

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

SEPTEMBER 8, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr  
Councillor Jackie Denyes  
Councillor Mike Graham

Councillor Kelly McCaw  
Councillor Jack Miller

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

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

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – CANNIFTON ROAD NORTH, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-986**  
**APPLICANT: PAUL STINSON**  
**OWNER: PAUL STINSON BUILDER LTD.**  
**AGENT: WATSON LAND SURVEYORS LTD.**

- 3.2      **PROPOSED AMENDMENT TO ZONING BY-LAW  
NUMBER 2076-80, AS AMENDED – PARTS 1 AND 2, PLAN  
21R-11782, PART OF LOT 31, CONCESSION BROKEN  
FRONT, FORMER TOWNSHIP OF SIDNEY, NOW IN THE  
CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-987  
APPLICANT: QUINTE HUMANE SOCIETY CORPORATION  
OWNER: CIBC c/o BRIAN KNUDSEN  
AGENT: EKORT REALTY LTD., c/o JAMIE TROKE**

Notice of Meeting and Map

4

**4. ADJOURNMENT**

**BELLEVILLE PLANNING ADVISORY COMMITTEE**

**A G E N D A**

**SEPTEMBER 8, 2015**

**5:30 P.M.**

**COUNCIL CHAMBER**

Starting  
Page No.

**PLANNING ADVISORY COMMITTEE MEETING**

**1. ATTENDANCE**

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

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

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on August 4, 2015

**4. DEPUTATIONS**

**5. CORRESPONDENCE**

**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – CANNIFTON ROAD NORTH, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-986**  
**APPLICANT: PAUL STINSON**  
**OWNER: PAUL STINSON BUILDER LTD.**  
**AGENT: WATSON LAND SURVEYORS LTD.**

Manager of Policy Planning's Report No. PP-2015-29

6

**RESOLUTION**

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 3014, as amended, for the property described as Part of Lots 30, 31 and 32, RP No. 66, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning by-law Number 3014, as amended, be amended by rezoning the subject lands from ‘D – Development’ to ‘RR – Rural Residential’.”

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PARTS 1 AND 2, PLAN 21R-11782, PART OF LOT 31, CONCESSION BROKEN FRONT, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-987**  
**APPLICANT: QUINTE HUMANE SOCIETY CORPORATION**  
**OWNER: CIBC c/o BRIAN KNUDSEN**  
**AGENT: EKORT REALTY LTD., c/o JAMIE TROKE**

Manager of Policy Planning's Report No. PP-2015-30

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 the City's Zoning By-law Number 2076-80, as amended, for Parts 1 and 2, Plan

21R-11782, Part of Lot 31, Concession Broken Front, former Township of Sidney, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by rezoning the subject lands from 'CH-9 – Highway Commercial' to a modified CH zone by adding a 'Humane Society' as a permitted use."

## 7. REPORTS

- 7.1 **AMENDED DRAFT PLAN CONDITIONS, SAND CHERRY SUBDIVISION, PART OF LOTS 3 & 4, REGISTRAR'S COMPILED PLAN 1819, CITY OF BELLEVILLE (PALMER ROAD)  
OWNER: STORMIN DEVELOPMENT CORP.  
AGENT: McINTOSH PERRY CONSULTING ENGINEERS LTD.**
- 

Manager, Approvals Section's Report No. APS-2015-29

16

### RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends the following to Belleville City Council:

THAT approval of the Sand Cherry Draft Plan of Subdivision (File: 12T-150001), be granted subject to the draft plan conditions outlined in APPENDIX I attached to the Manager of Approvals' Report No. APS-2015-29."

- 7.2 **NEW BY-LAW – SITE ALTERATION IN NEW PLANS OF SUBDIVISION, NEW BY-LAW – TREE CUTTING IN NEW PLANS OF SUBDIVISION, NEW POLICY – PROVISION OF PARKLAND IN NEW PLANS OF SUBDIVISION, NEW POLICY – TREE PLANTING IN NEW PLANS OF SUBDIVISION**
- 

Manager, Approvals Section's Report No. APS-2015-30

30

### RESOLUTION

"THAT the Belleville Planning Advisory Committee receives the Manager of Approvals Section Report No. APS-2015-30."

**8. INFORMATION MATTERS**

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

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Report to September 8, 2015

**33**

**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-77-986

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
TUESDAY, SEPTEMBER 8, 2015  
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The land is zoned "D - Development" and the Applicant requests a rezoning to "RU - Rural". The rezoning is subject to Consent Applications (File #'s B 30/14 and B 31/14) granted by the Committee of Adjustment on November 27, 2014. The Consents are proposing to create two (2) severed lots and a retained parcel each to be developed with single detached dwellings. In addition, rear yard lot additions are to be conveyed to four (4) residential properties (530, 534, 536 and 542 Cannifton Road North).

The land is described as Part of Lots 30, 31 and 32, RP No. 66, Township of Thurlow, now in the City of Belleville, County of Hastings.

### OFFICIAL PLAN:

The land is designated "Industrial Land Use" in the City's Official Plan as part of the Cannifton Planning Area. Until such time as lands designated "Industrial Land Use" located east of the Moira River are needed for industrial purposes, development of such lands in accordance with the policies of the "Rural Land Use" designation may be permitted. The policies of the "Rural Land Use" designation Plan permit both residential consents and residential dwellings subject to satisfying various requirements.

### ZONING BY-LAW:

The land is zoned "D - Development" in Zoning By-Law Number 3014, as amended, and the Applicant requests a rezoning to "RU - Rural" to permit the construction of three (3) single detached residential dwellings on lots created by consents to land severances.

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](mailto: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.

