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 April 15, 2014.


No comments or concerns have been received.

Planning Analysis

The utilization of the existing plaza buildings for the uses requested is permitted by the "Commercial Land Use" policies of the Official Plan.

Given the location on a Provincial Highway, as well as the surrounding land uses, the site is appropriate for the proposed additional uses.

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



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 6835 HIGHWAY NO. 62



PROPOSED ZONING CHANGE FROM C1 (HIGHWAY COMMERCIAL) TO C1 WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

**CITY OF BELLEVILLE**

Spencer Hutchison, Manager, Approvals Section
Engineering & Development Services
Report No. APS-2014-17
May 5, 2014

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

Subject: Request for Exemption from City of Belleville Street Naming Policy
Weatherstone Estate Subdivision

File: ER-47

Recommendation:

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

1. THAT Belleville City Council authorize the use of Winston Drive, Abbey Court, Dover Drive, Liverpool Lane and Nottingham Court as municipal street names within the Weatherstone Estate Subdivision.

or

2. THAT Belleville City Council does not authorize the use of Winston Drive, Abbey Court, Dover Drive, Liverpool Lane and Nottingham Court as a municipal street name within the Weatherstone Estate Subdivision.

Background

The developer of the Weatherstone Estate subdivision is working towards final approval of this plan of subdivision. As shown on **APPENDIX 1** attached, the subject lands are located on the north side of Bridge Street West, just east of Marshall Road. As shown on **APPENDIX 2** attached, this subdivision consist of 36 lots for single detached dwellings fronting onto a combination of five new streets.

According to the draft plan conditions for this subdivision, as with all new subdivisions in Belleville, all new street names are to be approved to the satisfaction of the City of Belleville.

The developer is requesting that the five new streets be named Winston Drive, Abbey Court, Dover Drive, Liverpool Lane and Nottingham Court.

Background: (cont'd)

As shown on **APPENDIX 3** attached, the City's current street naming policy was approved by City Council on March 10, 2008. As such, the City has a list of approved street names that new street names have to be chosen from. This is the policy that has been provided to all developers for the past 6 years.

The five requested street names are not currently on the list of approved street names and therefore an exemption needs to be made to the City's current street naming policy.

Analysis:

Hastings 9-1-1 was contacted and as shown on **APPENDIX 4**, the five proposed street names are acceptable and can be used. Thus, the use of the requested street names is not a technical issue but a policy issue.

Since March 2008 for the majority of new subdivisions, the names of new streets in the City of Belleville have been chosen from a list of names pre-approved by Belleville City Council. This list currently has in excess of 200 street names on it.

At the same time it is noted that both the Planning Committee and City Council have accepted alternative street names to be used on several occasions including Phase 6 of the Canniff Mills subdivision and Phase 3 of the Potters Creek subdivision.


Financial/Analysis:

There is no cost to the City for this request to add five new names to the City's list of approved street names.

Summary:

Staff have no objection to the request for an exemption from the City's street naming policy. It is felt the five proposed street names are as acceptable as the street names currently on the City's list of pre-approved street names.

