# AGENDA
# BELLEVILLE COMMITTEE OF ADJUSTMENT
# MAY 11, 2017
# 3:30 P.M.
# COUNCIL CHAMBER
# CITY HALL

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

## 2. APPLICATIONS AND DECISIONS

a) Application A 8/17 — 109 North Front Street
Owner: Victoria Watts, Pasta Tavola Inc.

The application was circulated to Special Projects Planner, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

Correspondence from Special Projects Planner, Development Technologist and an email from Jack Tweedy, neighbor at 14 Evans Street is enclosed. No other responses were received.

## 3. GENERAL BUSINESS

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on April 6, 2017.

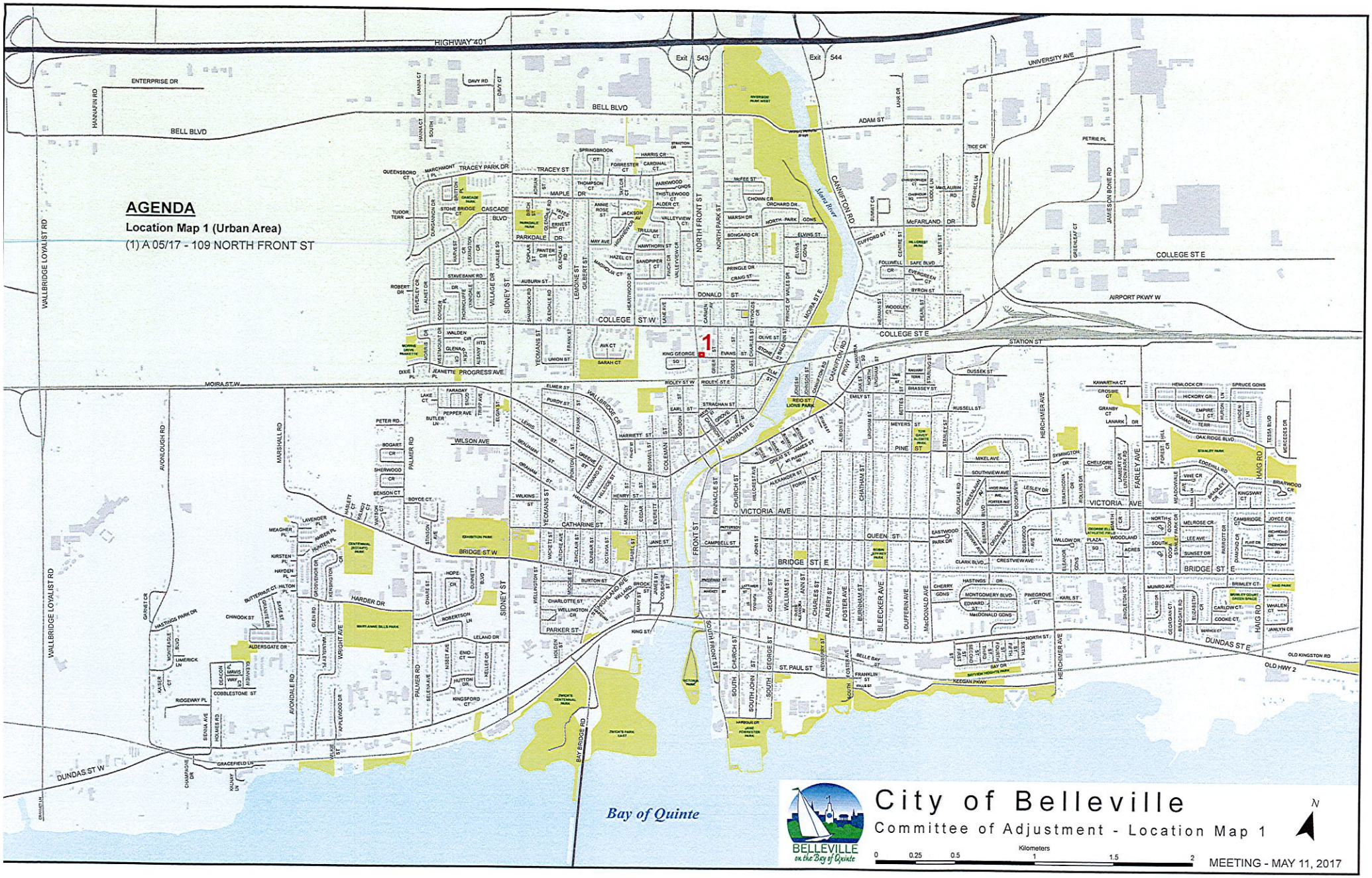
## 4. CORRESPONDENCE

## 5. OTHER BUSINESS

a) Meeting Procedures, Brian Miller

## 6. NEXT MEETING: Thursday June 15, 2017 at 3:30pm

## 7. ADJOURNMENT


AGENDA
Location Map 1 (Urban Area)
(1) A 05/17 - 109 NORTH FRONT ST
City of Belleville
Committee of Adjustment - Location Map 1
MEETING - MAY 11, 2017
Kilometers
0 0.25 0.5 1 1.5 2
N
BELLEVILLE on the Bay of Quinte
Bay of Quinte
HIGHWAY 401
Exit 543
Exit 544
BELL BLVD
ENTERPRISE DR
UNIVERSITY AVE
ADAM ST
CANNIFTON RD
Moira River