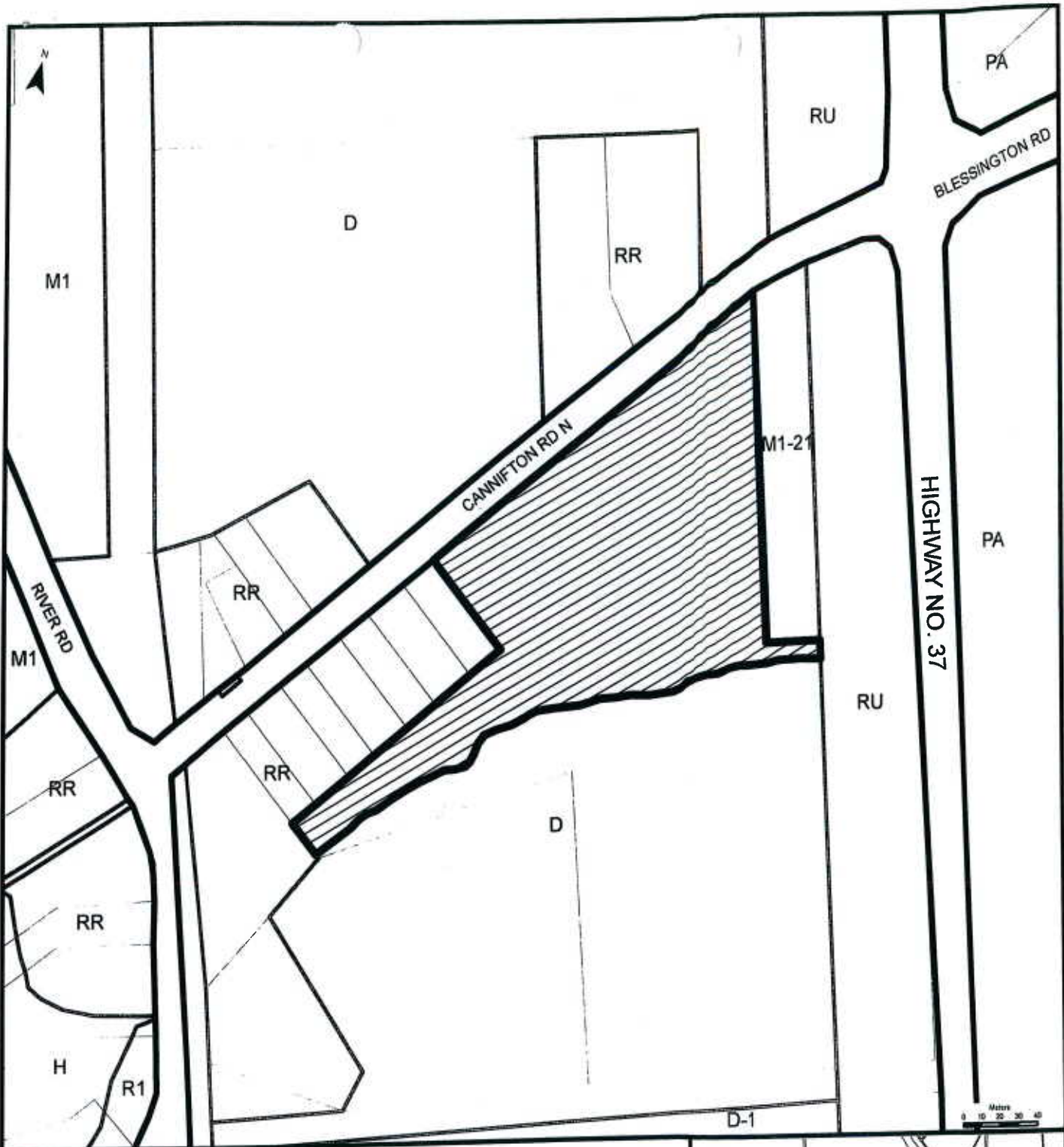
Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

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 19<sup>th</sup> day of August, 2015**





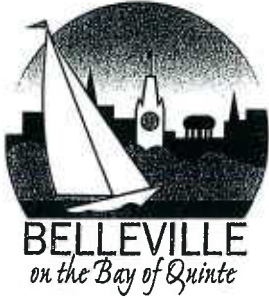
# PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: CANNIFTON RD N

 - D (DEVELOPMENT ZONE) TO RR (RURAL RESIDENTIAL)



**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-77-987

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
TUESDAY, SEPTEMBER 8, 2015  
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 2076-80, as amended. The purpose of the application is to permit a vacant parcel of land located on the east side of Wallbridge-Loyalist Road to be developed with a building to house the Quinte Humane Society Corporation. The lot area of the parcel comprises approximately 2.53 hectares. The land is zoned "CH-9 – Highway Commercial" and the Applicant requests a modified CH-9 zone to add the Humane Society use.

The land is described as Part 1, Plan 21R-11782, Former Township of Sidney, Now the City of Belleville, County of Hastings.

### OFFICIAL PLAN:

The land is designated "Employment Area" as part of the Loyalist Secondary Plan. The proposed use complies with the policies of the Secondary Plan.

### ZONING BY-LAW:

The subject land is zoned "CH-9 – Highway Commercial" and the Applicant requests a modified CH-9 zone to permit the site to be occupied by the Quinte Humane Society.

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](mailto:mtmacdonald@city.belleville.on.ca)).

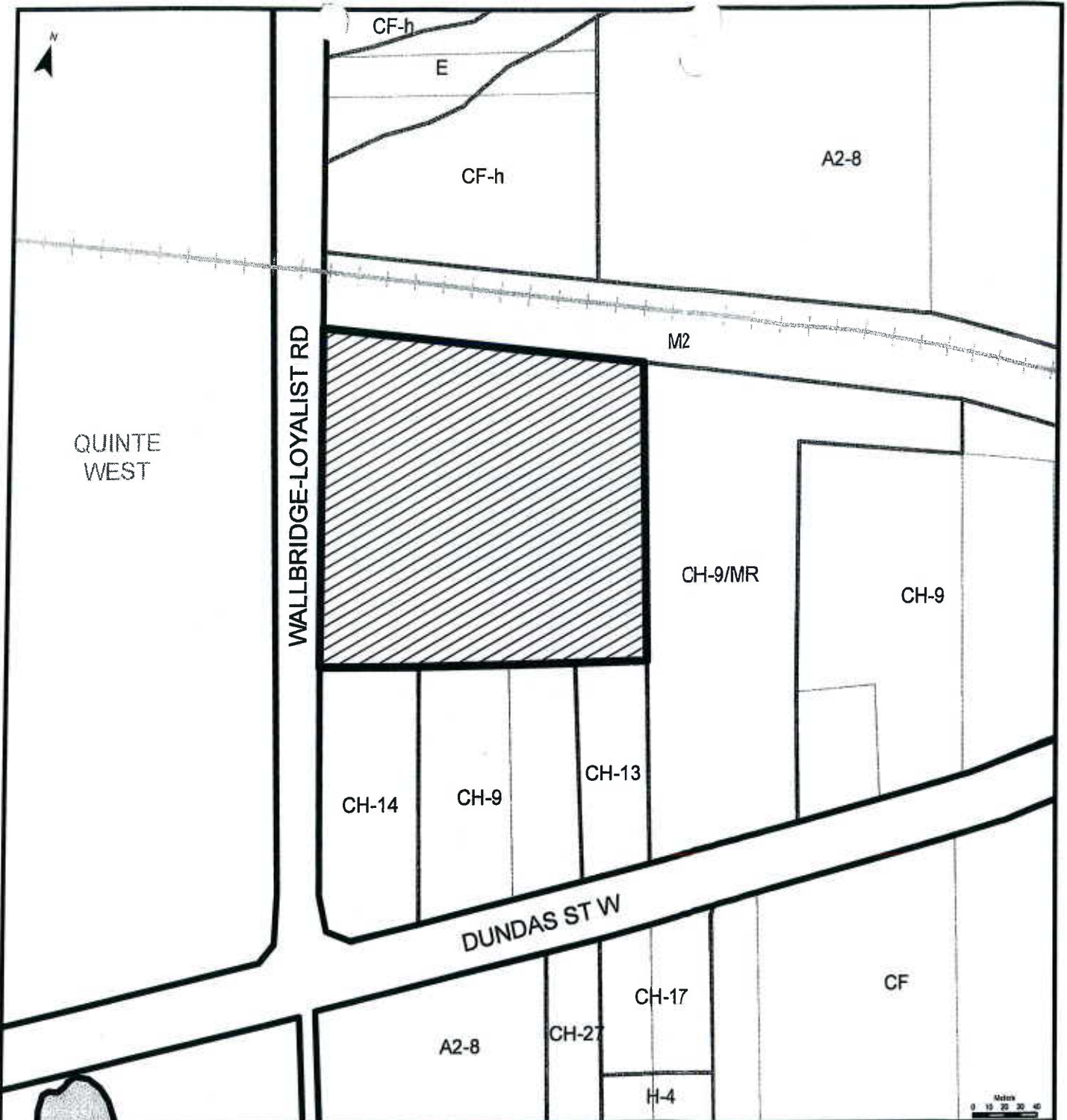
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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


