

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

APRIL 7, 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 10245, AS AMENDED – 37 WILKIE STREET AND 381 AND 387 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-978
APPLICANT/AGENT: OCA ARCHITECTS
OWNER: CROWN RIDGE HEALTH CARE SERVICES INC.

Notice of Meeting and Map

1

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

APRIL 7, 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 March 2, 2015

4. DEPUTATIONS

5. CORRESPONDENCE**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 37 WILKIE STREET AND 381 AND 387 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-978
APPLICANT/AGENT: OCA ARCHITECTS
OWNER: CROWN RIDGE HEALTH CARE SERVICES INC.**

Manager of Policy Planning's Report No. PP-2015-09

5

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 10245, as amended, 37 Wilkie Street and 381 and 387 Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcels from 'NH-3 – Nursing Home', 'NH-6 – Nursing Home' and 'R1 – Residential First Density' to 'NH – Nursing Home' to permit an expansion to the existing building."

7. REPORTS

- 7.1 QUINTE HEALTH CARE – EXTENSION OF TEMPORARY USE – 111 BAY DRIVE, CITY OF BELLEVILLE**

Manager of Policy Planning's Report No. AM-2015-10

12

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the request to extend the Temporary Use By-law for a further three (3) years to permit parking of Quinte

Health Care employee vehicles at 111 Bay Drive be
APPROVED."

8. INFORMATION MATTERS

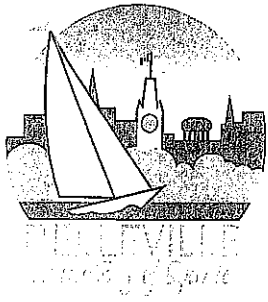
**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to April 7, 2015

19

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-77-978

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, APRIL 7, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to the Westgate Lodge Nursing Home located at 37 Wilkie Street, as well as two (2) single detached residential properties located at 381 and 387 Dundas Street West. The subject parcels are zoned "NH-3 – Nursing Home", "NH-6 – Nursing Home" and "R1 – Residential First Density" and the applicant requests a rezoning of all three (3) parcels to "NH – Nursing Home" to permit an approximate 2,323 square metre, one (1) storey, addition to the east of the existing nursing home building. This addition is required to meet the new design criteria of the Ministry of Health and Long Term Care and therefore maintain the current 88 bed occupancy level. The zoning change will also permit the ability for possible future expansion to the nursing home should additional beds be required. The dwellings located at 381 and 387 Dundas Street West are proposed to be demolished to permit the addition.

The lands are described as 37 Wilkie Street and 381 and 387 Dundas Street West, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan and a nursing home is a permitted use in this designation.

ZONING BY-LAW:

The subject lands are "NH-3 – Nursing Home", "NH-6 – Nursing Home" and "R1 - Residential First Density" in Zoning By-Law Number 10245, as amended. The applicant requests a rezoning to "NH – Nursing Home" to permit an approximate 2,323 square metre, one (1) storey addition, to the Westgate Lodge Nursing Home.