COLLEGE ST E
AIRPORT PKWY W
STATION ST
COLLEGE ST W
MOIRA ST W
WALLBRIDGE LOYALIST RD
NORTH FRONT ST
NORTH PARK ST
SIDNEY ST
PROGRESS AVE
WILSON AVE
VICTORIA AVE
BRIDGE ST W
BRIDGE ST E
FRONT ST
HERCHIMER AVE
FARLEY AVE
HAIG RD
DUNDAS ST E
DUNDAS ST W
OLD HWY 2
OLD KINGSTON RD
BAY BRIDGE RD
AVONDALE RD
PALMER RD
MARSHALL RD
AVONLOUGH RD
HARDER DR
PARKER ST
ST. PAUL ST
KEEGAN PKWY
1

**File No.: A 8/17**

# 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 May 11, 2017 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 Matt O'Coin, Marquise Construction on behalf of Victoria Watts, Pasta Tavola Inc..

The subject property is municipally known as 109 North Front Street and is zoned C3 – Highway Commercial. The property is occupied by Pasta Tavola Inc. The Owner wishes to remove an existing single storey addition at the rear of the building to reconstruct it in the same location, and is seeking relief from the zoning by-law to reduce the interior side yard setback from 4.5m to 0.08m in order to do so.

A location map showing 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.

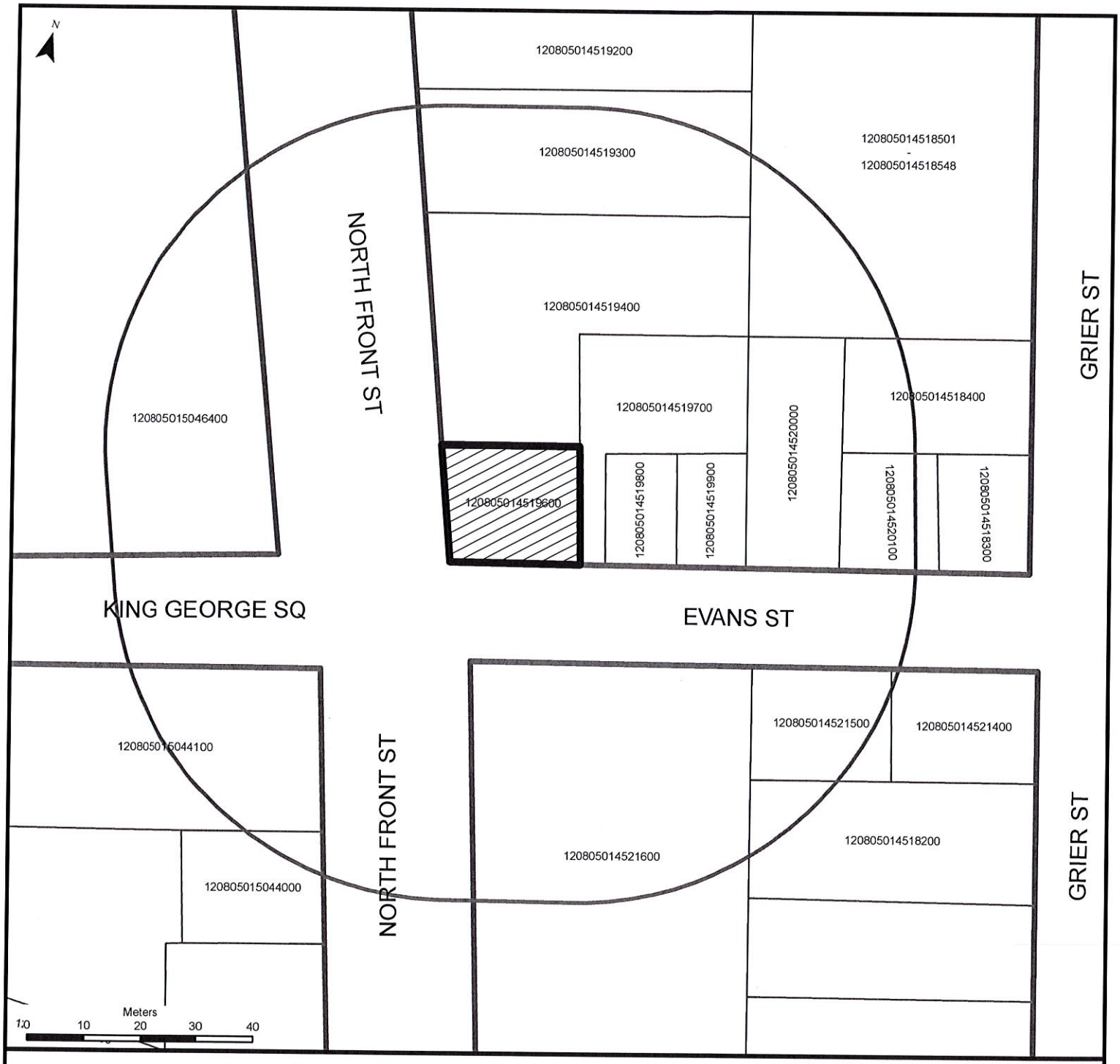
If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