Matt MacDonald, Secretary  
Planning Advisory Committee

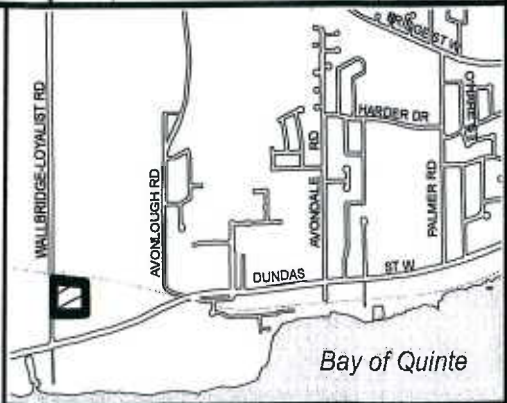
DATED at the City of Belleville this 19<sup>th</sup> day of August, 2015

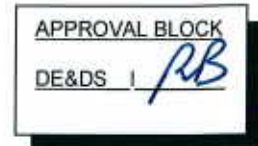


# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** WALLBRIDGE-LOYALIST RD  
21R-11782 PART 1

 PROPOSED ZONING CHANGE TO REVISED CH-9 (HIGHWAY COMMERCIAL ZONE WITH SPECIAL PROVISIONS) BY ADDING PERMITTED USE AS DETAILED IN THE ATTACHED NOTICE





**CITY OF BELLEVILLE**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Arthur MacKay, Manager of Policy Planning**  
**Report No. PP-2015-29**  
**September 8, 2015**

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

**Subject:** Proposed Amendment to Zoning By-Law Number 3014, As Amended –  
Cannifton Road North, Township of Thurlow, Now in the City of Belleville,  
County of Hastings  
File Number: B-77-986  
Applicant/Owner: PAUL STINSON/PAUL STINSON BUILDER LTD.  
Agent: WATSON LAND SURVEYORS 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 the property described as Part of Lots 30, 31 and 32, RP No. 66, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'D – Development' to 'RR – Rural Residential'."

**SUMMARY:**

The Applicant requests a rezoning of land that is subject to Consent Applications granted by the Committee of Adjustment on November 27, 2014 (Committee File #'s B 30/14 and B 31/14). The Consents are proposing to create two (2) severed lots and a retained parcel each to be developed with single detached dwellings. In addition, rear yard lot additions are to be conveyed to four (4) residential properties (530, 534, 536 and 542 Cannifton Road North). The land is zoned "D – Development" and the Applicant requests a rezoning to "RR – Rural Residential".

The land is designated "Industrial Land Use" in the City's Official Plan as part of the Cannifton Planning Area. Until such time as lands designated "Industrial Land Use" located east of the Moira River are needed for industrial purposes, the Plan permits development in accordance with the policies of the "Rural Land Use" designation. Both residential Consents and residential dwellings are permitted by the "Rural Land Use" policies subject to satisfying various requirements.

Planning Staff recommend that the Zoning By-Law amendment be approved.

## **BACKGROUND:**

### **Purpose and Effect**

The proposed Zoning By-Law amendment applies to vacant land located on the south east side of Cannifton Road North.

The purpose of the application is to satisfy conditions of Committee of Adjustment File #'s B 30/14 and B 31/14 by rezoning the land from "D – Development" to "RR - Rural Residential". The effect is to allow single detached development on two (2) severed lots and a retained parcel, as well as enlarging the rear yards of 530, 534, 536 and 542 Cannifton Road North.

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

### **Subject Property**

- Site Characteristics

The parcel is currently vacant.

- Adjacent Land Uses

Residential uses abut the parcel to the west and to the northeast across Cannifton Road North. To the south is Corbyville Creek. To the east is an industrial storage area.

### **Official Plan**

The land is designated "Industrial Land Use" in the City's Official Plan as part of the Cannifton Planning Area. As per policies of the Cannifton Planning Area, until such time as lands designated "Industrial Land Use" located east of the Moira River are needed for industrial purposes, the Plan permits development in accordance with the "Rural Land Use" designation. Both residential Consents and residential dwellings are permitted by the "Rural Land Use" policies subject to satisfying various requirements.

The proposal complies with the Official Plan.

### **Zoning By-Law**

The land is zoned "D – Development" in Zoning By-Law Number 3014, as amended, and the application proposes a rezoning to "RR – Rural Residential" to permit the construction of three (3) single detached residential dwellings on lots to be created by consents to land severances.

In addition, attaching the RR zone to the rear yard lot additions proposed to be conveyed to the four (4) residential properties located at 530, 534, 536 and 542 Cannifton Road North would match the current zoning of these properties.

The minimum requirement for a residential dwelling in the RR zone is 45 metres of lot frontage and 4,047 square metres of lot area. The two (2) proposed severed parcels and the retained parcel would comply with these 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 August 19, 2015.

Quinte Conservation advises that they do not have a concern with the proposal but note that a portion of the lands lie within the regulated area of Corbyville Creek. A permit will be required prior to any development (construction/filling/excavation/site grading) occurring within 30 metres of the high water mark/top of bank of the Creek.

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

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on August 19, 2015.

The Recreation, Culture and Community Services Department and the Fire Department have no comment or concern.

The Approvals Section advise that the proposal constitutes an extension of existing residential development along Cannifton Road North and note that land severances have already been approved for this proposal.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on August 19, 2015. Notice was also provided in The Intelligencer.

No comments or concerns have been received.

### **Planning Analysis**

As described, the land is designated "Industrial Land Use" in the City's Official Plan as part of the Cannifton Planning Area. However, as per policies of the Cannifton Planning Area, until such time as lands designated "Industrial Land Use" located east of the Moira River are needed for industrial purposes, the Plan permits development in accordance with the "Rural Land Use" designation. Both residential consents and residential dwellings are permitted by the "Rural Land Use" policies subject to satisfying various requirements.

In the subject instance, the three (3) proposed single detached dwellings will constitute an extension of existing residential development located along Cannifton Road North. In addition, the remaining vacant lands to the north of the property are designated "Residential Land Use". Given the surround land uses, both existing and proposed, residential development is more appropriate at this location than allowing future industrial uses.

Finally, approval of this application will permit the enlargement of the rear yards of the adjacent residential properties located at 530, 534, 536 and 542 Cannifton Road North. Given the configuration of the Applicant's land holding these boundary adjustments will result in a more efficient use of this remnant piece of land.