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

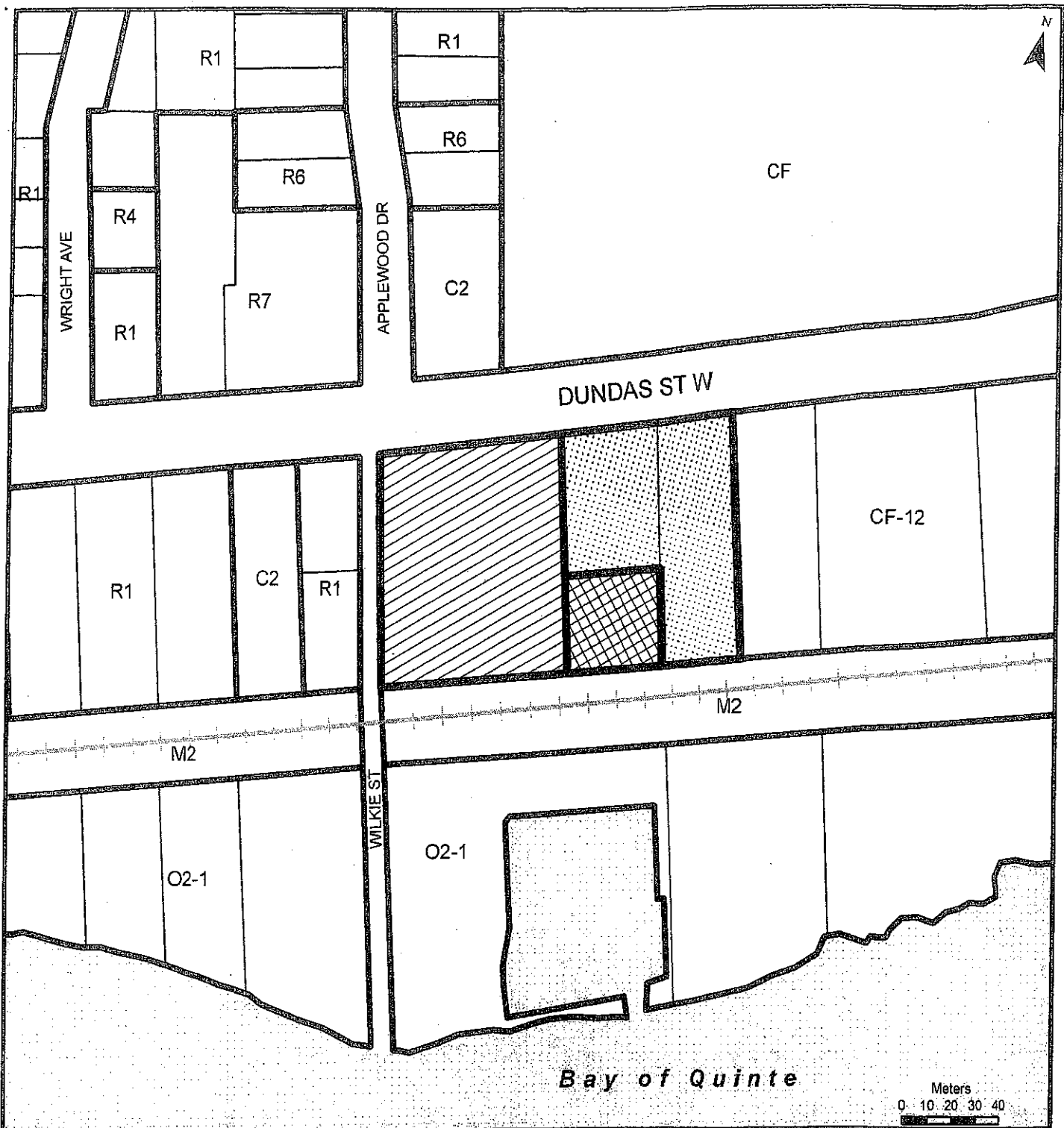
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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

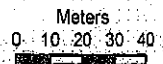
As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 18th day of March, 2015






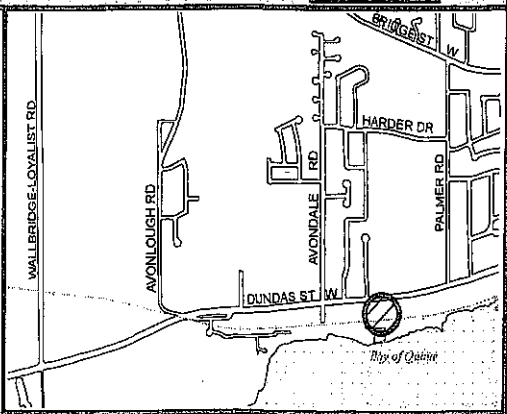
Bay of Quinte



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 37 WILKIE ST, 387 & 381 DUNDAS ST W

-  PROPOSED ZONING CHANGE FROM NH-3 (NURSING HOME WITH SPECIAL PROVISIONS) TO NH (NURSING HOME)
-  PROPOSED ZONING CHANGE FROM NH-6 (NURSING HOME WITH SPECIAL PROVISIONS) TO NH (NURSING HOME)
-  PROPOSED ZONING CHANGE FROM R1 (RESIDENTIAL FIRST DENSITY) TO NH (NURSING HOME)



CITY OF BELLEVILLE
Page 3
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

Northwest Corner
 Lot 2, R.P. 188
 PIN 40462-0214

DUNDAS STREET

Registered Plan B37
 SIB (1563)
 SSIB (1060)

PART 1
 PLAN
 21R-13255

PIN 40463-0063

WILKIE STREET

PART 1
 PLAN 21R-1197
 PIN: 40463-0063

PIN 40463-0017

PROPOSED ADDITION

PART 1
 PLAN 21R-85
 PIN 40463-80

retaining wall

PIN 40463-0063

PART 1 Lot 188

PLAN 21R-7873
 PIN 40463-0060

REGISTERED PLAN 188 (61)

PIN 40463-0058

CANADIAN

PACIFIC

RAILWAY

PIN 40463-0058

Contractor to check and verify all dimensions on site and report any discrepancies to the Architect prior to proceeding with the work.