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 a minor variance are **not** subject to any other type of planning application.

Dated this 21th day of April, 2017.

Greg Pinchin
Special Projects Planner
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@city.belleville.on.ca




# APPLICATION NO:

# A 08/17

**LOCATION:** 109 NORTH FRONT ST
120805014519600

Subject Property

Notification Area

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

# MINOR VARIANCE APPLICATION REVIEW
# City of Belleville

**Date:** **May 3, 2017**

**File No.:** **A 8/17**

**Location:** **109 North Front Street**

**Owner:** **Victoria Watts, Pasta Tavola Inc.**

**Agent:** **Matt O'Coin, Marquise Construction**

**Proposal:** To replace an addition at the rear of the building that has a minimum interior side yard setback of 0.08m (in line with the existing building) instead of the required 4.5m.

**Official Plan:**

Current Designation: Commercial Land Use

Permitted Uses: a range of commercial land uses including a restaurant

**Zoning By-law 10245:**

Current Zoning: C3 Zone – Highway Commercial Zone

Permitted Uses: a range of commercial uses including an eating establishment and retail

Proposed Use: no change

Minimum interior side yard setback: 4.5 metres

**Comments:**

1. there is a 2-storey commercial building on the subject property which does not currently meet the northerly side yard setback requirement; it appears to have a setback of approximately 0.08m from the property line, instead of the required 4.5m in the C3 zone;
2. the Owner wishes to replace an existing one-storey addition at the rear north-east of the existing building, and to re-build in-line with the existing structure;
3. the Building Section has advised that the new wall will need to be of non-combustible construction, clad with non-combustible cladding and constructed to provide a 2-hour fire resistance rating due to the proximity to the lot line;
4. a neighbour noted an existing concern with drainage from North Front Street and

the subject property; upon review, it was determined that the proposed addition will be approximately 33m from the property line in question, and is not expected to have any effect on drainage with regard to the property in question;

5. in conclusion, 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 Matthew O'Coin, Marquise Construction, on behalf of Victoria Watts, Pasta Tavola Inc. to replace an addition to the rear of the existing building on the subject property with one of approximately the same size that would have a 0.08m northerly side yard setback instead of the required 4.5m setback, subject to meeting all of the requirements of the Ontario Building Code.

Greg Pinchin
Special Projects Planner

# MEMORANDUM

To: Spencer Hutchison
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: April 19, 2017

Application No. A8/17

Regarding: Committee of Adjustment Variance Application A8/17
109 North Front Street, Belleville
OWNER: Victoria Watts, Pasta Travola Inc.
AGENT: Matt O'Coin

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

We have no objection to this application.