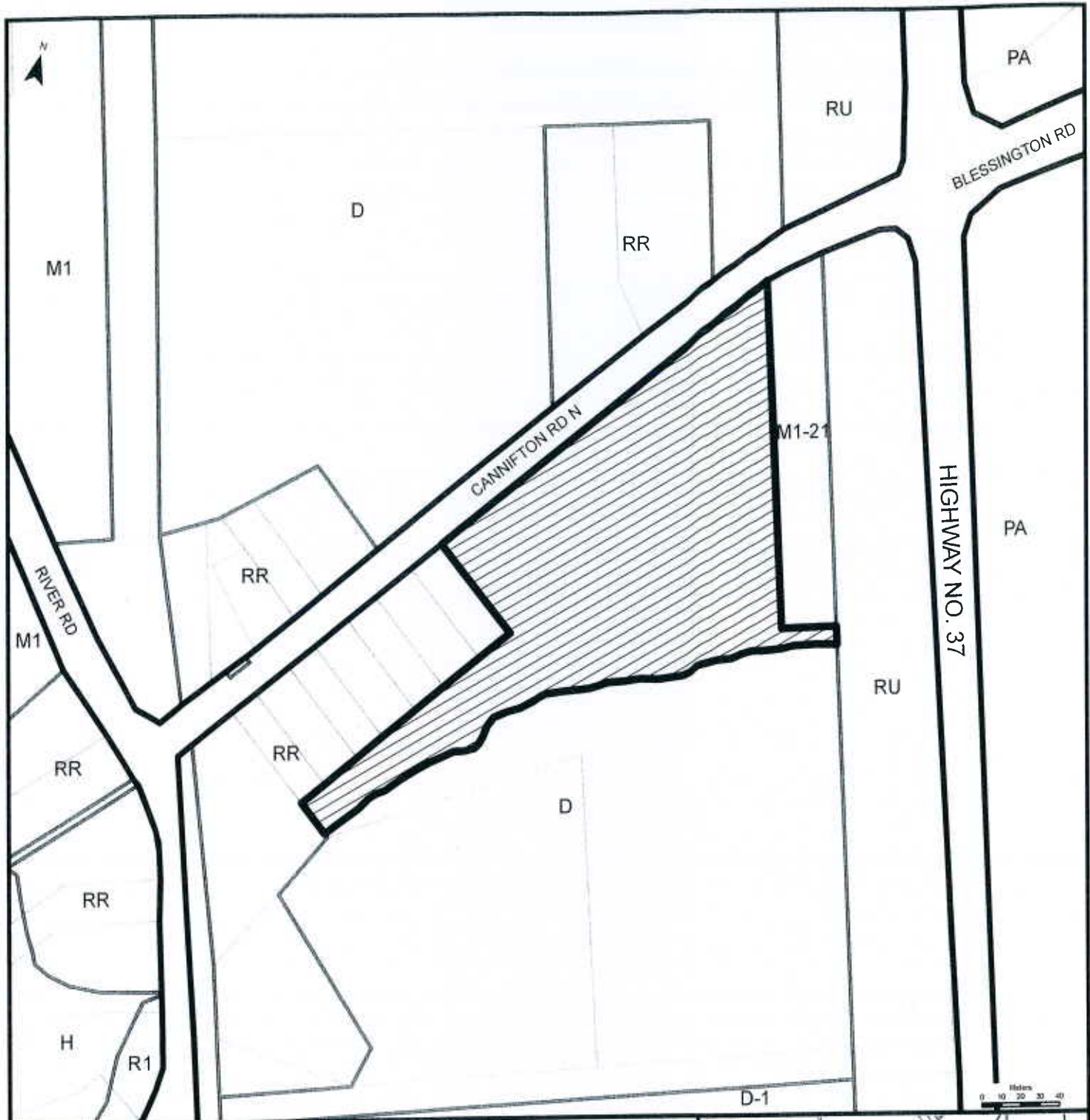
On the basis of the foregoing, the application is recommended for approval.



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Arthur MacKay  
Manager of Policy Planning

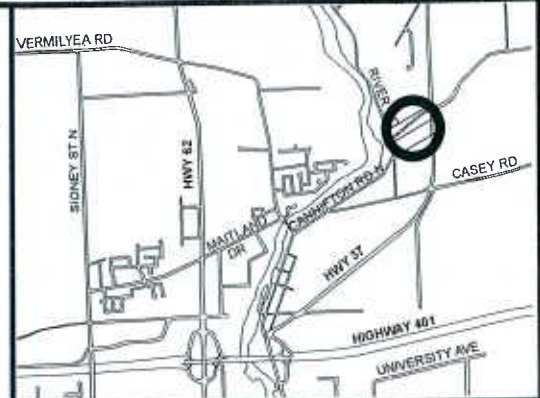
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# PROPOSED ZONING BY-LAW AMENDMENT

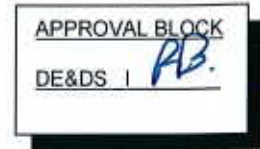
LOCATION: CANNIFTON RD N

 - PROPOSED ZONING CHANGE FROM D (DEVELOPMENT ZONE) TO RR (RURAL RESIDENTIAL)



**CITY OF BELLEVILLE**  
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT





**CITY OF BELLEVILLE**  
**ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Arthur MacKay, Manager of Policy Planning**  
**Report No. PP-2015-30**  
**September 8, 2015**

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

**Subject:** Proposed Amendment to Zoning By-Law Number 2076-80, as Amended –  
Parts 1 and 2, Plan 21R-11782, Part of Lot 31, Concession Broken Front,  
Former Township of Sidney, Now in the City of Belleville, County of  
Hastings  
File Number: B-77-987  
Applicant QUINTE HUMANE SOCIETY CORPORATION  
Owner: CIBC, c/o BRIAN KNUDSEN  
Agent: EKORT REALTY LTD., c/o JAMIE TROKE

**Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 2076-80, as amended, for Parts 1 and 2, Plan 21R-11782, Part of Lot 31, Concession Broken Front, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 2076-80, as amended, be amended by rezoning the subject lands from 'CH-9 – Highway Commercial' to a modified CH zone by adding a 'Humane Society' as a permitted use."

**SUMMARY:**

The subject application pertains to a vacant parcel of land comprising approximately 2.5 hectares. The property is zoned "CH-9 – Highway Commercial" and the Applicant requests a modified CH-9 zone to permit the parcel to be developed with a building to house the Quinte Humane Society.

The land is designated "Employment Area" as part of the Loyalist Secondary Plan. The proposed use complies with the policies of the Secondary Plan.

Planning Staff recommends that the application be approved.

## **BACKGROUND:**

### **Purpose and Effect**

The proposed Zoning By-Law amendment applies to approximately 2.5 hectares of land.

The purpose of the application is to amend Sidney Zoning By-Law Number 2076-80, as amended, to permit the site to be developed with a building to house the Quinte Humane Society.

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

### **Subject Property**

- Site Characteristics

The site comprises approximately 2.5 hectares of land that is vacant, save and except for a telecommunications tower located in the north-east corner of the property.

- Adjacent Land Uses

To the south and east are commercial uses fronting on Dundas Street West. To the north is the CPR mainline. To the west across Wallbridge-Loyalist Road is Conservation Authority lands located in the City of Quinte West.

