

Public Notice, comments from Manager of Approvals, Chief Building Official, Development Technologist and Quinte Conservation are enclosed.

- e) Application B 23/15 – B 25/15 Application for Consent
Clearview Road, Belleville
Owner: Michael Fox
Agent: P.A. Miller Surveying Ltd.

The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services and Quinte Conservation.

Public Notice, comments from Manager of Approvals and Development Technologist are enclosed. Quinte Conservation had no comments or concerns.

3. GENERAL BUSINESS

- a) Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on May 14, 2015.

4. CORRESPONDENCE

5. OTHER BUSINESS

6. ADJOURNMENT

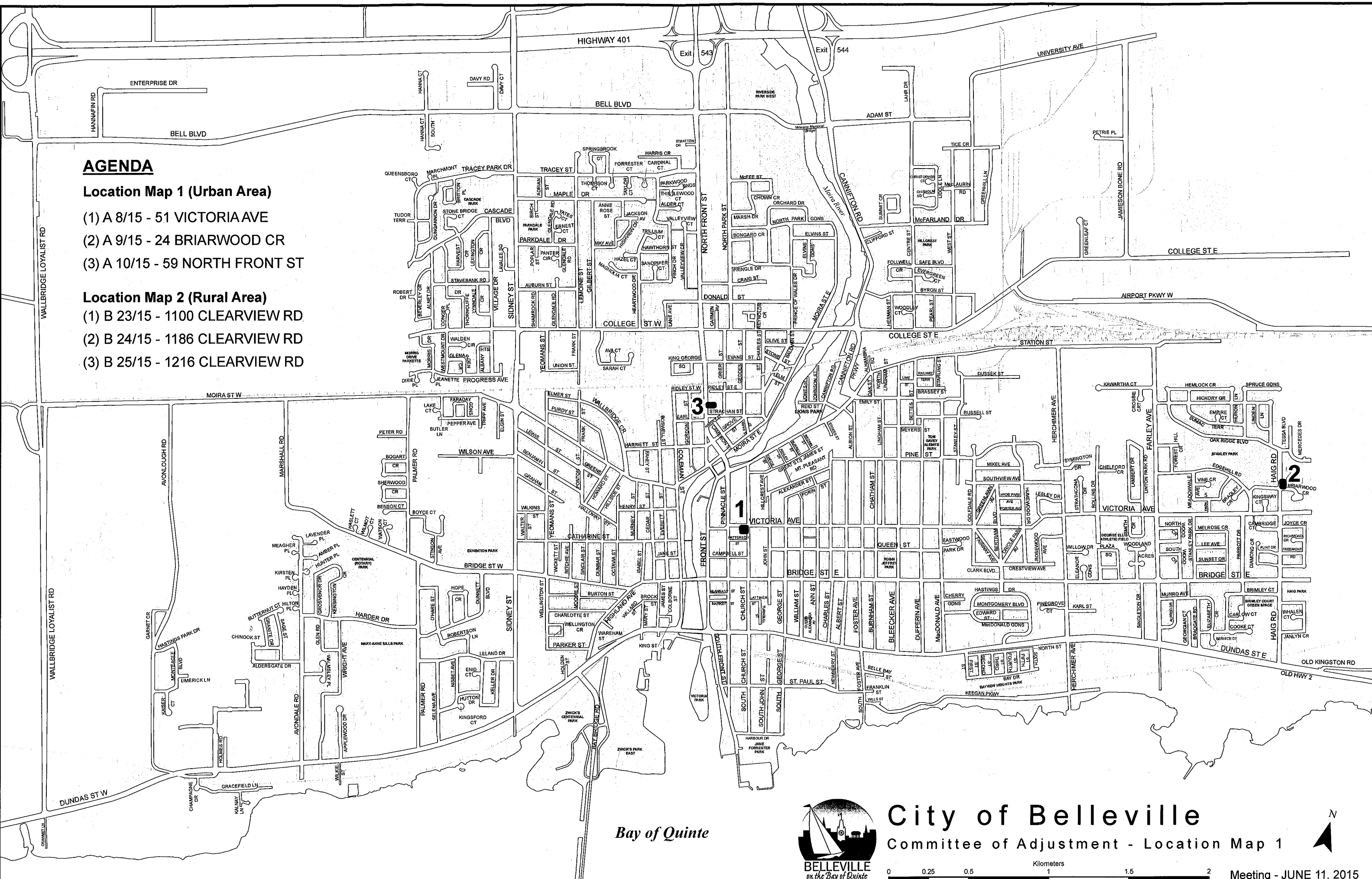
AGENDA

Location Map 1 (Urban Area)

- (1) A 8/15 - 51 VICTORIA AVE
- (2) A 9/15 - 24 BRIARWOOD CR
- (3) A 10/15 - 59 NORTH FRONT ST

Location Map 2 (Rural Area)