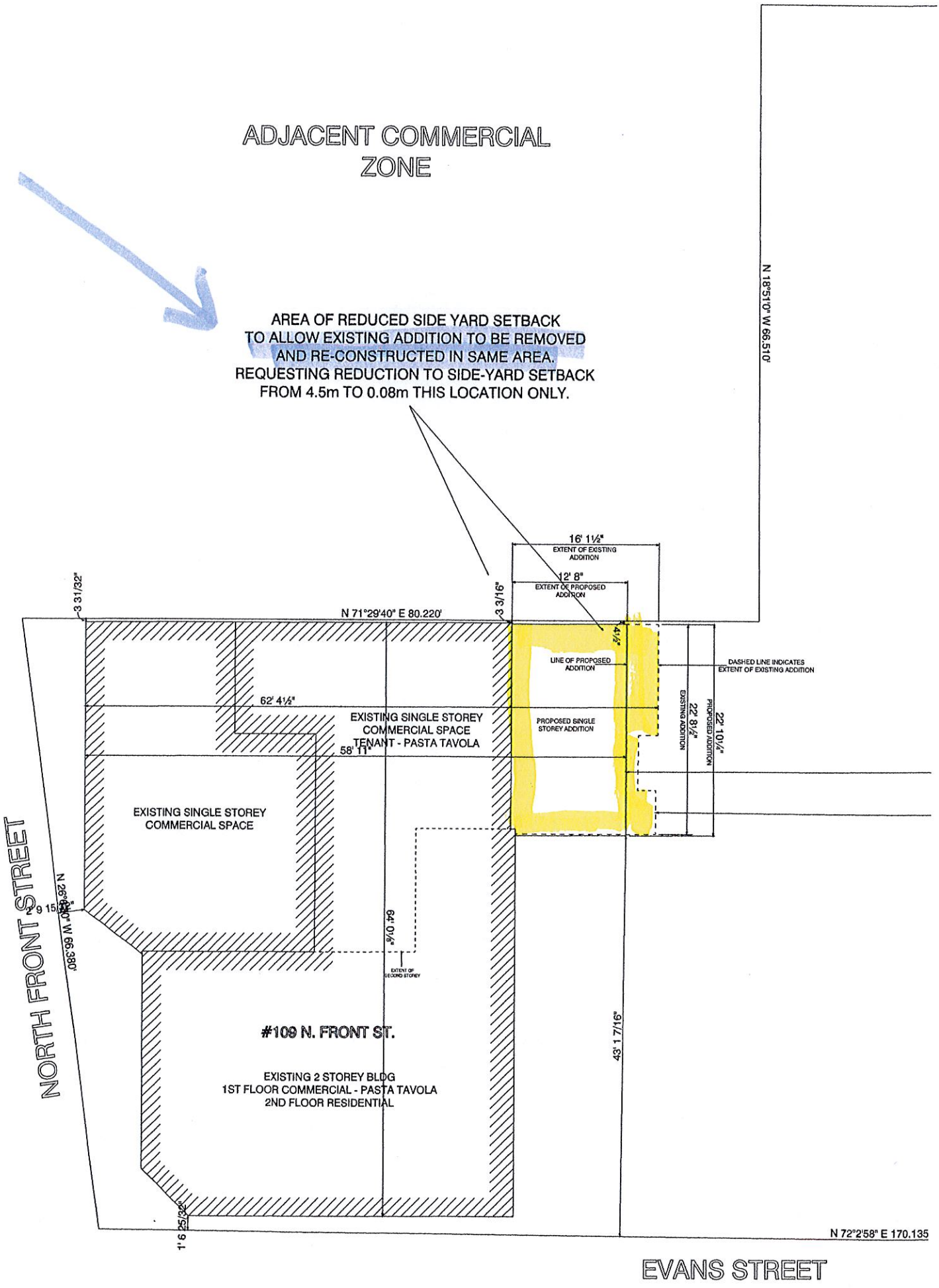
Jason Pettit

**Keays, Christina**

**Subject:** FW:

**From** [redacted]
**Sent:** Friday, April 28, 2017 3:10 PM
**To:**

Dear Sir my Name is Jack Tweedy owner of the home at 14 Evans I received a notice about a Minor Variance and the Lady that owns Pasta Tavola talked to me i am happy to see remodelling Done i talked to her about Coulter s hardware years and how the large parking lot would flood my Home out Many talks with John Vance inspector on this issue I know john is Retired But did just want to let the City know of the Flooding I get from North Front to my Home they put years ago a tile under the side walk in front of my property and Coulter old Duplex now an empty lot the city repaved and paved over and removed these small drains that helped I do understand any New building there must be codes for directing the water out to Evans and not my property I am not going to complain just Wanted some Notes on my Issues of North Front Street and the water being directed to my home if the parking lot could try and direct the water to the street would be fair and also North Front street in Heavy water spring time mainly floods my home it would be nice to maybe consider some way to help with this issue again i just wanted the opportunity to pass on this information on this