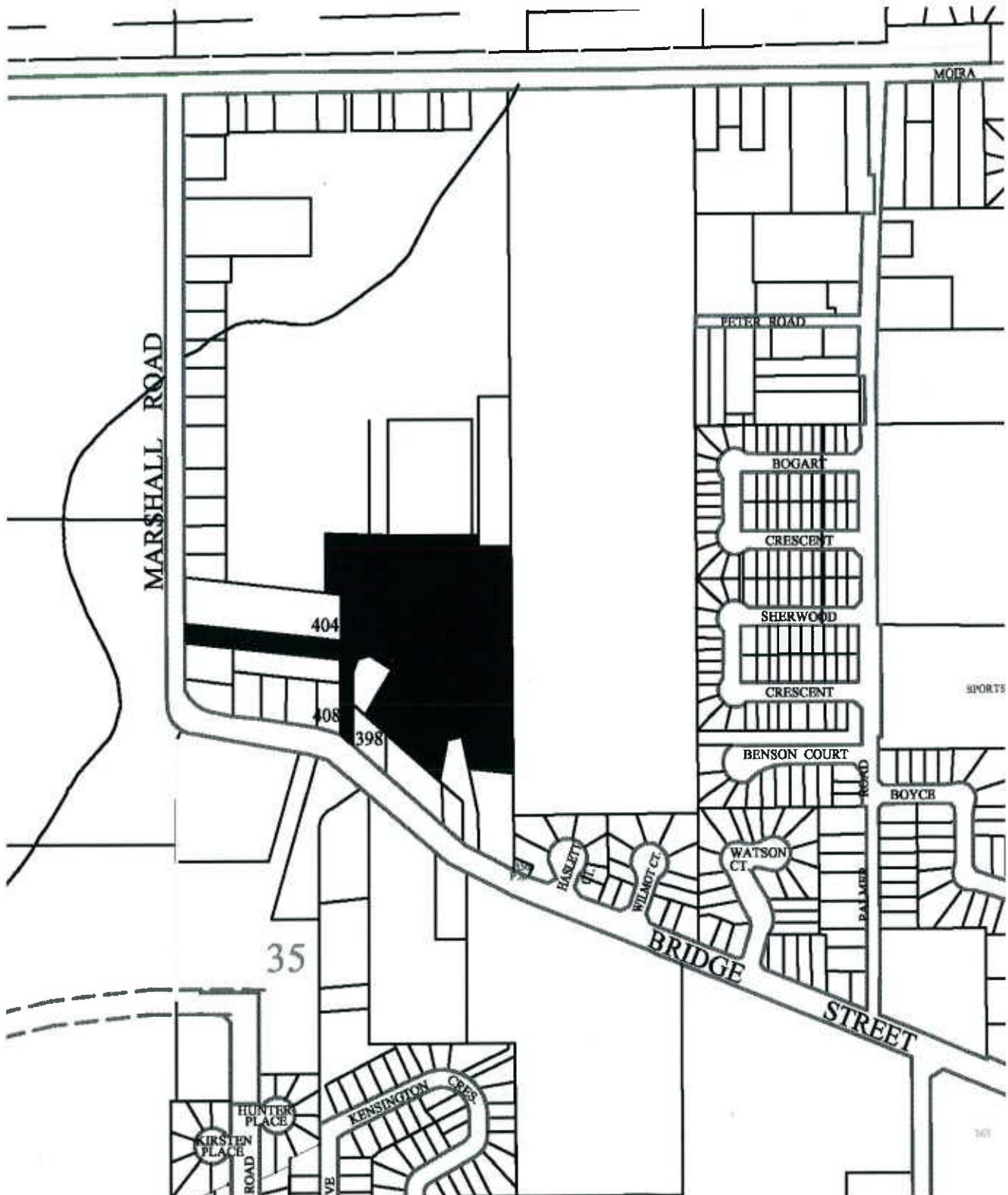
Respectfully submitted.