### **Official Plan**

The lands are designated "Employment Area" in the Official Plan as part of the Loyalist Planning Area. This designation permits commercial, industrial and community facility uses. The proposed animal shelter to be operated by the Humane Society is permitted in the "Employment Area" designation subject to satisfying various policies.

### **Zoning By-Law**

The lands are zoned "CH-9 – Highway Commercial" in Zoning By-Law Number 2076-80, as amended. The Applicant requests a modified CH-9 zone to permit the parcel to be developed with a building to house the Quinte Humane Society.

### **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, Hastings & Prince Edward Counties Health Unit and Quinte Conservation on August 19, 2015.

Quinte Conservation advises that they have no concern. However, they advise that the future Site Plan addressing this development must illustrate the tributary/drainage channel located along the northern property boundary and illustrate a six (6) metre setback (access allowance) from the high water mark of the tributary for any proposed development (construction/site grading/filling/excavation). They also advise that Staff is available to flag this feature, upon request.

- 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 August 19, 2015.

Recreation, Culture and Community Services and Belleville Fire and Emergency Services has no comment or concern.

The Approvals Section advises the following:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan Process which among other items will include the preparation and implementation of a Stormwater Management Report, the dedication of road widening to the City and the provision of driveways in conformance with the City's Driveway Control By-Law No. 2001-129, all the satisfaction of the City."

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on August 19, 2015. Notice was also provided by advertisement in The Intelligencer.

Inquiries have been received regarding the current ownership of the property and the status of a right-of-way that extends along the south limit of the property.

**Planning Analysis**

The Quinte Humane Society is currently located at 527 Avonlough Road and they are wishing to construct a new building. However, the redevelopment of their existing site is constrained by a watercourse that bisects the property. This new location is approximately three (3) times the size of their Avonlough Road property.

The subject property is designated "Employment Area" as part of the Loyalist Secondary Plan and the proposed use complies with the policies of the Plan.

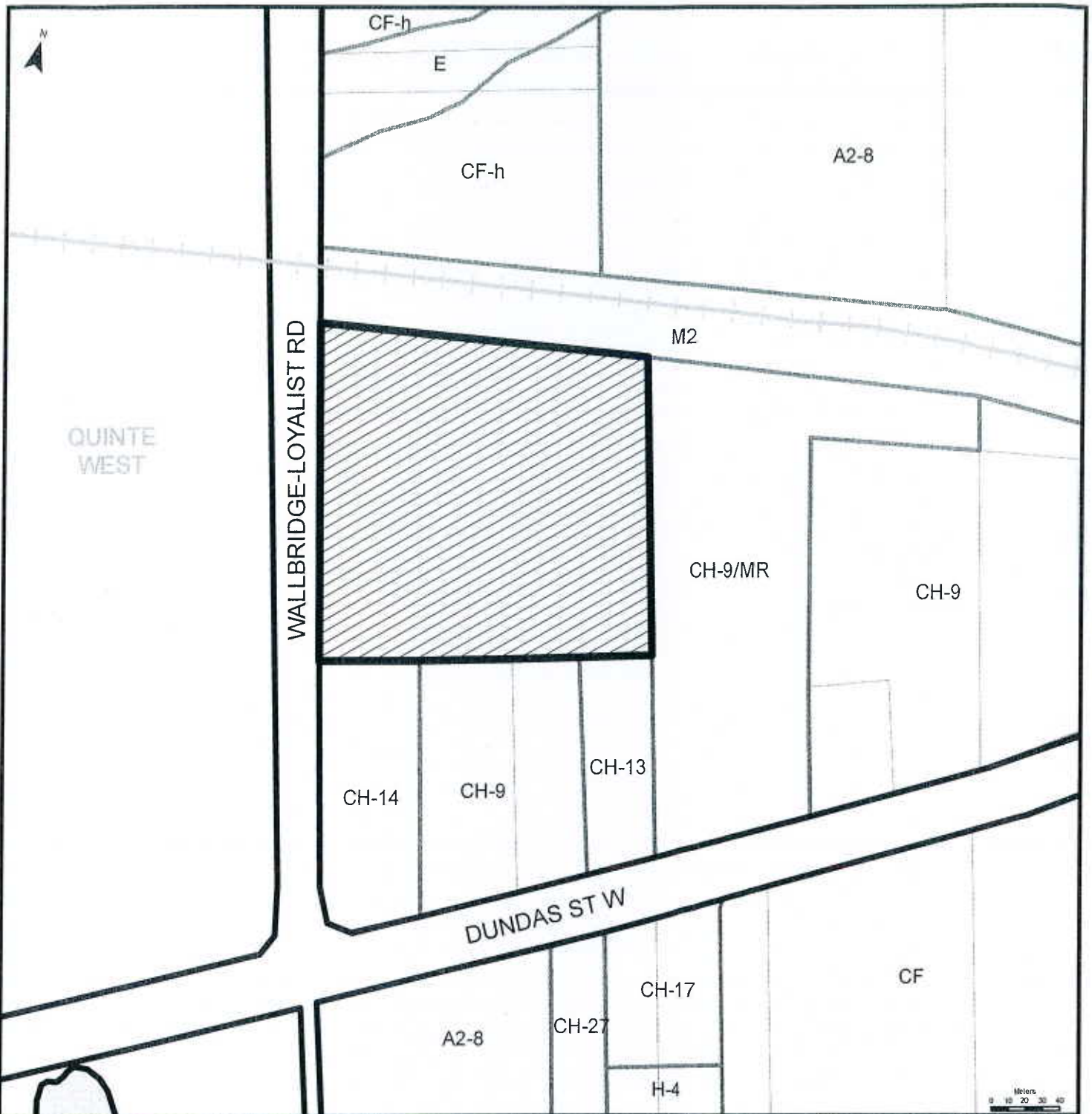
Access is proposed to be obtained from a registered right-of-way (row) that extends along the south limit of the property. The row also provides rear access points to Mitsubishi, Campbell Monument and the telecommunications tower.

If approved, the proposal will be subject to the Site Plan control approval process to address the technical issues of development, including storm water management, access, and protection of the drainage channel.



Arthur MacKay  
Manager of Policy Planning

atta

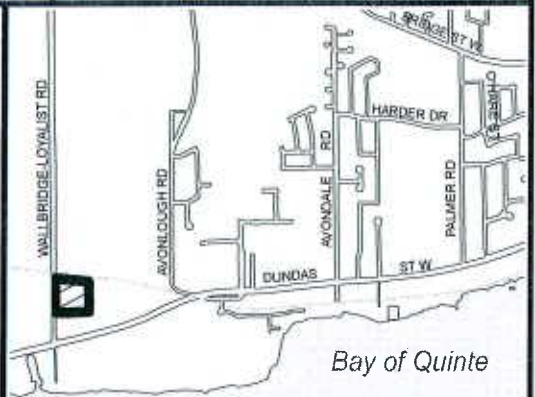


# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** WALLBRIDGE-LOYALIST RD  
21R-11782 PART 1



PROPOSED ZONING CHANGE TO REVISED CH-9 (HIGHWAY COMMERCIAL ZONE WITH SPECIAL PROVISIONS) BY ADDING PERMITTED USE AS DETAILED IN THE ATTACHED NOTICE



**CITY OF BELLEVILLE**  
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

**CITY OF BELLEVILLE**

Spencer Hutchison  
Manager, Approvals Section  
Engineering and Development Services Department  
Report No. APS-2015-29  
September 8, 2015

**To:** Belleville Planning Advisory Committee

**Subject:** Amended Draft Plan Conditions  
**Sand Cherry Subdivision**  
Part of Lots 3 & 4, Registrar's Compiled Plan 1819  
City of Belleville  
(Palmer Road)  
Owner: Stormin Development Corp.  
Agent: McIntosh Perry Consulting Engineers Ltd.