AREA Thank you Mr. Greg Pinchin please not I have a Cedar Hedge and I banked the West side as Suggested by MR. Vance on the property line and helps some what some times ponding occurs on the west side of my hedge and Thats the water I feel seeps into my Basement again Thank you for the time and hoping you could just file these issues if this Land changes I know there must be building codes all so on this about running water to neighbouring home Thanks you Jack Tweedy


ADJACENT COMMERCIAL ZONE
AREA OF REDUCED SIDE YARD SETBACK TO ALLOW EXISTING ADDITION TO BE REMOVED AND RE-CONSTRUCTED IN SAME AREA. REQUESTING REDUCTION TO SIDE-YARD SETBACK FROM 4.5m TO 0.08m THIS LOCATION ONLY.
N 18°51'0" W 66.510'
16' 1½"
EXTENT OF EXISTING ADDITION
12' 8"
EXTENT OF PROPOSED ADDITION
3 31/32"
3 3/16"
N 71°29'40" E 80.220'
4½"
LINE OF PROPOSED ADDITION
DASHED LINE INDICATES EXTENT OF EXISTING ADDITION
62' 4½"
EXISTING SINGLE STOREY COMMERCIAL SPACE TENANT - PASTA TAVOLA
58' 11"
PROPOSED SINGLE STOREY ADDITION
22' 8½"
EXISTING ADDITION
22' 10¼"
PROPOSED ADDITION
EXISTING SINGLE STOREY COMMERCIAL SPACE
NORTH FRONT STREET
N 26°40'0" W 66.380'
64' 0⅛"
EXTENT OF SECOND STOREY
#109 N. FRONT ST.
EXISTING 2 STOREY BLDG
1ST FLOOR COMMERCIAL - PASTA TAVOLA
2ND FLOOR RESIDENTIAL
43' 1 7/16"
1' 6 25/32"
N 72°2'58" E 170.135
EVANS STREET