- (1) B 23/15 - 1100 CLEARVIEW RD
- (2) B 24/15 - 1186 CLEARVIEW RD
- (3) B 25/15 - 1216 CLEARVIEW RD



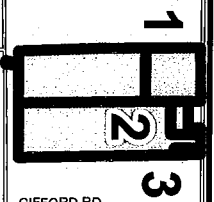
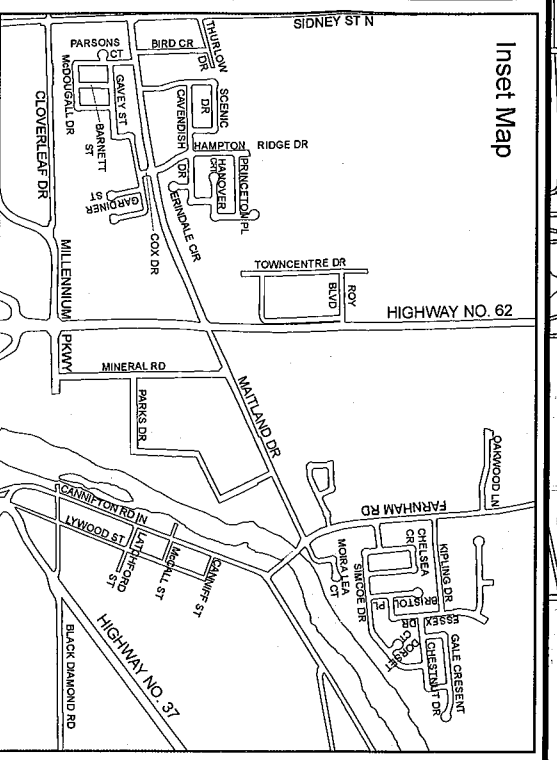
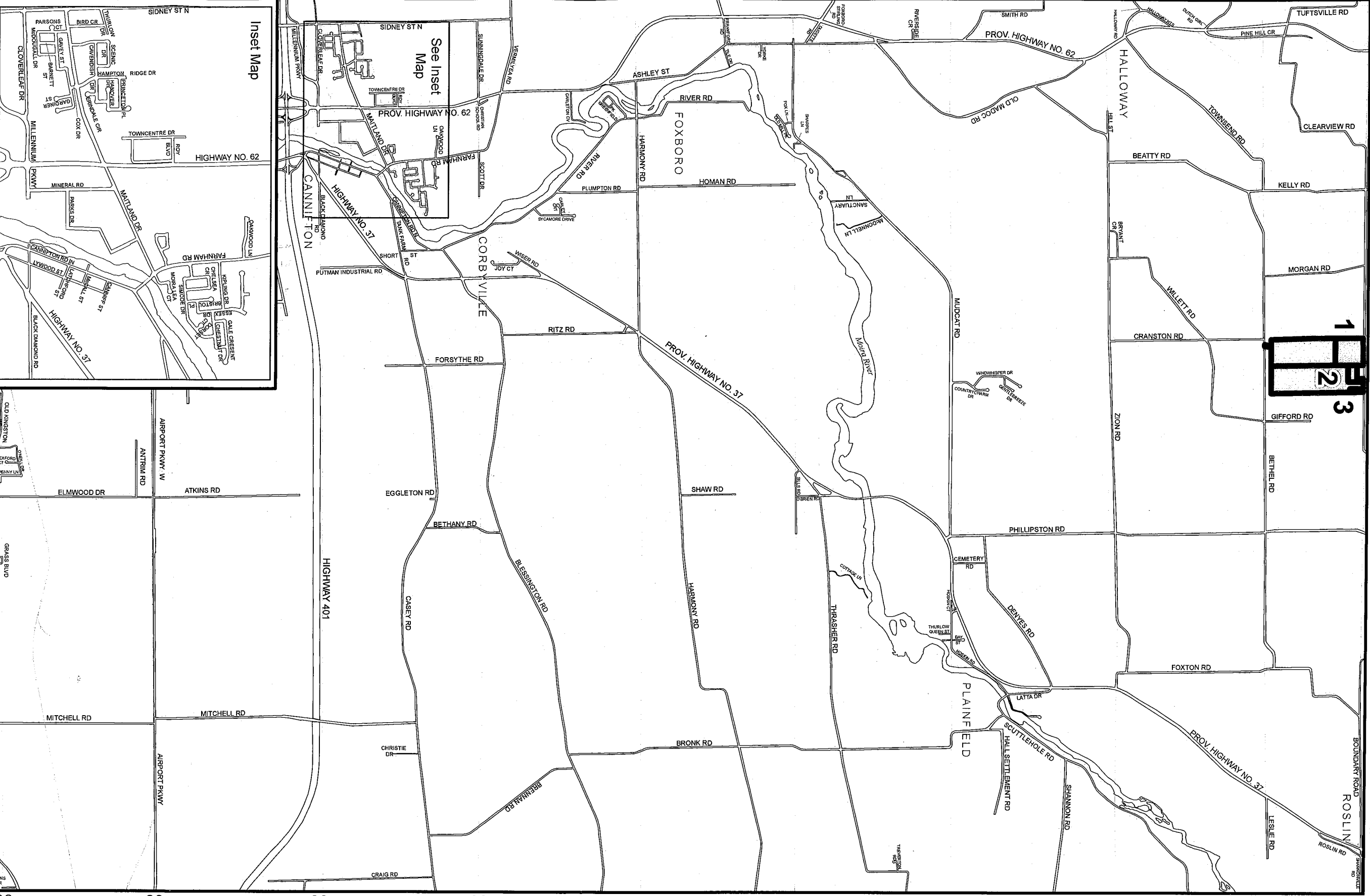
City of Belleville
 Committee of Adjustment - Location Map 1



Bay of Quinte

LOTS 1 3 6 9 12 15 18 21 24 27 30

CENTRE HASTINGS TOWNSHIP



0 0.5 1 1.5 2 Kilometers
Meeting - JUNE 11, 2015

City of Belleville

Committee of Adjustment - Location Map 2

**MINOR VARIANCE APPLICATION REVIEW
City of Belleville**

Date: **June 2, 2015**

File No.: **A8/15**

Location: **51 Victoria Avenue**

Applicant: **All Together Affordable Housing**

Proposal: To construct an accessibility ramp and deck to provide improved access to the building at 51 Victoria Avenue which will have a minimum front yard setback of 4.1 feet and a minimum exterior side yard setback of 6.0 feet instead of the required 7.9 feet.

Official Plan:

Current Designation: City Centre

Permitted Uses: a broad range of commercial, residential and community facility uses including a single detached dwelling and offices

Zoning By-law 10245:

Current Zoning: R4 – Residential Fourth Density Zone

Permitted Use: single detached dwelling, a residential care facility

Front and exterior side yard setback (minimum) 11.8 feet

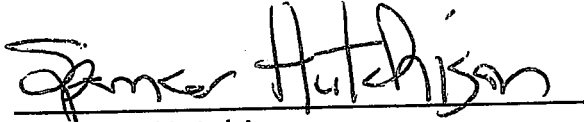
Unenclosed porches and ramps can extend 3.9 feet into the front or exterior side yard

Comments:

1. there is a larger 2-storey brick dwelling on the subject property which does not currently have an accessibility ramp;
2. to install such a ramp to meet the Building Code takes space and as a result it is requested that permission be granted to allow the ramp to be closer to the property line than allowed in the Zoning By-law;
3. the variances requested still maintain a setback of at least 4 feet and the deficiency on the exterior side yard is only 1.9 feet;
4. there would be no impact on sightlines at this corner;
- the goal of the municipality and province is to support and encourage accessibility;
6. it is felt that the proposed variance would allow for the appropriate development of the subject lands and is minor in nature.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by All Together Affordable Housing to construct an accessibility ramp and deck to provide improved access to the building at 51 Victoria Avenue which will have a minimum front yard setback of 4.1 feet and a minimum exterior side yard setback of 6.0 feet instead of the required 7.9 feet.