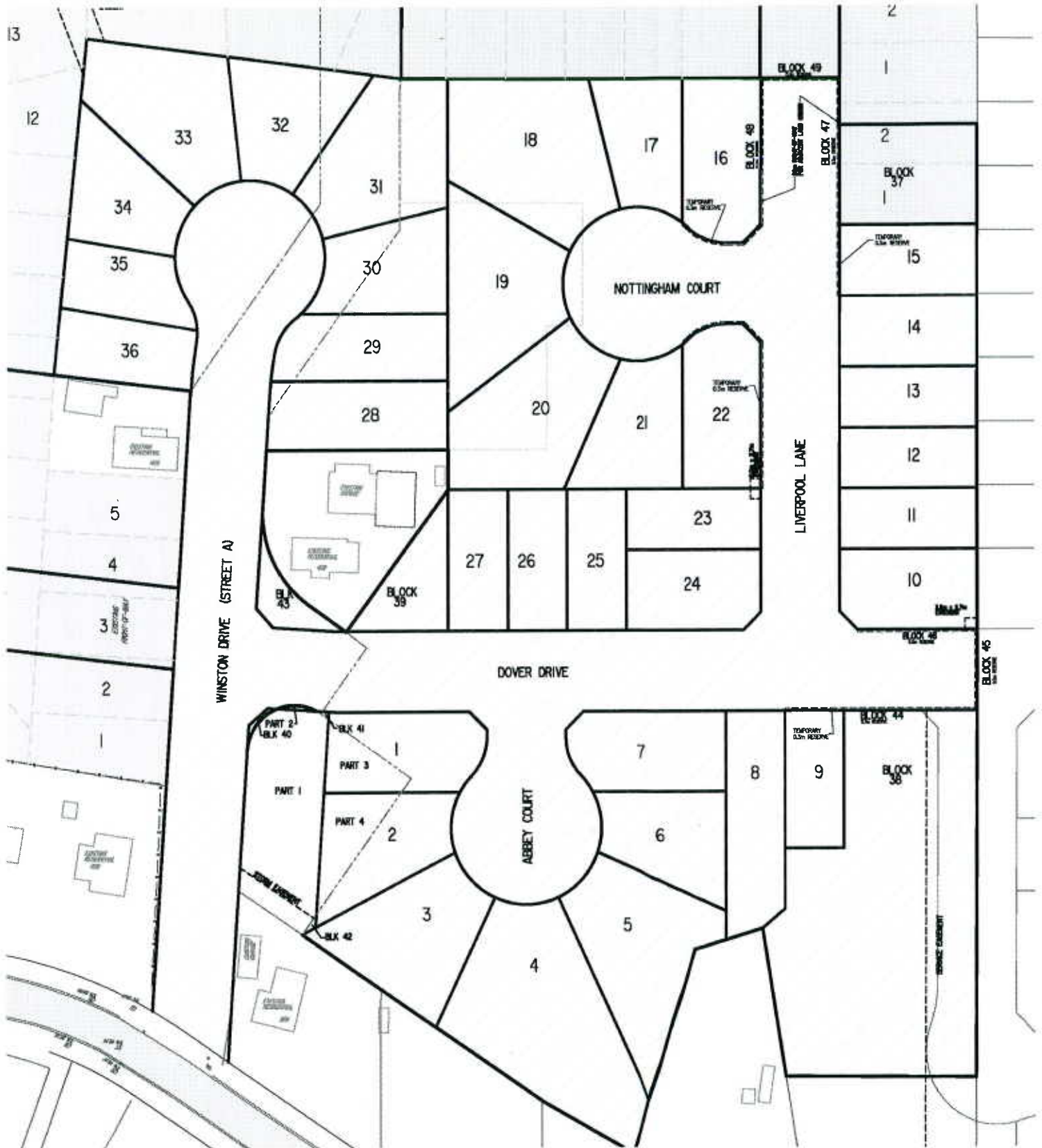
Spencer Hutchison/cm

APPENDIX 1

Location Map – Weatherstone Estate Subdivision



APPENDIX 2
Proposed Street Names within Weatherstone Estate Subdivision



APPENDIX 3

City Street Naming Policy

COUNCIL MINUTES

- 12 -

MARCH 10, 2008

8. a. 10 **STREET NAMES**



Moved by Councillor Lafferty
Seconded by Councillor Boyce

REC. NO. 190/08 THAT the Planning Advisory Committee recommends to City Council that the list of street names attached to the Director of Development Services' Report No. PAC-DEV 2008-01 be added to the existing list of approved names.

- CARRIED -

8. b. CONSENT ITEMS

Moved by Councillor Denyes
Seconded by His Worship Mayor Ellis

191/058 THAT the following Agenda items be approved with the exception of Items 8.b.5 & 8.b.7.

- CARRIED -

8. b. 1 **DEDICATION OF ROAD ALLOWANCE - CENTRE STREET AND MCFARLAND DRIVE**

192/08 THAT a by-law to designate and dedicate lands as part of Centre Street and McFarland Drive be prepared for Council's consideration.