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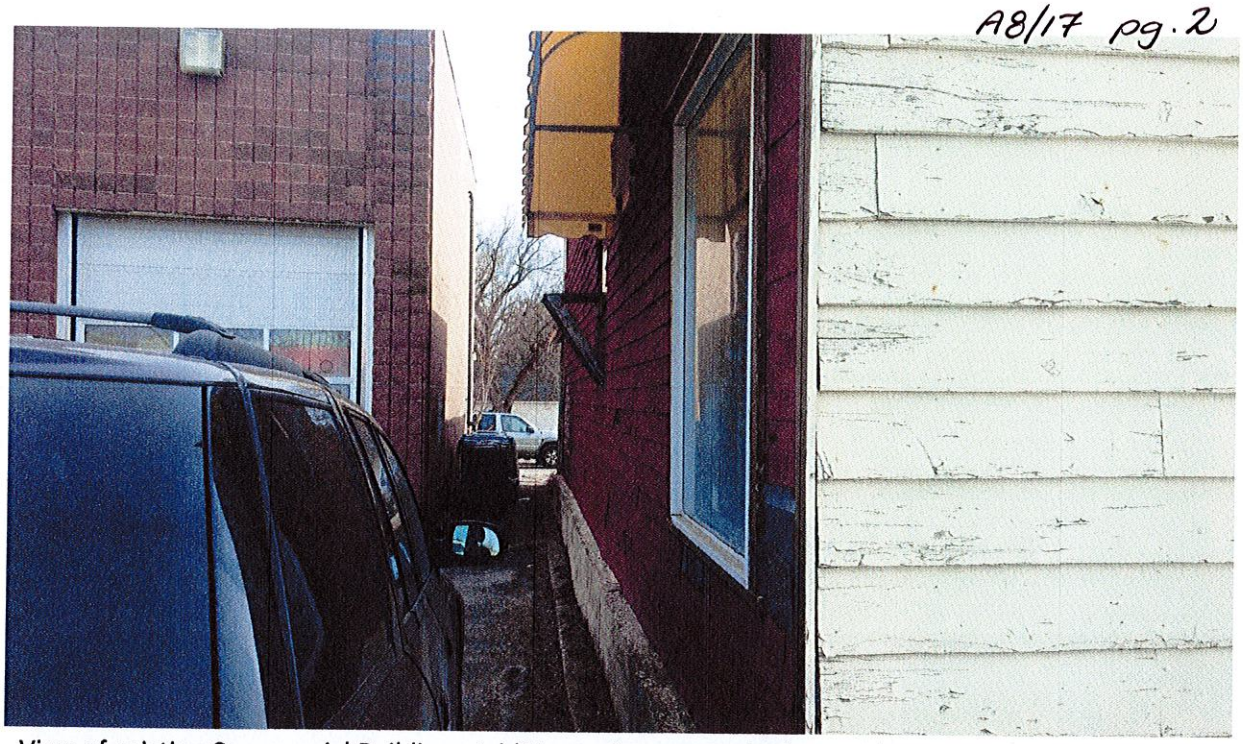
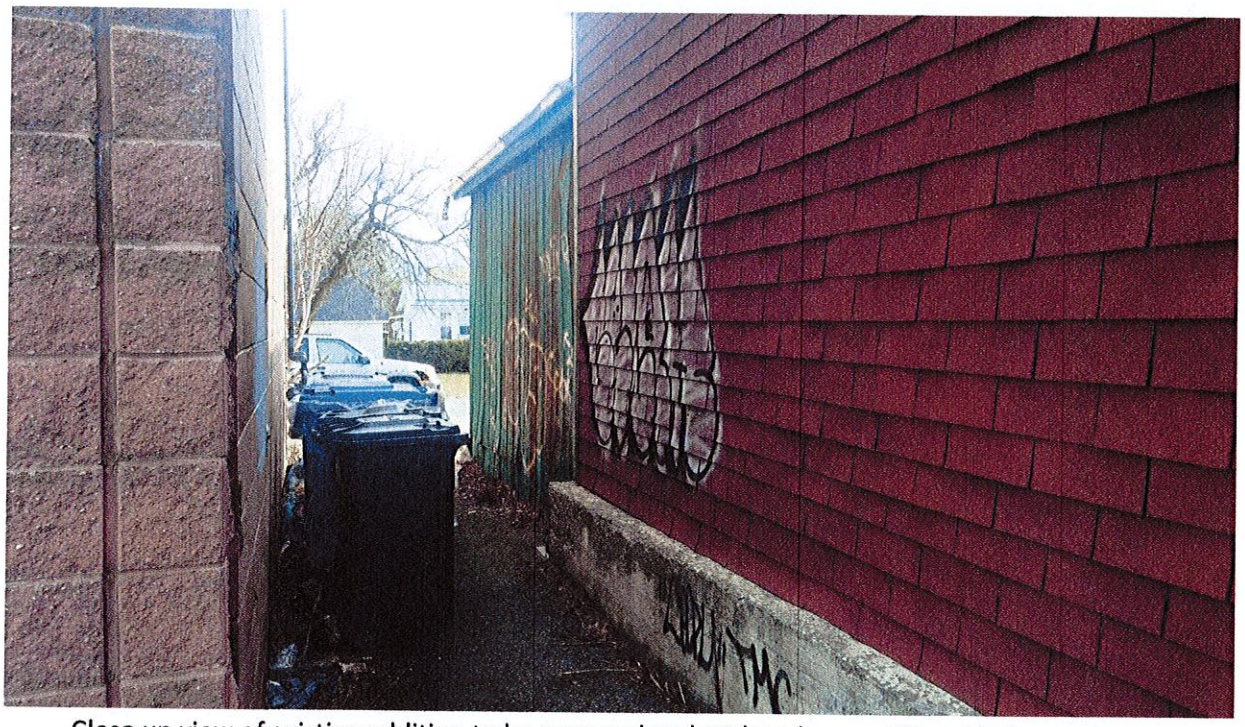
View of existing addition (green structure) to be removed and replaced as per Minor Variance request
View from East looking West