A handwritten signature in black ink, reading "Spencer Hutchison", written over a horizontal line.

Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: May 25, 2015

Application No. A8/15

Regarding: Committee of Adjustment Variance Application A8/15
51 Victoria Avenue, Belleville
OWNER: All Together Affordable Housing

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jeff Shortt C.E.T.

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on Thursday June 11, 2015 at 3:30 p.m. in the Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville to consider an application under Section 45 of the Planning Act, submitted by All Together Affordable Housing.

The subject property is municipally known as 51 Victoria Avenue and is zoned R4 Zone. The R4 Zone requires a minimum front and exterior side yard setback of 11.8 feet. Unenclosed porches and ramps can extend 3.9 feet into the front or exterior side yard resulting in a required setback of 7.9 feet. The applicant wishes to construct a ramp and deck to provide handicap access which will have a minimum front yard setback of 4.1 feet and a minimum exterior side yard setback of 6.0 feet.

A location map of the proposed variance is provided on the back of this page.

Additional information relating to the proposed minor variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Ontario Municipal Board may dismiss the appeal.

The lands subject to this application for consent are not subject to any other type of planning application.

Dated this 21st day of May, 2015

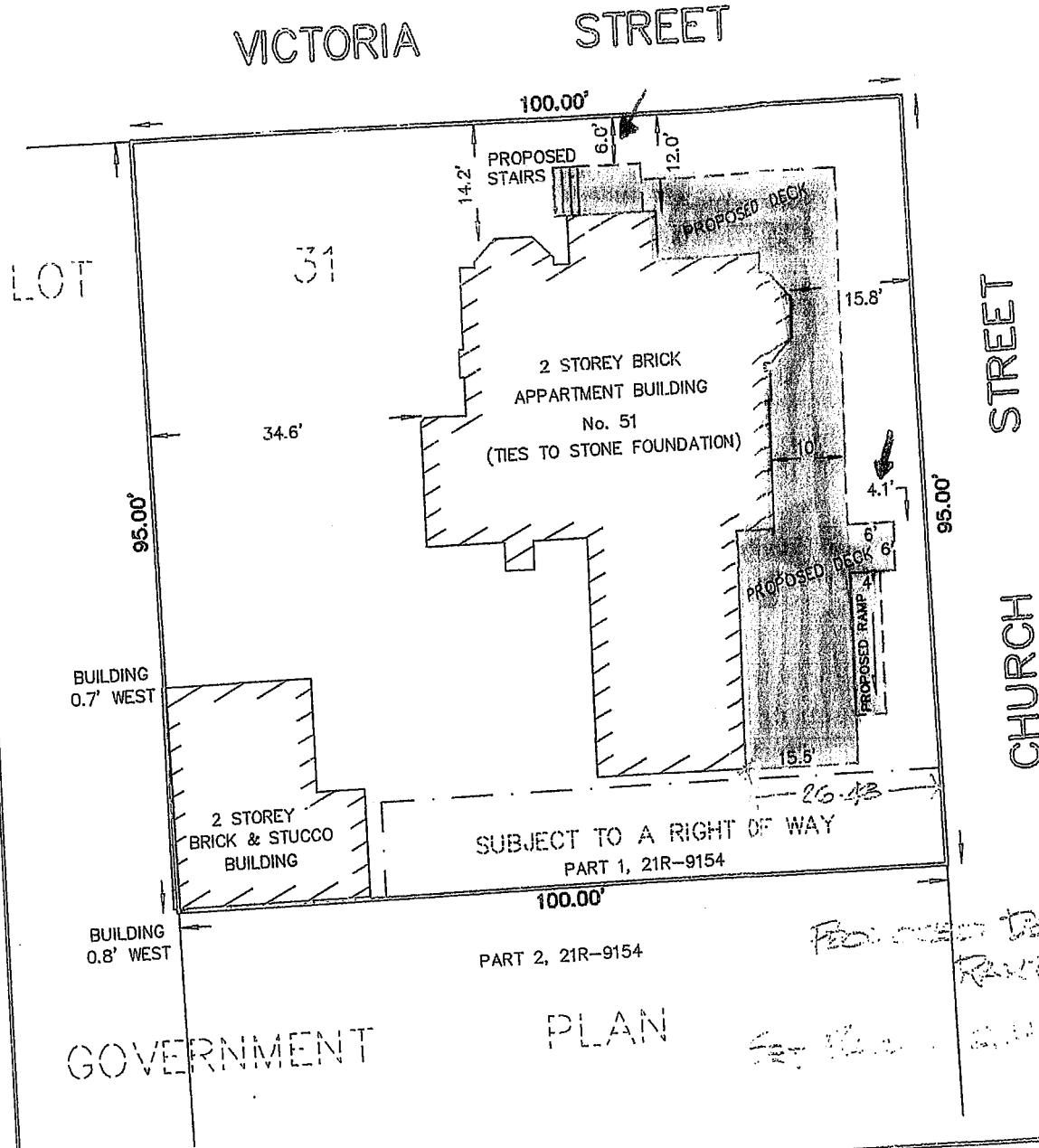
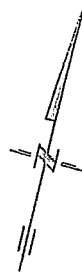


Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8

Tel: (613) 967-3234

Email: spencerhutchison@city.belleville.on.ca

SKETCH
 PART OF LOT 31
 WEST OF CHURCH STREET
 GOVERNMENT PLAN, CITY OF BELLEVILLE



CAUTION THIS IS NOT A PLAN OF SURVEY
 PORTIONS OF THIS SKETCH ARE FROM
 COMPILED AND CALCULATED INFORMATION

218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON
 LAND SURVEYORS Ltd.