Do not see the Drawings or Details, Specifications and related documents, or the work, until you have received the contract and must be returned upon request. Reproductions of any part of the Specifications and related documents in whole or in part is prohibited without the Architect's written consent. This Drawing is not to be used for construction unless countersigned by the Architect.

No.	Revision	Date
1		
2		
3		
4		

No.	Issued for	Date
1		
2		
3		
4		

Drawing Title: **SITE PLAN**

Project: **WESTGATE LODGE**
 37 WILKIE ST. BELLVILLE, ON

Draw Number -	A-1B
Scale -	1:500
Drawn by -	DVD
Checked by -	SS
File Number -	1408
Date -	MAR 5, 2015

O.C.A. Architects
 5400 Eglinton Ave. East, Suite 205
 Toronto, Ontario - M3J 2K6
 Tel: (416) 763-1441
 Fax: (416) 763-2011



APPROVAL BLOCK
DE&DS <i>AB</i>

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-09
April 7, 2015

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
37 Wilkie Street & 381, 387 Dundas Street West, City of Belleville, County
of Hastings
File Number: B-77-978
Applicant/Agent: OCA ARCHITECTS c/o M. SCOTT SCHUMACHER
Owner: CROWN RIDGE HEALTH CARE SERVICES c/o
GREG FREEMAN

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 37 Wilkie Street & 381, 387 Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcels from 'NH-3 – Nursing Home', 'NH-6 – Nursing Home' and 'R1 – Residential First Density' to 'NH – Nursing Home' to permit an expansion to the existing building."

SUMMARY:

The application pertains to the Westgate Lodge Nursing Home located at 37 Wilkie Street, as well as two (2) single detached residential properties located at 381 and 387 Dundas Street West. The subject parcels are zoned "NH-3 – Nursing Home", NH-6 –

Nursing Home" and "R1 – Residential First Density" and the Applicant requests a rezoning of all three (3) parcels to "NH – Nursing Home" to permit an approximate 2,323 square metre, one (1) storey, addition to the east of the existing nursing home building. This addition is required to meet the new design criteria of the Ministry of Health and Long Term Care and therefore maintain the current 88 bed occupancy level. The zoning change will also permit the ability for possible future expansion to the nursing home should additional beds be required. The dwellings located at 381 and 387 Dundas Street West are proposed to be demolished to permit the addition.

The land is designated "Residential Land Use" in the Official Plan which permits a nursing home subject to satisfying certain policies.

Planning Staff are satisfied that the expansion is suitable for the location and therefore, it would be appropriate to approve the amendment.

BACKGROUND:

Purpose and Effect

The proposed amendment applies to approximately 1.28 hectares of land located on the southeast corner of Wilkie Street and Dundas Street West.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the expansion of the Westgate Lodge Nursing Home.

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

Subject Property

- Site Characteristics

The parcel is developed with a one (1) storey, eighty-eight (88) bed nursing home.

- Adjacent Land Uses

Residential uses are located across Wilkie Street to the west. The Children's Aid Society offices are located to the east. To the north across Dundas Street West is an office use. To the south is the CPR mainline.

Official Plan

The land is designated "Residential Land Use" in the Official Plan and a nursing home is permitted in this land use designation.

Zoning By-Law

The subject parcels are zoned "NH-3 – Nursing Home", NH-6 – Nursing Home" and "R1 – Residential First Density" and the Applicant requests a rezoning of all three (3) parcels to "NH – Nursing Home" to permit a one (1) storey, addition to the east of the existing nursing home building. A total of 92 parking spaces will be provided which well exceeds the By-Law's minimum of 1 space per 4 beds.

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 March 18, 2015.

Quinte Conservation advises that both stormwater quantity and quality control criteria would apply to the development. The site is also within Intake Protection Zones 1 and 2 (Source Water Protection) for the Belleville intake located in the Bay of Quinte. Based on the vulnerability score for these zones and the related threats table they advise that any activities typically associated with a nursing home would not constitute a significant drinking water threat.

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

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on March 18, 2015.

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 the Site Plan process which among other items will include the preparation and implementation of a Stormwater Management Report, the dedication of road widening and a daylight triangle to the City, and the provision of driveways in conformance with the City's Driveway Control By-Law all to the satisfaction of the City and Canadian Pacific Railway."

Belleville Fire and Emergency Services advise that they do not have any concerns.