View of Existing Commercial Building with existing addition (green structure) shown on right side (East)
View from South looking North



View of existing Commercial Building. Addition to be removed is located beyond building on right side
View from West looking East – shows proximity of existing building to property on North side



Close up view of existing addition to be removed and replaced as per Minor Variance request
View from West looking East – shows proximity of existing structure to North property line

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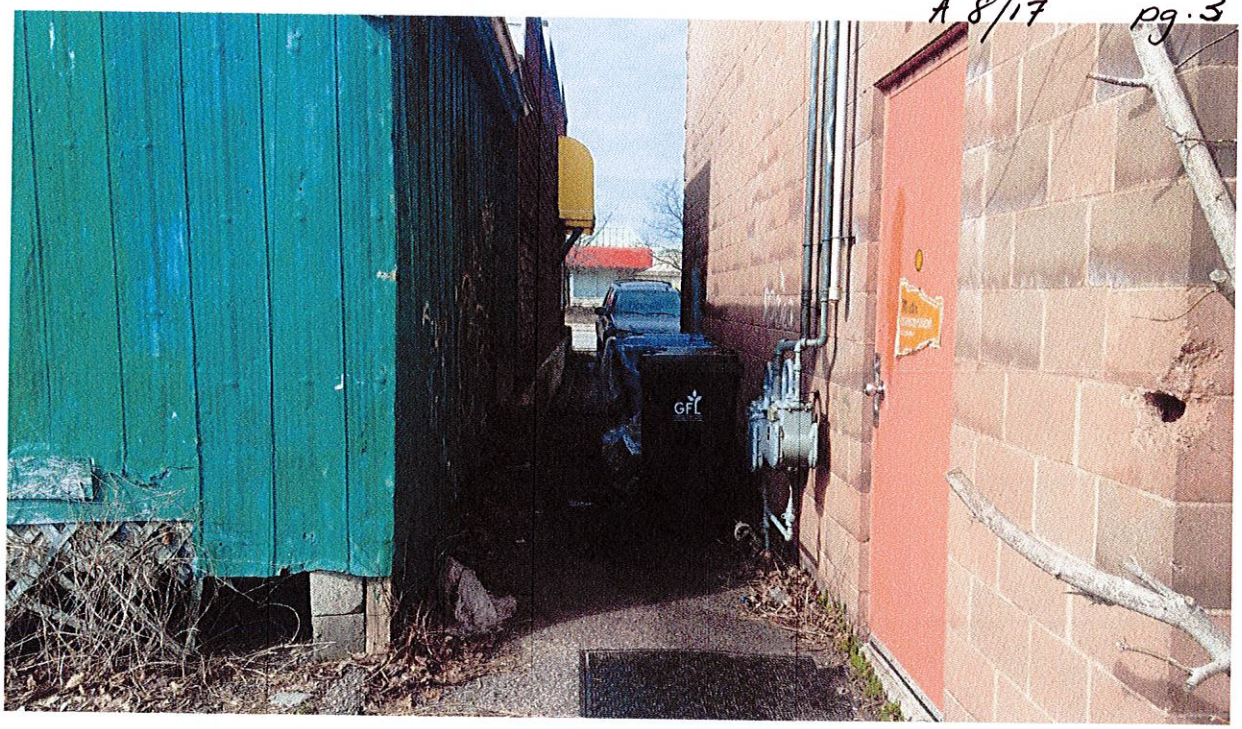

Close-up View of existing addition to be removed and replace as per Minor Variance request
View from East looking West – shows poor condition of existing addition as well as proximity to property line

## Keays, Christina

**From:** Hutchison, Spencer
**Sent:** Tuesday, May 02, 2017 2:40 PM
**To:** Keays, Christina
**Cc:** Pinchin, Greg
**Subject:** FW: Procedural bylaw

For new business at next meeting.

Thanks.

**From:** Brian & [redacted]
**Sent:** Tuesday, May 02, 2017 2:29 PM
**To:** Hutchison, Spencer
**Subject:** Prcedural bylaw

What are your thoughts about this.
Before each meeting we advise all persons making a deputation that they are limited to 10 minutes unless otherwise allowed by the committee

This may prevent the nightmare that we have experienced in the last couple of meetings.

Just a though and we can discuss.

Brian