K8N - 3C3
 (613) 962 - 9521

APRIL 8, 2015

PROJECT No 8520-A-15

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **June 2, 2015**

File No.: **A9/15**

Location: **24 Briarwood Crescent**

Applicant: **Stephen Hay**

Proposal: To install a pool with decking and a hot tub and also recognize that the existing shed on the subject property would have an exterior side setback of 11.5 feet from Haig Road instead of the required 28 feet which is the setback of the house.

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a variety of residential land uses including a single detached dwelling

Zoning By-law 10245:

Current Zoning: R2 – Residential Second Density Zone

Permitted Uses: single detached dwelling

Front yard setback (minimum)	24.6 feet
Exterior side yard setback (minimum)	24.6 feet

Accessory buildings or structures which are not attached to the main building on the lot, shall be erected in conformity with the minimum front yard and outside side yard regulations of the Zone in which such main building is located, but shall not be located closer to the street line than the main building on the lot.

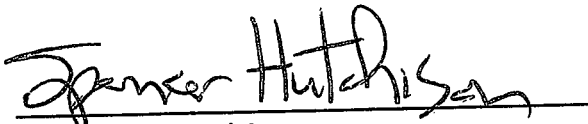
Comments:

1. the proposed pool, deck and shed would not impinge on the sight lines of vehicles exiting Briarwood Crescent onto Haig Road; an existing privacy fence already is in this location;
2. in addition, to the south of Briarwood Crescent is a house with a front yard hedge which obscures sightlines to the south;
3. it is also important to note that when the dwelling on the subject property was constructed, Haig Road did not extend northwards; thus this was an interior lot and not a corner lot;

4. the existing fence will screen the pool from abutting properties and people travelling along Haig Road;
5. there is still plenty of spatial separation between the proposed pool and deck and the travelled portion of Haig Road;
6. permitting the pool in the proposed location will still provide significant useable outdoor amenity space at the rear of the subject property;
7. the proposed variance would allow for the appropriate development of the subject lands without creating a negative impact on surrounding private and public property.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Stephen Hay to install a pool with decking and a hot tub and also recognize that the existing shed on the subject property would have an exterior side setback of 11.5 feet from Haig Road instead of the required 28 feet which is the setback of the existing house.



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist


Date: May 25, 2015

Application No. A9/15

Regarding: Committee of Adjustment Variance Application A9/15
24 Briarwood Crescent, Belleville
OWNER: Stephen Hay

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jeff Shortt C.E.T.

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on Thursday June 11, 2015 at 3:30 p.m. in the Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville to consider an application under Section 45 of the Planning Act, submitted by Stephen Hay.

The subject property is municipally known as 24 Briarwood Crescent and is zoned R2 Zone. The R2 Zone requires a minimum exterior side yard setback of 24.6 feet. In addition, no accessory structure such as a pool with decking, hot tub, shed are allowed closer to the street than the main dwelling. The applicant wishes to install a pool with decking and a hot tub and recognize that the existing shed has a setback of 11.5 feet from Haig Road instead of the required 28 feet which is the setback of the house.

A location map of the proposed variance is provided on the back of this page.

Additional information relating to the proposed minor variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Ontario Municipal Board may dismiss the appeal.

The lands subject to this application for consent are not subject to any other type of planning application.