- Public Circulation

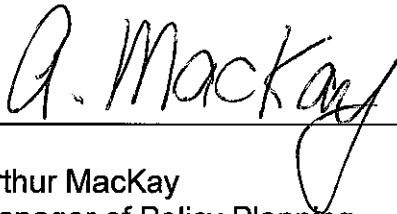
Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on March 18, 2015.

No comments or questions have been received.

Planning Analysis

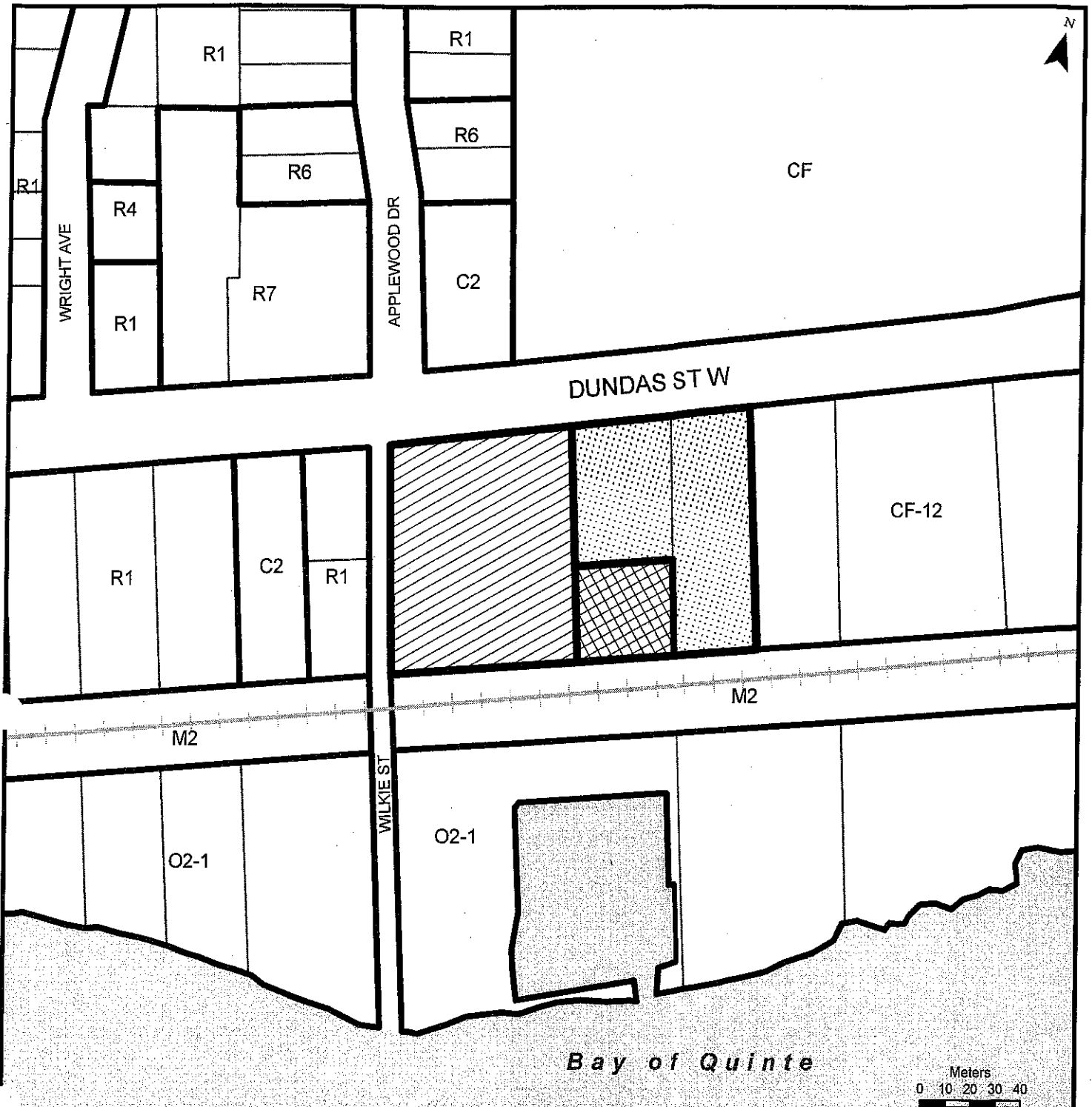
As noted, a nursing home is permitted in the "Residential Land Use" designation of the Official Plan. In the subject instance the Applicant proposes to construction a one (1) storey addition to the east of the existing nursing home. To achieve this it is requested that the subject parcels be rezoned from "NH-3 – Nursing Home", "NH-6 – Nursing Home" and "R1 – Residential First Density" to the "NH – Nursing Home" zone. This addition is required to meet the new design criteria of the Ministry of Health and Long Term Care and therefore maintain the current 88 bed occupancy level. The zoning change will also permit the ability for possible future expansion to the proposed new addition of the nursing home should additional beds be required.