**File:** 12T-150001

**Recommendation:**

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

"THAT approval of the Sand Cherry Draft Plan of Subdivision (File: 12T-150001), be granted subject to the draft plan conditions outlined in **APPENDIX 1** attached to the Manager of Approvals' Report No. APS-2015-29."

**Background:**

At the August 4, 2015 the City's Planning Advisory Committee meeting held a Public Meeting into the proposed Sand Cherry subdivision and then passed a resolution recommending that Belleville City Council grant draft plan approval to this subdivision application subject to 32 conditions.

Subsequent to the August 4<sup>th</sup> meeting, Staff would like to advise the Committee of three additional pieces of information.

Revised Draft Plan Conditions

At the Planning Advisory Committee Meeting several questions were raised

about the proposed plan of subdivision regarding sidewalks and street trees and as a result Staff went back and added two draft plan conditions as follows:

Condition No. 10:

That prior to final approval, the Owner agrees in writing in the subdivision agreement to design and construct a 1.5 metre wide concrete sidewalk along one side of Sand Cherry Court, to the satisfaction of the City of Belleville.

Condition No. 11:

That prior to final approval of the plan, the Owner shall agree in writing in the subdivision agreement to plant "street trees" on either side of Sand Cherry Court, either within the road allowance of Sand Cherry Court or on the private Blocks, to the satisfaction of the City of Belleville.

No other conditions were added or amended. The complete set of revised draft plan conditions is attached as **APPENDIX 1**.

Timing

Section 51(20) of the Planning Act states that, "At least 14 days before a decision is made by an approval authority, the approval authority shall ensure that,

- (a) notice of the application is given, in the manner and to the persons and public bodies and containing the information prescribed; and
- (b) a public meeting is held."

Thus unlike rezoning applications, there has to be at least a 14-day period between the holding of a public meeting and Council's decision on a subdivision application. Consequently, this means that the application and accompanying paperwork cannot proceed to the next Council meeting if the Council meeting is the following week. Therefore, legally the first Council meeting that the Committee's recommendation on the Sand Cherry subdivision could be presented to City Council is September 14, 2015.

Public Input and Applicant Response

At the Public Meeting numerous comments and questions were raised by the Public. In response, the Agent for the Owner has provided a letter to address these matters.

This letter is attached as **APPENDIX 2**.

Respectfully submitted.

  
 Spencer Hutchison/hl



**APPENDIX 1****Draft Plan Conditions – September 8**  
(Sand Cherry Subdivision)

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

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**No. Conditions**

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1. That this approval applies to the draft plan of subdivision, Drawing: Draft Plan of Subdivision 12T-15001, submitted by McIntosh Perry Consulting Engineers Ltd., dated July 29, 2015, revised to September 8, 2015 attached hereto as **APPENDIX 1**, to show a total of:
  - seven (7) blocks for street townhouses [Blocks 1 to 7 inclusive];
  - one (1) stormwater management block [Block 8];
  - one (1) block for an emergency access/walkway [Block 9];
  - three (3) reserve blocks [Blocks 10, 11 and 12].
2. That any dead ends and open sides of road allowance created by this draft plan be terminated in 0.3 m reserves to be conveyed to, and held in trust by, the City of Belleville.
3. That the road allowance included in this draft plan, including any required daylighting triangles, shall be shown and dedicated as a public highway.
4. That such easements as may be required for utility, telecommunication services, drainage or servicing purposes shall be conveyed to the appropriate authority.
5. That the street within this plan shall be named to the satisfaction of the City of Belleville.
6. That prior to final approval, the Owner agrees in writing in the subdivision agreement that prior to any building permit being issued for any of Blocks 1 to 7 inclusive, the Owner shall design and construct, to the satisfaction of the City, an emergency access route from the north end of Sand Cherry Court to Pepper Avenue across Block 9.



7. That prior to final approval, the Owner agrees in writing in the subdivision agreement to design and construct a walkway across Block 9 from the north end of Sand Cherry Court to Pepper Avenue, to the satisfaction of the City of Belleville.
8. That prior to the final approval of the plan, the Owner shall provide a Geotechnical Report, to the satisfaction of the City that addresses the required pavement designs for the roads within the subdivision.
9. That prior to the final approval of the plan, the Owner shall retain a professional engineer to design, to the satisfaction of the City of Belleville, the street within this subdivision which shall be constructed with a local road cross-section.

In doing so, driveways are to be constructed in accordance with the Zoning By-Law and the Driveway Control By-Law and Block 3 is to be divided into units in such a way that none of the driveways will cross in front of the property of any of the other units.

10. That prior to final approval, the Owner agrees in writing in the subdivision agreement to design and construct a 1.5 metre wide concrete sidewalk along one side of Sand Cherry Court, to the satisfaction of the City of Belleville.
11. That prior to final approval of the plan, the Owner shall agree in writing in the subdivision agreement to plant "street trees" on either side of Sand Cherry Court, either within the road allowance of Sand Cherry Court or on the private Blocks, to the satisfaction of the City of Belleville.
12. A sanitary sewer and watermain servicing report must be prepared, to the satisfaction of the City, outlining the upgrades required to the existing sanitary sewer system and water system to support this subdivision and to confirm that there will be adequate supply and pressure throughout the proposed subdivision. This will include modelling the new water system.
13. That prior to final approval of the plan, the Owner shall agree in writing in the subdivision agreement to pay \$9,602.06 to the City for the construction of the watermain stub and storm sewer connections installed for this subdivision as part of the Palmer Road Reconstruction project.
14. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to design and construct all servicing requirements (roads, sidewalks, water, sanitary, storm, electrical, etc.)

for this plan of subdivision, including any work required outside the limits of the subdivision, to the specifications of the approving authorities (the City of Belleville, Veridian Connections, etc.) and the cost thereof shall be paid by the Owner.