- CARRIED -

8. b. 2 **AMENDMENT TO TRAFFIC BY-LAW NUMBER 12967 SCHEDULE "B" - PARKING RESTRICTIONS, BLEECKER AVENUE**

193/08 THAT a by-law to amend By-law Number 12967 being a by-law to regulate traffic within the corporate limits of The Corporation of the City of Belleville, be prepared for Council's consideration.

- CARRIED -

APPENDIX 4

Hastings County 9-1-1 Clearance Letter

Geographic Information System (GIS) Section – County of Hastings
 Planning & Development Department
 15 Victoria Avenue, 2nd Floor, Box 2
 Belleville, ON K8N 1Z5



Hastings-Quinte Region 9-1-1 Road Network: Proposed Names

Tuesday, April 8, 2014

Spencer Hutchison
 City of Belleville

Re: Proposed street names

Dear Spencer;

The County of Hastings GIS maintains a single 9-1-1 road network database covering 14 member municipalities, CFB Trenton, the Mohawks of the Bay of Quinte, and the Cities of Belleville and Quinte West. In order to ensure public safety during the event of an emergency, it is essential that the 9-1-1 road network contain clear, concise road names with minimal conflict throughout the region.

Proposed road names must be compared to the County GIS existing road name database in order to minimize conflict. Similarities in spelling and pronunciation are among the features checked.

As requested the proposed names were evaluated against existing regional road names.

Proposed Road name	Conflicted Road	Municipality
Winston Drive	No conflict found	
Abbey Court	No conflict found	
Dover Drive	No conflict found	
Liverpool Lane	No conflict found	
Nottingham Court	No conflict found	

There were no similarities found and the proposed road names are acceptable.

If you have any questions please feel free to contact me at the County of Hastings Planning & Development Department.

Sincerely,

Nick January

Geographic Information Systems (GIS) Coordinator
 County of Hastings Planning & Development Department
januaryn@hastingscounty.com
 613.966.6712 ext 4009

**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-77-923	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
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
2014				
B-77-952	Dec 12/13	Teddington Limited Stephen Hyndman	<i>170 - 180 Coleman Street</i> 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 PAC Decision: Approved Council Approved: Feb 10/14 Appealed to OMB - File Forwarded Mar 10/14

**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
2014				
B-77-953	Jan 22/14	Man Hole Ten Dev. Inc. Van Meer Limited	<i>Canniff Mill Estate Subdivision - North</i> 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 PAC Decision: Approved Council Approved: Mar 24/14 Appeal Date: Apr 15/14 Appealed to OMB
B-77-955	Feb 7/14	Bonnie & Bruce Sullivan Watson Land Surveyors Ltd.	<i>58 Denyes Road, Thurlow</i> Zoning By-Law amendment to dispose of a surplus farm dwelling	Public Mtg: Apr 7/14 PAC Decision - Approved Council Approved: Apr 14/14 Appeal Date: May 5/14
B-77-956	Mar 5/14	Devin Huffman & Leslie Rosebrugh	<i>224 Zion Road, Thurlow</i> Zoning By-Law amendment to allow the construction of a 167 square metre building for a malt house business	Public Mtg: Apr 7/14 PAC Decision - Approved Council Approved: Apr 14/14 Appeal Date: May 5/14
B-77-957	Mar 18/14	Vreugdenhil Enterprises Van Meer Limited Rene Melanson	<i>347 Farnham Road, Thurlow</i> Zoning By-Law amendment to permit two (2) single detached lots	Public Mtg: May 5/14
B-77-958	Mar 18/14	Cobblestone Homes Quinte Inc. Van Meer Limited	<i>38 Canniffon Road North/Lywood Street, Thurlow</i> Zoning By-Law amendment to permit six (6) dwelling units comprising 2 semi detached & 2 single detached lots	Public Mtg: May 5/14
B-77-959	Mar 28/14	Bell North Properties Ltd.	<i>6835 Hwy 62, Thurlow</i> Zoning By-Law amendment to add additional uses to a commercial plaza	Public Mtg: May 5/14