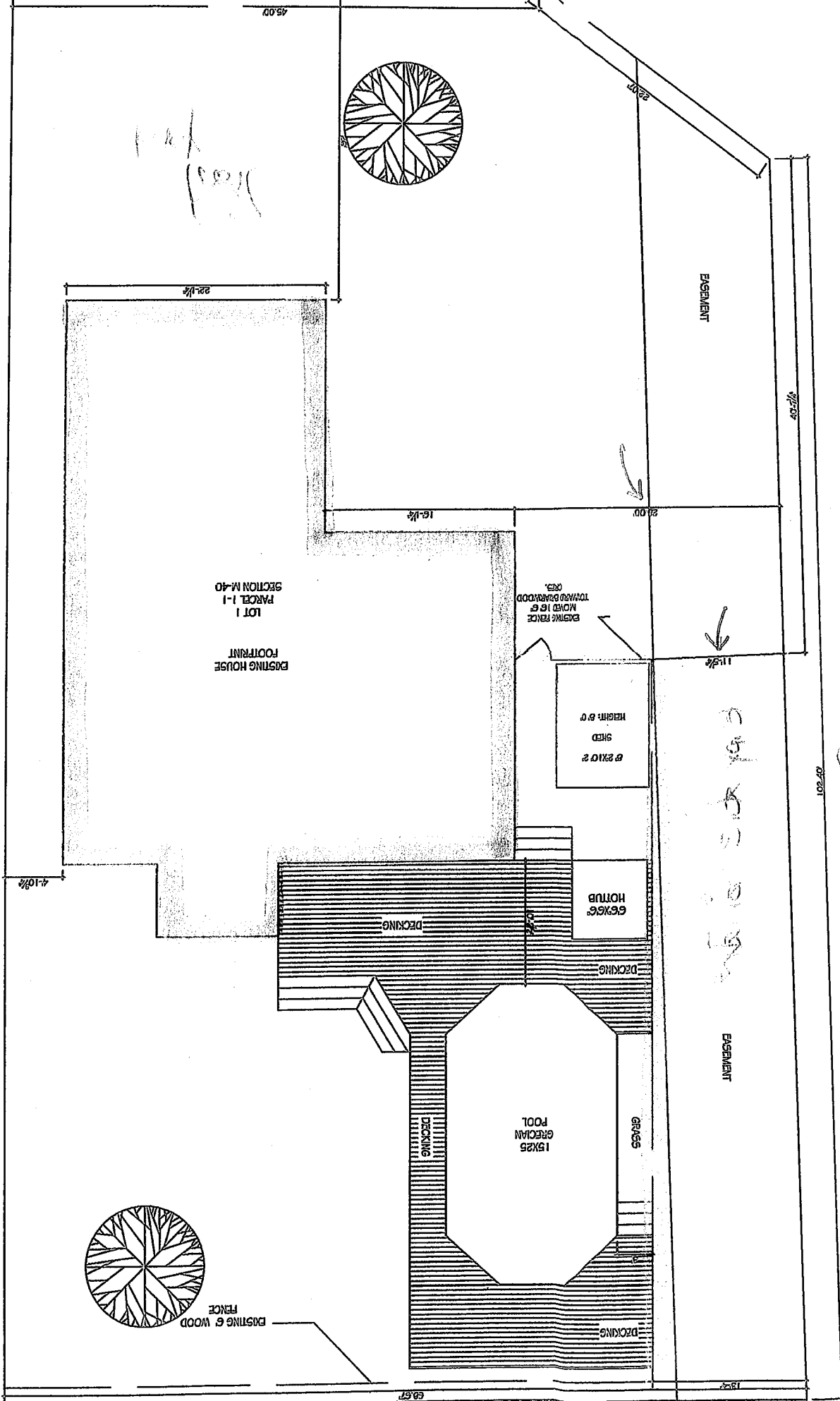
Dated this 21st day of May, 2015



Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234

Email: shutchison@city.belleville.on.ca

4012 K033



MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **June 2, 2015**

File No.: **A10/15**

Location: **59 North Front Street**

Applicant: **Shawn Moore & Sara Maracle**

Proposal: To permit a 3-unit converted dwelling on the property at 59 North Front Street which would have a minimum lot area of 525 m² instead of the required 1,011m².

Official Plan:

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses including a converted dwelling

Zoning By-law 10245:

Current Zoning: R4 Zone

Permitted Uses: a range of low density residential uses including a converted dwelling

Proposed Use: 3-unit converted dwelling

minimum lot area 1,011m²

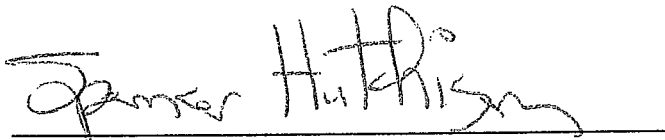
Comments:

1. there is an older existing 2-storey building on the subject property that has been used in the past for 2 dwelling units or for a residential unit and a commercial unit;
2. there is no expansion or addition planned to the existing building on the subject property;
3. the applicant wishes to have the minor variance for the lot area recognized so this property could be legally used as a 3-unit converted dwelling;
4. the subject property is located in an older section of Belleville where there has been the intensification and the creation of multi-unit properties;
5. the abutting property to the north is used for a 24-unit apartment building;
6. the back yard of the subject property is already paved over for parking;
7. the subject property fronts onto North Front Street which is a heavily travelled street;
8. the properties to the rear of the subject property have significant rear yards;
9. the locational attributes of the subject property lend themselves to intensification;

10. the Provincial Policy Statement (PPS) supports residential infill on full municipal services rather than utilizing greenfield sites which would provide a range of housing types and tenures;
11. Section 1.1.3.3 of the PPS states "Planning authorities shall identify and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs";
12. the City's Official Plan also promotes infill residential development;
13. Section 3.10.2 h) states "Infill housing should be encouraged in existing neighbourhoods to maximize land utilization and efficiency of municipal infrastructure, provided such development does not detract from the character of the neighbourhood";
14. in summary, it is felt that the proposed variance meets the intent of the Official Plan and would allow for the appropriate development of the subject lands.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Shawn Moore & Sara Maracle to permit a 3-unit converted dwelling on the property at 59 North Front Street which would have a minimum lot area of 525 m² instead of the required 1,011m².



Spencer Hutchison
Manager of Approvals

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: May 25, 2015

Application No. A10/15

Regarding: Committee of Adjustment Variance Application A10/15
59 North Front Street, Belleville
OWNER: Shawn Moore & Sara Maracle
AGENT: Watson Land Surveyors Ltd.

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jeff Shortt C.E.T.

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: May 25, 2015

Application No. A10/15

Regarding: Committee of Adjustment Variance Application A10/15
59 North Front Street, Belleville
OWNER: Shawn Moore & Sara Maracle
AGENT: Watson Land Surveyors Ltd.

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jeff Shortt C.E.T.

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF MINOR VARIANCE APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on Thursday June 11, 2015 at 3:30 p.m. in the Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville to consider an application under Section 45 of the Planning Act, submitted by Shawn Moore & Sara Maracle.

The subject property is municipally known as 59 North Front Street and is zoned R4 Zone. The R4 Zone permits a converted dwelling with 3 dwelling units on a property if it has 1,011m² of lot area. The subject property has a lot area of 525m². The applicant is requesting permission to convert the existing building at 59 North Front Street into 3 dwelling units.

A location map of the proposed variance is provided on the back of this page.

Additional information relating to the proposed minor variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Ontario Municipal Board may dismiss the appeal.

The lands subject to this application for consent are not subject to any other type of planning application.