The proposed nursing home expansion complies with both the Official Plan and the Provincial Policy Statement (PPS). The PPS encourages Municipalities to provide for an appropriate range and mix of housing types and densities including special needs housing such as nursing homes that are required to meet the social, health and well-being of current and future residents.






Arthur MacKay
Manager of Policy Planning

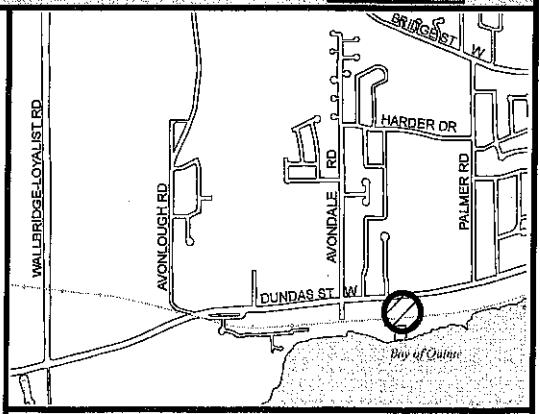
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PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 37 WILKIE ST, 387 & 381 DUNDAS ST W

-  - PROPOSED ZONING CHANGE FROM NH-3 (NURSING HOME WITH SPECIAL PROVISIONS) TO NH (NURSING HOME)
-  - PROPOSED ZONING CHANGE FROM NH-6 (NURSING HOME WITH SPECIAL PROVISIONS) TO NH (NURSING HOME)
-  - PROPOSED ZONING CHANGE FROM R1 (RESIDENTIAL FIRST DENSITY) TO NH (NURSING HOME)





Crown Ridge Health Care Services Inc.

Westgate Lodge Re- Zoning Application

Westgate Lodge Long Term Care Home is filing the attached re-zoning application for the following reasons.

1. Under the Ministry of Health and Long Term Care Act, all Long Term Care Homes structurally classified as a "C" or "B" home are required under the act to renovate or rebuild to the "New LTC Design" by 2024.
2. Westgate Lodge is an 88 bed Long Term Care Home licensed by the Ministry of Health and Long Term Care. It is owned and operated by Crown Ridge Health Care Services Inc. based in Trenton Ontario.
3. To meet the "new design criteria" the home is required to increase the square footage of the home to maintain the current occupancy. An additional approximately 25,000 sq. ft. will need to be added to meet this requirement.
4. Westgate Lodge owns two residential properties to the east which were purchased to accommodate this requirement.
5. In order to proceed with redevelopment in the future, the Ministry of Health and Long Term Care requires all property where the re-development is to be constructed be zoned for Nursing Home prior to any plans being submitted to the MOH.
6. The zoning application is asking for the ability to expand to 5 storeys should the opportunity arise however only one story will be developed to maintain the current 88 bed occupancy level in the near future.

Any Questions or requests for further information can be directed to Greg Freeman at 613-392-3289 ext. 121.

RECEIVED		
PLANNING SECTION		
B-77-978		
MAR 10 2015		
	ACTION	INFO
A.M.		AM
N.T.		
G.P.		
J.B.		

Our Retirement Residences and Long-term Care Homes include:

The Riverine
Independent & Retirement Living

Crown Ridge
Retirement Residence

Crown Ridge Place
Long-term Care Home

Westgate Lodge
Long-term Care Home



APPROVAL BLOCK
DE&DS <i>RIB</i>

CITY OF BELLEVILLE
Arthur MacKay, Manager of Policy Planning
Engineering & Development Services Department
Report No. PP-2015-10
April 7, 2015

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

Subject: Quinte Health Care – Extension of Temporary Use
111 Bay Drive, City of Belleville

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the request to extend the Temporary Use By-Law for a further three (3) years to permit parking of Quinte Health Care employee vehicles at 111 Bay Drive be APPROVED."