15. That prior to final approval, the Owner shall agree in writing in the subdivision agreement that the Owner is responsible to provide all services, including road maintenance, unless and until assumed in writing by the City of Belleville.
16. 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.
17. That prior to final approval, the Owner will be required to complete a hydrogeological evaluation of the impact of the proposed subdivision on the groundwater resources of the surrounding area including existing wells. This evaluation will also review the impact the excavation of trenches and basements will have on groundwater and provide a baseline survey of existing well conditions. The Owner shall agree that where the well or private water supply of any person is interfered with as a result of construction or the development of the subdivision, the Owner shall at his expense, either connect the affected party to municipal water supply system or provide a new well or private water system so that water supplied to the affected party shall be of a quality and quantity at least equal to the quality and quantity of water enjoyed by the affected party prior to the interference.
18. That prior to the commencement of any grading or construction on site, or final registration of the plan, the Owner shall submit and obtain approval of the City of Belleville and Quinte Conservation for reports describing the following:
  1. a detailed Stormwater Management Plan which outlines the intended means of controlling stormwater runoff in terms of quantity, frequency and duration of events up to and including the regional storm;
  2. the intended means of conveying stormwater flows from the site and external areas that drain through the subdivision, including the location and design of water quality and quantity controls and facilities using stormwater management techniques outlined in provincial guidelines;

3. that Block 8 is sufficient in size for the proposed stormwater management facility, but if it is not sufficient in size, then the Owner agrees to provide any additional land needed to construct the facility, which shall be from subdivision land adjacent to Block 8. (Note: anything over the 5-year storm must be stored on-site.)
  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.
19. 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 18;
  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.
20. That the subdivision agreement between the Owner and the City of Belleville contain a provision wherein the Owner agrees to construct:
1. a continuous 1.5 metre high chain link fencing along the northern boundary of Blocks 5 to 7 that abut the stormwater management facility block;

2. appropriate fencing, to the satisfaction of the City, along the western boundaries of Blocks 1 and 7;
  3. appropriate fencing, to the satisfaction of the City, along the southern boundaries of Blocks 1 to 3 where these blocks abut existing vacant lands to the south;
  4. appropriate fencing, to the satisfaction of the City, along the eastern boundary of Block 4 where it abuts existing residential uses;
  5. appropriate fencing, to the satisfaction of the City, along the southern and northern boundary of Block 9 and the Sand Cherry Court road allowance where it abuts existing residential uses.
21. That the subdivision agreement between the Owner and the City of Belleville, and all agreements of purchase and sale and lease, to provide notice to the property owners of all Lots impacted by Condition No. 18 that the fencing referred to in Condition 20 is not to be removed or altered and further that each individual property owner shall have the sole responsibility for, and shall maintain this fence to the satisfaction of the City of Belleville.
22. 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.
23. 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.
24. 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.
25. That the subdivision agreement between the Owner and the City of Belleville shall contain the following warning clause:
- NOTE:** Purchasers are advised that it is unlikely that there will be door-to-door mail delivery within this subdivision. Canada Post intends to service this property through the use of community mailboxes which may be located in several locations within this subdivision.
26. That prior to the final approval of the plan, Bell Canada, Union Gas, Cogeco Cable and Veridian Connections 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.

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, sidewalks, boulevards, installation of 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 prior to final approval of any phase of this plan, the Owner shall demonstrate to the municipality that there is an adequate supply of potable water to service each phase of this subdivision as it is developed.
30. That the Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City of Belleville is satisfied that adequate road access, municipal water supply, hydro service, sanitary sewers, and storm drainage facilities are available to service the proposed development.
31. That prior to final approval, the City of Belleville is advised by a letter on behalf of Quinte Conservation how Conditions No. 18 and 19 have been satisfied
32. That prior to final approval, the City of Belleville is advised by letter by Canada Post how Conditions 24 and 25 have been satisfied.
33. That prior to final approval, the City of Belleville is advised by letter by Bell Canada, Union Gas, Cogeco Cable and Veridian Connections how Condition 26 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:

Section 143(1) of the Land Titles Act, which requires all new plans be registered in a land titles system;

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

Mr. John La Chapelle  
Planner & Manager  
Bell Canada  
Right of Way Control Centre  
Floor 5 - Blue, 100 Borough Drive  
Scarborough, Ontario  
M1P 4W2

Ms. Diana Adamowicz, Delivery Services  
Canada Post Corporation  
209 Dundas Street East  
Whitby Ontario  
L1N 2H0

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 September 14, 2018 if all the conditions contained herein are not satisfied by that date. The Owner shall apply for any extension at least 60 days prior to the lapsing date and such request for an extension shall not be unreasonably withheld.





**APPENDIX 2**

**Letter from Agent following Public Meeting**



August 6, 2015

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

Mr. Spencer Hutchinson:

**Re: Response to Public Meeting Questions  
 Application for Draft Plan of Subdivision  
 Stormin Development Corp.  
 Sand Cherry Court, Belleville  
 City File No. 12T-15001**

This letter provides a formal response to questions and comments raised at the Statutory Public Meeting, held August 4, 2015. The following table identifies each comment and a proposed action / response to address such.

Comment	Action / Response
Concern about inadequate sightlines to the entrance of Sand Cherry Court for those driving north along Palmer Road.	The Transportation Association of Canada's (TAC) Geometric Design Guide for Canadian Roads outlines the safe stopping sight distances for vehicles based on the design speed of roads. For Palmer Road, the stopping sight distance is 74.3m to 84.6m. The distance from the top of the crest of Palmer Road to the proposed entrance of Sand Cherry Court is approximately 81m. This means vehicles travelling north along Palmer Road over the crest will have an 81m stopping sight distance to vehicles entering Palmer Road from Sand Cherry Court. Since this distance is within TAC's guidelines for safe stopping sight distances, the sightlines to Sand Cherry Court are considered to be sufficient.  In addition, technical comments received from the City's Engineering Department (dated June 25, 2015) do not indicate any concerns with sightlines along Palmer Road.
Request to include a privacy fence along the rear of the former school house.	Appropriate fencing will be constructed to the satisfaction of the City along the rear lot line of the former school house (i.e., the western boundary of Block 7) as required by Condition 18.2 of the proposed Draft Plan Conditions.
What will the sale price of the townhouses be? Concern that the development will negatively affect property values of existing dwellings in the area.	The townhouses will be sold at market value. It is anticipated that the sale prices will be between \$250,000 and \$280,000. It is also expected that increased investment in the area will positively impact property values.
Concern that there were no building elevation drawings provided. Why do smaller scale developments have to provide these drawings to the City to get approval and this proposal does not?	A Draft Plan of Subdivision is the high level planning stage that divides the lands into general parcel fabric, ensures that the lands are suitable for the development and can be adequately serviced, and ensures the development is in conformity with the relevant planning policies and is in compliance with zoning regulations. Section 51 of the Planning Act