Dated this 21st day of May, 2015



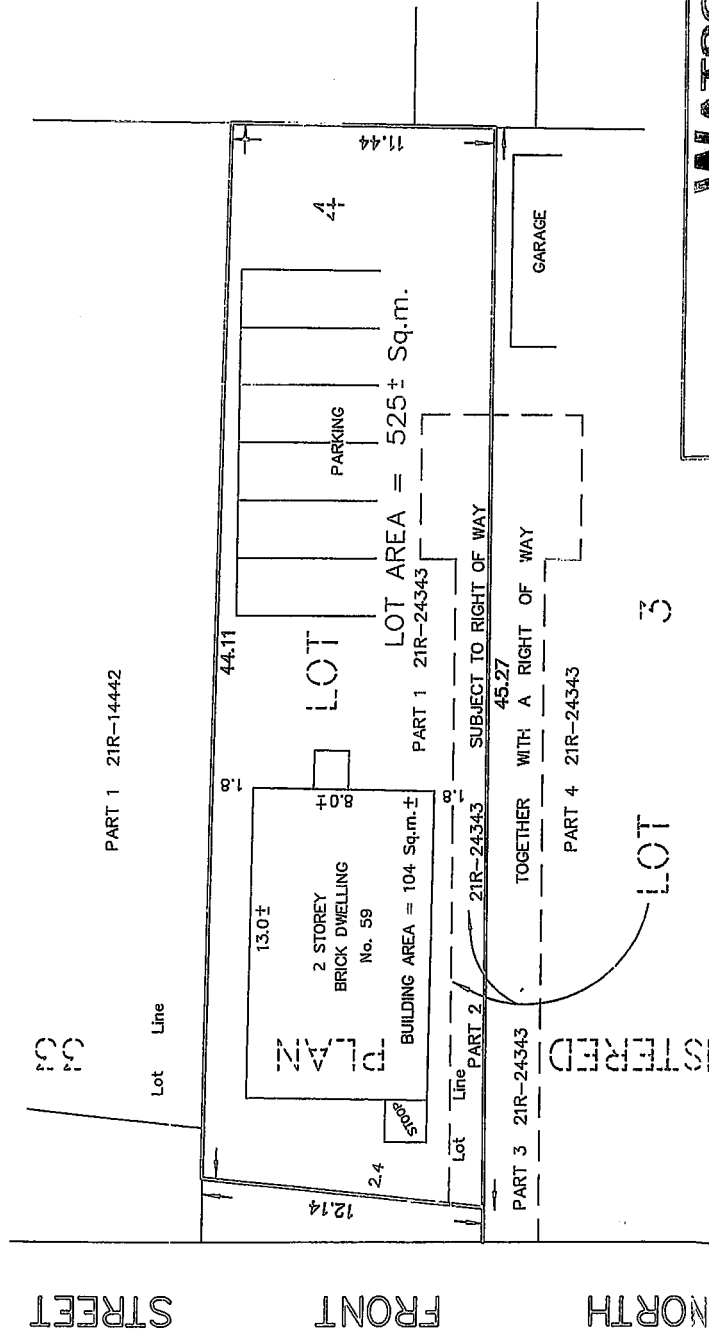
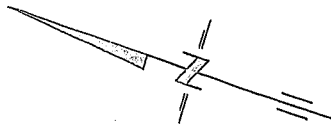
Spencer Hutchison
Secretary-Treasurer
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234

Email: shutchison@city.belleville.on.ca

SKETCH
 PART OF LOTS 3 AND 4
 REGISTERED PLAN 33 (THURLOW)
 CITY OF BELLEVILLE



Proposed 3 dwelling units
 lot area required = 1011 m²



WATSON
 LAND SURVEYORS Ltd.

218 CHURCH STREET
 BELLEVILLE, ONTARIO

KBN - 3C3
 (613) 962 - 9521

Date: MAY 6, 2015

PROJECT No 8348-M-14

**CITY OF BELLEVILLE
COMMITTEE OF ADJUSTMENT
NOTICE OF CONSENT APPLICATION**

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on Thursday June 11, 2015 at 3:30 p.m. in the Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville to consider applications under Section 53 of the Planning Act, submitted by Michael Fox.

A sketch of the 3 proposed severances is found on the back of this notice.

The subject property is located on the south side of Clearview Road within parts of Lots 13 & 14 of Concession 9. Inadvertently through time the property at 1100 Clearview Road (shown in pink) merged with the property to the east outlined in green and yellow. As a result, the Applicant wishes to legally separate these properties so that they can be sold separately. No new construction or development is proposed at this time.

In addition, the Applicant wishes to sever 2 new lots, east of the dwelling located at 1180 Clearview Road. Severed lot #1, (shaded in yellow) located at 1186 Clearview Road is zoned RU and would have a minimum lot frontage of 150 feet and a minimum lot area of 7.9 acres. Severed lot #2, (shaded in orange) located at 1216 Clearview Road is zoned RU and would have a minimum lot frontage of 150 feet and a minimum lot area of 2 acres. The proposed retained lot, (shaded in green) is also zoned RU and would have a minimum lot frontage of 340 feet and a minimum lot area of 90 acres.

The RU – Rural Zone and the PA – Prime Agriculture Zone both permit a single detached dwelling on a lot that has a minimum lot frontage of 147.5 feet and a minimum lot area of 1 acre.

Additional information relating to these proposed consent applications in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to these 3 applications or you may be represented by counsel for that purpose.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

The lands subject to this application for consent are not subject to any other type of planning application.

Dated this 21st day of May, 2015.



Spencer Hutchison
Secretary-Treasurer
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3234
Email: shutchison@city.belleville.on.ca

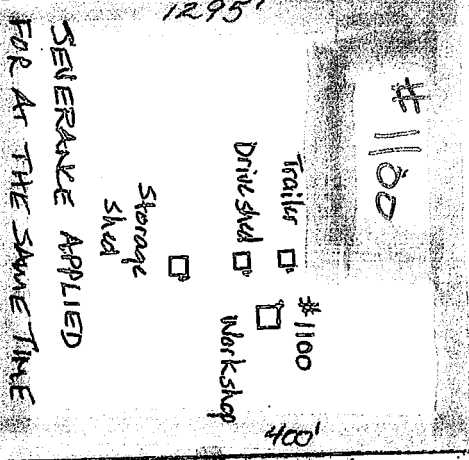
AGRICULTURE + RESIDENTIAL



TOWNSHIP OF HUNTINGDON

WANNAMAKER ROAD

CLEARVIEW ROAD



- #1152
- #1156
- #1168
- #1180

#1186

sewerage applied for at the same time OPEN FIELDS

Proposed Sewerance #1216

WOODED LANDS

RETAINED LANDS

LOW BOGGY AREA

330'

600'

340'

700'

600' 750'

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: June 3, 2015

File No.: B23/15, B24/15 & B25/15

Location: Concession 9, Pt Lots 13 & 14
1100 Clearview Road

Applicant: Michael Fox

- Proposal:**
1. To sever the subject lands to create 2 new building lots on the south side of Clearview Road; one with a lot frontage of 150 feet and a lot area of 7.9 acres and the second with a lot frontage of 150 feet and a lot area of 2.0 acres;
 2. To sever the property at 1100 Clearview Road with a lot frontage of 1,235 feet and a lot area of 36.7 acres from the abutting property to the east to which it accidentally merged.