Background:

On May 14, 2012 Belleville City Council passed a Temporary Use By-Law that granted a three (3) year extension to allow the continued parking of Quinte Health Care Belleville General employee vehicles at the parking lot located at 111 Bay Drive (former Odd Fellows Hall). On July 11, 2015 this Temporary Use By-Law will expire and the Applicant is requesting a further three (3) year extension to the By-Law to permit a continuation of the employee parking. Subsection 39 (3) of the Planning Act permits Council by by-law to grant further periods of not more than three (3) years each during which an existing temporary use can be allowed to continue.

Analysis:

Notice of the request has been provided to all owners of land within 120 metres (400 feet) of the affected area. Lisa Elliott and Tom Crosbie at 107 Bay Drive, who are located immediately to the west of the property, have submitted correspondence (attached) expressing safety concerns about the care and maintenance of the property. Also attached is correspondence from Stewart O'Brien responding to those concerns.

The Planning Act does not place restrictions as to the number of times a Temporary Use By-Law can be extended. To that point, the expiration of the By-Law was discussed with Bill Andrews, Director, Capital Development with QHC Belleville General. He advises that parking at this location will not be required on a permanent basis, however, due to on-going projects a further extension is required for the hospital's off-site parking needs in the near term.

Given the proximity of this parking area to the hospital, Planning Staff are satisfied that the continued temporary use by Quinte Health Care employees is appropriate for the location and therefore, recommend approval of the By-Law's extension.

Conclusion:

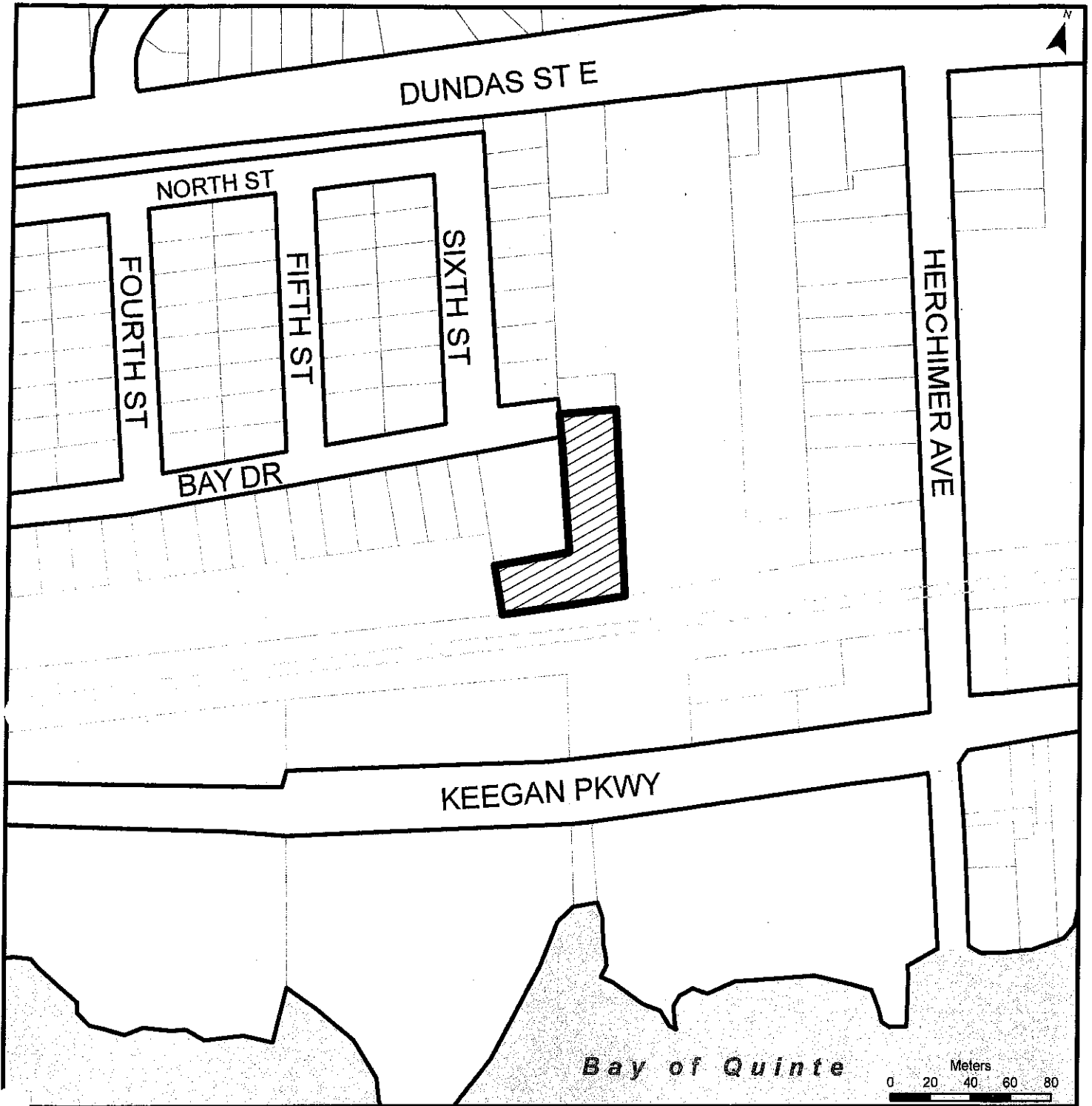
On the basis of the foregoing, it is recommended that the Temporary Use By-Law for the property located at 111 Bay Drive be extended for an additional three (3) years.