Stormin Development Corp.  
 Draft Plan of Subdivision, Sand Cherry Court

City File No. 12T-15001

	<p>sets out the requirements for preparing a Draft Plan of Subdivision, including the information which must be provided. Building elevation drawings are not required under Section 51.</p> <p>The proponent has not retained a builder at this time and therefore there are no building elevation drawings available. It is the proponent's intention to hire a local builder and to ensure the design of the buildings will be compatible with the area.</p> <p>This development is subject to the same approval process as smaller scale developments through the City's Building Department. Prior to construction, the owner must obtain building permits for the townhouses. At this stage, the detailed design drawings of the buildings will be required.</p>
<p>Concern about servicing the development with municipal sanitary services considering the grading of the site.</p>	<p>McIntosh Perry's review of the Servicing Report prepared for the previous application by G.M. Gray Consultants (dated July 2007) indicates that the development is serviceable. In addition, as per Condition 10 of the Draft Plan Conditions, a sanitary sewer and watermain servicing report will be prepared to outline the upgrades required to the existing system to support the subdivision and to confirm that there will be adequate supply and pressure throughout the subdivision.</p>
<p>Who is the owner? Who is the builder?</p>	<p>The owner of the subject lands is Stormin Development Corp. A builder has not yet been selected for the development; however, the owner intends to retain a local builder.</p>
<p>Concern that the development will negatively impact water quality of existing wells on surrounding properties.</p>	<p>Condition 15 of the proposed Draft Plan Conditions provides protection for the water quality of existing wells. This condition requires the completion of a hydrogeological evaluation of the impact of the proposed subdivision on the groundwater resources of the surrounding area including existing wells. Condition 15 also requires that where any well or private water supply is interfered with by the development, the owner shall either connect the affected party to the municipal water supply system, or provide a new well or private water system.</p>
<p>If the owner were to acquire abutting lots on Pepper Avenue and consolidate those lots with the subject property, can the layout of the subdivision change without going through the approval process again?</p>	<p>The addition of land to an approved Draft Plan of Subdivision may be accommodated through red-line revisions to the Draft Plan. In the case of the subject application, the property is within a site-specific R5-33 Zone which was established to permit the development as originally proposed. Therefore, any addition of land to the boundaries of the Draft Plan would also require a Zoning By-Law Amendment to include new parcels within the R5-33 Zone. It should be noted that in the interest of minimizing costs and proceeding with the development, the owner is not presently considering enlarging the subject lands; it would also appear as though the financial benefit to revising the design is limited.</p>
<p>Inquiry about opening access to Pepper Avenue from the proposed Sand Cherry Court.</p>	<p>Sand Cherry Court is intended to be a local road. It is our opinion that opening vehicle access to Pepper Avenue may encourage through traffic which may cause Sand Cherry Court to function as a collector road.</p>

Stormin Development Corp.  
 Draft Plan of Subdivision, Sand Cherry Court

City File No. 12T-15001

<p>Will the townhouses be rental? Concern about poor property maintenance associated with a number of student rental accommodations in the area.</p>	<p>The townhouses will be sold as freehold townhouses. It should be noted that it is not possible to place restrictions on future owners of the townhouses to prevent the houses from being rented.</p> <p>The development will be subject to the City's Property Standards By-Law No. 2012-79 which prescribes the standards for the maintenance and occupancy of property.</p>
<p>What is the emergency access for? Who will maintain it?</p>	<p>The proposed emergency access is required by the City of Belleville in order to provide an additional access to the development in any situation where the entrance from Palmer Road becomes inaccessible. The emergency access route will be designed and constructed to the satisfaction of the City as per Condition 6 of the Draft Plan Conditions. The owner will provide all services and road maintenance unless and until they are assumed in writing by the City of Belleville as per Condition 13.</p>

If additional information is required please notify the undersigned at your earliest convenience so we can continue to see this undertaking move forward.

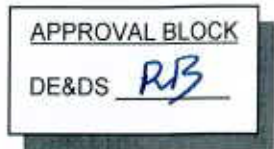
Sincerely,



Victoria Coates, M.PL., BA (Hons.)  
 Junior Planner



Greg Newman, MCIP, RPP  
 Manager of Land Use Planning



**CITY OF BELLEVILLE**

Spencer Hutchison  
Manager, Approvals Section  
Engineering and Development Services Department  
Report No. APS-2015-30  
September 8, 2015

**To:** Belleville Planning Advisory Committee

**Subject:** New By-law – Site Alteration in new Plans of Subdivision  
New By-law – Tree Cutting in new Plans of Subdivision  
New Policy – Provision of Parkland in new Plans of Subdivision  
New Policy – Tree planting in new Plans of Subdivision

**Recommendation:**

“That the Belleville Planning Advisory Committee receives the Manager of Approvals Section Report No. APS-2015-30.”

**Background:**

The four draft policies referenced above were presented to the Planning Advisory Committee at their meeting on July 6, 2015. Subsequently, Staff proceeded to seek comments and input on these policies from interested stake holders and the public. To this end, the four policies/by-laws were:

- emailed to all developers/engineering consultants on July 8, 2015 ;
- emailed to all applicable City Staff and outside agencies on July 8, 2015;
- posted on the City’s website on July 10, 2015.

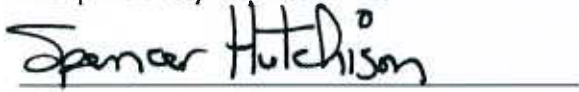
To date comments have been received from:

- 1 citizen;
- the Health Unit;
- Quinte Conservation;
- Approvals Development Engineer;
- 2 engineering consultants;
- 1 developer.

In addition, a meeting was held on August 31<sup>st</sup> with members of the development community including property owners, developers and their consultants. This meeting was very productive as well as the other comments that have been received. Consequently, Staff is now taking a

further look at the proposed policies with a view to incorporating the input that has been provided. At the same time it was indicated that a follow up meeting would be held with the development community in mid-September before presenting the proposed policies to the October 5<sup>th</sup> PAC meeting.

Respectfully submitted,

A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive style with a small superscript 'D' above the 'i' in Hutchison. A horizontal line is drawn underneath the signature.

Spencer Hutchison

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

<b>FILE NO.</b>	<b>DATE REC'D</b>	<b>APPLICANT/OWNER/AGENT</b>	<b>PROPOSAL</b>	<b>STATUS</b>
<b>2013</b>				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	25 <i>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
<b>2014</b>				
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	52 <i>South Front Street</i> Zoning By-Law amendment to rezone to a special "C6 - Water-Oriented Commercial" zone in order to permit a two-storey single detached dwelling on the foundation of the existing building, along with an addition to the south side for a two-car garage.	Public Mtg: Nov 3/14 PAC Decision: Deferred Pending Different Issues
<b>2015</b>				
B-77-972	Oct 24/14	Belmont Long-Term Care Facility RFA Planning Consultant Inc.	250 <i>Bridge Street West</i> Zoning By-Law amendment to permit personal fitness training facility & massage therapy clinic as an accessory use to nursing home	Public Mtg: Nov 3/14 PAC Decision: Denied Council Denied: Dec 8/14 Appealed to OMB - File Forwarded Jan 22/15 OMB Hearing Date: June 18/15 Awaiting OMB Ruling
B-77-985	June 29/15	Dagmar & Peter Settle	593 <i>Mudcat Road, Thurlow</i> Zoning By-Law amendment to permit the temporary use of the existing dwelling while a second dwelling is under construction	Public Meeting: Aug 4/15 PAC Decision: Approved Council Approved: Aug 10/15 Appeal Date: Aug. 31/15

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
<b>2015</b>				
B-77-986	July 22/15	Paul Stinson Watson Land Surveyors Ltd.	<i>Cannifon Road North, Thurlow</i> Zoning By-Law amendment to permit three (3) single detached dwellings on lots to be severed	Public Meeting: Sept 8/15
B-77-987	Aug 6/15	Quinte Humane Society Corp Ekort Realty Ltd CIBC	<i>Wallbridge-Loyalist Road, Sidney</i> Zoning By-Law amendment to permit a vacant parcel of land to be developed with a building to house the Quinte Humane Society Corporation	Public Meeting: Sept 8/15