Retained Parcel:

frontage:	≈340 feet
area:	≈90 acres
current use:	vacant/undeveloped land
proposed use:	no change

Severed Parcel 1:

frontage:	150 feet
area:	7.9 acres
current use:	vacant land
proposed use:	single detached dwelling

Severed Parcel 2:

frontage:	150 feet
area:	2.0 acres
current use:	vacant land
proposed use:	single detached dwelling

Severed Parcel 3:

frontage:	1,235 feet
area:	36.7 acres
current use:	commercial (workshop, drive shed, storage shed)
proposed use:	no change

Official Plan:

Current Designation: Rural Land Use

Permitted Uses: a variety of land uses including agricultural and residential uses

Consent policies: consents to create lots for residential purposes may be granted provided that no more than 2 parcels are granted from any parcel larger than 2 hectares existing on January 1, 1998

Zoning By-law 3014:

Current Zoning: RU – Rural Zone
PA – Prime Agricultural (Severed Parcel 3)

Permitted Uses: single family dwelling; agriculture uses

Minimum lot area: 1 acre (residential)
Minimum lot frontage: 150 feet (residential)

Minimum lot area: 61.7 acres (non-residential)
Minimum lot frontage: 328 feet (non-residential)

Comments:

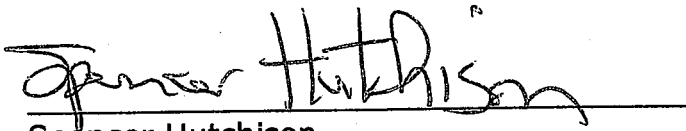
1. there are 3 inter-related applications being considered;
2. the first application deals with a request to undo the inadvertent merging of the property at 1110 Clearview Road with the abutting lands to the east;
3. these two properties were bought at two different times by the current owner and subsequently merged;
4. thus this is a legal matter and a request to return to the status quo;
5. as such it is not considered a severance in terms of creating a new lot;
6. the other 2 related applications deal with the creation of 2 new building lots that would meet the residential lot area and lot frontage requirements of the RU Zone;
7. the retained lot meets the requirements of the RU Zone;
8. policies in the Official Plan permit the severance of 2 building lots from the subject lands;
9. a safe entrance to Clearview Road needs to be provided for the 2 severed parcels;
10. a safe source of drinking water needs to be provided for both severed parcels; confirmation of the quality and quantity of the water supply for the 2 severed parcels needs to be documented;
11. a safe and appropriate septic system needs to be provided for the 2 severed parcels;
12. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
13. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (ie: local road).

Conclusion:

1. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Michael Fox to sever the subject lands to create 2 new building lots on the south side of Clearview Road; one with a lot frontage of 150 feet and a lot area of 7.9 acres and the second with a lot frontage of 150 feet and a lot area of 2.0 acres, subject to the following conditions:
 1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
 2. the City Parks Policy with respect to cash-in-lieu contribution established by the Council of the Corporation of the City of Belleville shall apply to the severed parcels and the necessary payment lodged with the Treasurer of the City of Belleville;
 3. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the subject and retained parcels to widen Clearview Road to a width of 10 metres from the centreline of the Clearview Road road allowance; the Owner to provide safe entrances to the two severed lots to the satisfaction of the City of Belleville;
 4. the Owner to provide a properly completed Water Well Record for the severed parcels, certifying that the quantity of water on this parcel is not less than 3½ gallons per minute and that the water has passed the Health Unit Bacteriological Test;
 5. the Owner to document that a proper sewage system can be accommodated on the severed parcels to the satisfaction of the City of Belleville;
 6. the necessary deeds to be submitted in triplicate and Conditions 1 to 5 inclusive be fulfilled prior to the issuance of the Consent Certificate;
 7. Conditions 1 to 6 inclusive to be fulfilled within one (1) year of the Committee's Decision.
 8. Any new development of the severed parcels will be subject to the payment of the applicable development charge.

2. Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Michael Fox to sever the property at 1100 Clearview Road with a lot frontage of 1,235 feet and a lot area of 36.1 acres from the abutting property to the east to which it accidentally merged, subject to the following conditions:
 1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
 2. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the subject and retained parcel to widen Clearview Road to a width of 10 metres from the centreline of the Clearview Road road allowance;
 3. the necessary deeds to be submitted in triplicate and Conditions 1 and 2 inclusive be fulfilled prior to the issuance of the Consent Certificate;

4. Conditions 1 to 3 inclusive to be fulfilled within one (1) year of the Committee's Decision.

A handwritten signature in black ink, appearing to read "Spencer Hutchison", written over a horizontal line.

Spencer Hutchison
Manager of Approvals



QUINTE CONSERVATION PLANNING ACT REVIEW

File: Consent B23/15
Site Address, Lot, Con: 1100 Clearview Road, Pt. Lot 13 & 14, Con. 9
Geographic Township: Thurlow
Municipality: Belleville
Owner: Michael Fox
Feature: Unnamed wetlands and tributary of Chrysal Creek

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal will re-sever a new rural lot that was accidentally merged with the property to the east.

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

Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)

A portion of the subject lands lie within the regulated area of unnamed wetlands and a tributary of Chrysal Creek. The owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 30 metres of any wetland boundary and within 30 metres of the high water mark of the tributary. Through the permit application process, the Authority will identify any potential concerns associated with any natural hazards on the subject lands, and review the permit application in light of Regulation #319/09 and Authority policies before deciding to issue or deny the permit.

c.c. Michael Fox
P.A. Miller Surveying Ltd.

Sam Carney
Technical Administrative Assistant

June 2, 2015
Date

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: May 25, 2015

Application No. B23/15 – B25/15

Regarding: Committee of Adjustment Application for Consent B23/15 – B25/15
Clearview Road, Belleville
OWNER: Michael Fox
AGENT: P.A. Miller Surveying Ltd.

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. The applicant shall be advised that Clearview Road is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.
2. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.
3. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.