Respectfully submitted,



Arthur MacKay
Manager of Policy Planning

atta



LOCATION MAP

LOCATION: PARKING AREA AT 111 BAY DRIVE



PROPOSED TEMPORARY USE BY-LAW
EXTENSION TO ALLOW PARKING ONLY



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

March 24, 2015

Lisa Elliott & Tom Crosbie
107 Bay Drive
Belleville, Ontario K8N1B4

RECEIVED PLANNING SECTION		
MAR 27 2015		
	ACTION	INFO
A.M.		AM
N.T.		
G.P.		
J.B.		

Planning Section, Engineering & Development Services Department,
Belleville City Hall
169 Front Street,
Belleville, Ontario K8N2Y8

Attention: Arthur MacKay, M.PL.
Manager of Policy Planning

RE: B-77-865

**Request to Extend Temporary Use By-Law Under Zoning By-Law Number 1-235, As Amended
– 111 Bay Drive, City of Belleville, County of Hastings. APPLICANT: Anne Marie Barry-O'Brien**

Further to the letter we received dated March 20, 2015 regarding notification by the above named to extend the Temporary Use By-Law for an additional 3 years for the above noted property. We wish to present our objection to this extension for reasons and concerns listed below.

We reside at 107 Bay Drive, which is directly next to the above noted property. We take considerable pride in our home and property and we find it necessary to clean up a lot of the debris from the area in order to prevent our home appearing unkept.

The building at 111 Bay Drive Belleville Ontario (formerly Odd Fellows Hall) has been poorly maintained and as a result there is garbage, pieces of the building, graffiti, broken beer bottles in the parking lot, used condoms discarded on the property, as well as many times we have witnessed teens using the parking lot and we had found drug paraphernalia.

We are concerned that if the exterior of the property is in poor condition that the interior is also in poor condition. We are concerned that there is the possibility of rodents, mold and bugs which may affect our health and property.

The current owner of the property Mr. Stewart O'Brien initially approached us and assured us that he would look after the property but appears to do only enough to keep the building from falling over.

Our home was robbed 2 years ago and I believe that the fact that the lot is poorly illuminated once it gets dark or not lighted at all, allows for easier access to our property.

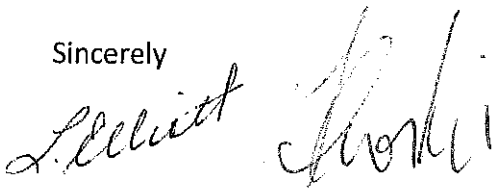
During the spring, summer and fall, the grass and weeds are not cut until they are very long which again detracts from our home and property value and when it is cut the cuttings are not picked up and therefore usually end up on our property. The gates attached to the building are in very poor condition and are just hanging via gravity.

During the winter months the lot is ploughed and sanded in excess and for the last 3 springs we have spent many hours removing excess sand and debris within the area of our home. Often when vehicles are leaving and entering the parking lot the entrance that runs along our property is used and the vehicles cut across the lower end of our driveway. Also pedestrians leaving or entering the parking lot area often cut across the lower part of our property.

We have observed on many occasions vehicles entering or leaving the parking lot at speeds which could endanger children, animals and others. There was a sign directing drivers to slow down but that has been damaged and obviously was not sufficient to deter speeding.

All of these observations and concerns if they continue will inevitably lower our property value, health and well being and that of the area. Therefore we do not wish to support allowing the extension of the Temporary Use By-Law.

Sincerely

Handwritten signatures of Lisa Elliott and Tom Crosbie in cursive script.