Jeff Shortt C.E.T



QUINTE CONSERVATION PLANNING ACT REVIEW

File: Consent B24/15
Site Address, Lot, Con: 1186 Clearview Road, Pt. Lot 13 & 14, Con. 9
Geographic Township: Thurlow
Municipality: Belleville
Owner: Michael Fox
Feature: Unnamed wetlands and tributary of Chrysal Creek

Comments for above note application:

As per the application provided to this office, it is our understanding that the proposal will sever a new rural residential parcel.

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

Ontario Regulation #319/09 (Quinte Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)

A portion of the subject lands lie within the regulated area of unnamed wetlands and a tributary of Chrysal Creek. The owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 30 metres of any wetland boundary and within 30 metres of the high water mark of the tributary. Through the permit application process, the Authority will identify any potential concerns associated with any natural hazards on the subject lands, and review the permit application in light of Regulation #319/09 and Authority policies before deciding to issue or deny the permit.

c.c. Michael Fox
P.A. Miller Surveying Ltd.

Sam Carney
Technical Administrative Assistant

June 2, 2015

Date

MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jeff Shortt,
Development Technologist

Date: May 25, 2015

Application No. B23/15 – B25/15

Regarding: Committee of Adjustment Application for Consent B23/15 – B25/15
Clearview Road, Belleville
OWNER: Michael Fox
AGENT: P.A. Miller Surveying Ltd.

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. The applicant shall be advised that Clearview Road is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.
2. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.
3. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.



Jeff Shortt C.E.T

MINUTES OF THE REGULAR MEETING OF THE BELLEVILLE COMMITTEE OF
ADJUSTMENT HELD ON May 14, 2015, AT 3:30 P.M., IN THE COUNCIL CHAMBER, CITY
HALL, 169 FRONT STREET, BELLEVILLE

MEMBERS PRESENT: Ms. Kay Manderville, Vice Chair
Mr. George Beer
Mr. Graham Locklin
Mr. Mel Plewes

REGRETS: Mr. Brian Miller, Chair
Mr. Jack Alexander

ABSENT: Mr. Dale Burley

STAFF PRESENT: Mr. Spencer Hutchison, Secretary, Committee of Adjustment
Ms. Taylor Reid, Administrative Assistant, Committee of Adjustment

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

None

2. **HEARING AND DECISION OF APPLICATIONS**

a) Application A 4/15

**Application for Minor Variance
43 Hampton Ridge Drive
Owner: Hanover Court Joint Venture**

Mr. Geertsma was there to represent his application to recognize the reduced frontage of a lot created by a plan of condominium.

Correspondence

Comments from Manager of Approvals, Development Technologist and Quinte Conservation were before the Committee.

DECISION

Moved by: Mr. Plewes
Seconded by: Mr. Beer

THAT the Decision approving Application A 4/15 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

b) Application A 5/15

**Application for Minor Variance
21, 23, 25 & 27 Mountain Ash Drive
Owner: GCL Developments Ltd.**

Mr. Andy Geertsma was there to represent this application.

Ms. Manderville asked where is the park for the children to play?

Mr. Geertsma stated that there will eventually be a park put in for the children to play. He also noted that there also will be a privacy fence put in along the rear property line of this property on Farnham road.

Correspondence

Comments from Manager of Approvals and Development Technologist were before the Committee.

DECISION

Moved by: George Beer
Seconded by: Graham Locklin

THAT the Decision approving Application A 5/15 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

c) Application A 6/15

**Application for Minor Variance
97 Cannifton Road North
Owners: Paul & Sandra Huffman**

Mr. Watson (Agent) was there to represent

Mr. Doef living at 105 Cannifton Road North, which abuts the severed parcel had concerns about stormwater and where it would go because of the reduced side yard, as they have had troubles with lots of stormwater flowing past their property.

It was noted that the floor level of the new house will have to be set properly and have proper side yard swales.

There also must be proper drainage from the street along with Latchford Street. This will be checked with the Operations Section to see that there is proper drainage.

Correspondence

Comments from Manager of Approvals and Development Technologist were before the Committee.

DECISION

Moved by: Mr. Beer
Seconded by: Mr. Plewes

THAT the Decision is Application A 6/15 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

d) Application A 7/15

**Application for Minor Variance
35, 37, 39 & 41 Mountain Ash Drive
Owner: GCL Developments Ltd**

Mr. Geertsma was present to represent. There is a deficiency of approximately 1 foot.

Correspondence

Comments from Manager of Approvals and Development Technologist were before the Committee.

DECISION

Moved by: Mr. Locklin
Seconded by: Mr. Plewes

THAT the Decision is Application A 7/15 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

e) Application B 22/15

**Application for Consent
78 McFarland Drive
Owner: William & Zsusana MacDonald**

Mr. & Mrs. MacDonald were present.

There is enough space for a driveway and drainage is good.

Mel: Where is block 27? It is in front of the severed parcel along the street.

Correspondence

Comments from Manager of Approvals and Development Technologist were before the Committee.

DECISION

Moved by: Mr. Beer
Seconded by: Mr. Locklin

THAT the Decision of Application B 22/15 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

f) Application B 29/14

**Application for Consent
321 University Avenue
Owner: 2390110 Ontario Inc.**

Mr. Watson was present to represent this application. He had contacted the Owners about what the Committee was proposing to do and there was no response. They have purchased other industrial property in Ontario and do not seem to be focused on the Belleville property at this time.

Correspondence

Comments from Manager of Approvals and Development Technologist were before the Committee.

DECISION

Moved by: Mr. Beer
Seconded by: Mr. Locklin

THAT the Decision of Application B 29/14 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

3. GENERAL BUSINESS

a) Confirmation of Minutes

Moved by: Mr. Beer
Seconded by: Mr. Plewes

THAT the Minutes of the Belleville Committee of Adjustment regular meeting held on June 11th, 2015, be received and adopted

- CARRIED -

4. **CORRESPONDENCE**

None

5. **OTHER BUSINESS**

Next Meeting is Thursday June 11, 2015 at 3:30 p.m. Mr Plewes expressed his regrets at being away for the next meeting.

6. **ADJOURNMENT**

Moved by: Mr. Locklin
Seconded by: Mr. Plewes

THAT the meeting be adjourned at 4:05pm

- CARRIED -

SECRETARY-TREASURER

CHAIR