Lisa Elliott
Tom Crosbie
107 Bay Drive
Belleville, Ontario
K8N1B4
Phone: 613-968-3490

Stewart O'Brien
Grp Box 109
R.R. # 7
Belleville, ON., K8N 4Z7

RECEIVED		
PLANNING SECTION		
APR 01 2015		
	ACTION	AMT
A.M.		
N.T.		
G.P.		
J.B.		

April 1, 2015 (Revised)

Lisa Elliott and Tom Crosbie
107 Bay Drive
Belleville ON., K8N 1B4

Dear Tom and Lisa;

Following our conversation today, and in consideration of your concerns regarding the need for better lighting, I will have the lights strategically placed and set on a timer that will run from dusk till dawn on the property.

I am pleased to provide these revised plans for the property located at 111 Bay Drive.

During the upcoming months we will work to improve the property appearance including:

- We have recently installed a new roof on the building.
- In mid June we plan to paint the exterior of the building. This will resolve the current graffiti problem. (Unfortunately, graffiti is a problem in many locations and we will work closely with City officials to try to resolve this problem.)
- We are investigating the merits of installing closed circuit security camera at the entrance to the property to deter vandals and random foot traffic. (Signs will indicate the property is being monitored by video camera for their safety.)
- The gates will be realigned and reinforced to ensure that they are hanging properly.
- Within the next few weeks, the parking lot will be swept to remove excess salt and sand that has accumulated over the winter months.
- Parking lot resealing is scheduled for the end of June, weather permitting.
- Grass cutting will be scheduled with our commercial clients so it will be done on a regular basis. This should add to the well kept appearance of the property.
- We are also planning to direct traffic to only one entrance/exit. This will make it easier to monitor the traffic flow and speed of the traffic.
- New signs will be installed this week to freshen up the appearance and to ensure that only hospital staff with permits have lawful access to the lot.
- Strategically placed outdoor lighting on the property will run from dusk until dawn.

I appreciate your input in this process. We have now addressed your concerns and thank you for removing your objections to our request to extend temporary use by-law under zoning By-Law number 1-235.

Moving forward, I appreciate your continued support of this very important parking space for our health care professionals.

Regards,

A handwritten signature in black ink, appearing to read 'Stewart O'Brien', written in a cursive style.

Stewart O'Brien

cc: Arthur MacKay, M.PL
Manager of Policy Planning

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	25 Blessington Road, Thurlow Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
2014				
B-77-962	Jun 10/14	Tulip Development Corporation McIntosh Perry	Bell Boulevard Zoning By-Law amendment to add a range of commercial uses & obtain relief on parking. Further amendment requests the deletion of three uses in order to settle OMB Appeal.	Public Mtg: Aug 5/14 PAC Decision: Approved Council Approved: Aug 11/14 Appeal Date: Sept 2/14 Appealed to OMB Public Mtg: Mar 2/15 PAC Decision: Approved Council Approved: Mar __/15 Appeal Date: Apr __/15
B-77-969	Sept 30/14	East Marina Investments Ltd. RFA Planning Consultant Inc.	25 Dundas Street West Zoning By-Law amendment to rezone to permit mixed use 302 unit residential apartment development	Public Mtg: Nov 3/14 PAC Decision: Approved Council Approved: Nov 10/14 Appealed to OMB - File Forwarded Dec 8/14 OMB Hearing Date: June 17/15
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	52 South Front Street 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

**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-77-972	Oct 24/14	Belmont Long-Term Care Facility RFA Planning Consultant Inc.	250 Bridge Street West 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
2015				
B-77-977	Jan 16/15	Brad Devolin John Royle	25 - 27 St. Paul Street Zoning By-Law amendment to permit a semi-detached dwelling	Public Mtg: Mar 2/15 PAC Decision: Approved Council Approved: Mar 23/15 Appeal Date: Apr 13/15
B-77-978	Mar 10/15	M. Scott Schumacher Crown Ridge Health Care Services Inc.	37 Wilkie Street Zoning By-Law amendment to permit an addition	Public Mtg: Apr 7/15
B-77-979	Mar 12/15	John & Margaret Royle	46 South John Street Zoning By-Law amendment to permit a semi-detached dwelling	Public Mtg: May 4/15
B-77-980	Mar 25/15	Eiva Trudeau Keith Watson	26 Valleyview Crescent Zoning By-Law amendment to permit a single detached dwelling	Public Mtg: May 4/15
B-77-981	April 1/15	Rebecca Kipatrick Rhonda Barriage	14 Maple Drive, 615 Sidney Street Zoning By-Law amendment to permit additional land to be used for parking in association with Beauty Works Day Spa	Public Mtg: May 4/15