

**AGENDA
BELLEVILLE COMMITTEE OF ADJUSTMENT
AUGUST 15, 2019
3:30 P.M.
COUNCIL CHAMBER
CITY HALL**

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. WELCOME FROM CHAIRMAN & OPENING REMARKS

3. APPLICATIONS AND DECISIONS

- a) Application A 16/19 Application for Minor Variance
 225 Dundas Street East
 Owner: Fixed Fur Life, Pet Services
 Agent: David Quinsey

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

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- b) Application A 17/19 & B 22/19 Application for Minor Variance and Severance
 45 Moira Street East
 Owner: Pat Luffman
 Agent: John Luffman

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

Correspondence from the Manager of Approvals, Development Technologist and Quinte Conservation is enclosed. No other responses were received.

- c) Application B 16/19 Application for Severance
 6521 Cloverleaf Drive, Hwy 62 RR#5, Belleville
 Owner: Angela Henry, Bayview Mall
 Agent: Abby Pakyanathan, Dillon Consulting Ltd.

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

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- d) Application B 17/19 Application for Severance
Station Street Extension
Owner: Arnold MacLauchlan, First Pentecostals
of Quinte
Agent: Arnold Vandermeer, VanMeer Ltd.

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

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- e) Application B 18/19 Application for Severance
Haig Road Extension
Owner: Nick Staikos, Staikos Homes
Agent: Arnold Vandermeer, VanMeer Limited

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

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- f) Application B 19/19 & B 20/19 Application for Severance
5027 Old Hwy#2
Owner: Jane Ann Bouma
Agent: Arnold Vandermeer, VanMeer Limited

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

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- g) Application B 21/19 Application for Severance
75 Church Street South
Owner: Tim McKinney, Remax Quinte
Agent: Arnold Vandermeer, VanMeer Limited

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

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

- h) Application B 23/19 Application for Severance
665 Dundas Street East
Owner: Gerand DiRocco

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

Correspondence from the Manager of Approvals and Development Technologist is enclosed. No other responses were received.

4. GENERAL BUSINESS

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on July 18, 2019.

5. CORRESPONDENCE

6. OTHER BUSINESS

7. NEXT MEETING: Thursday September 19, 2019 at 3:30pm

8. ADJOURNMENT

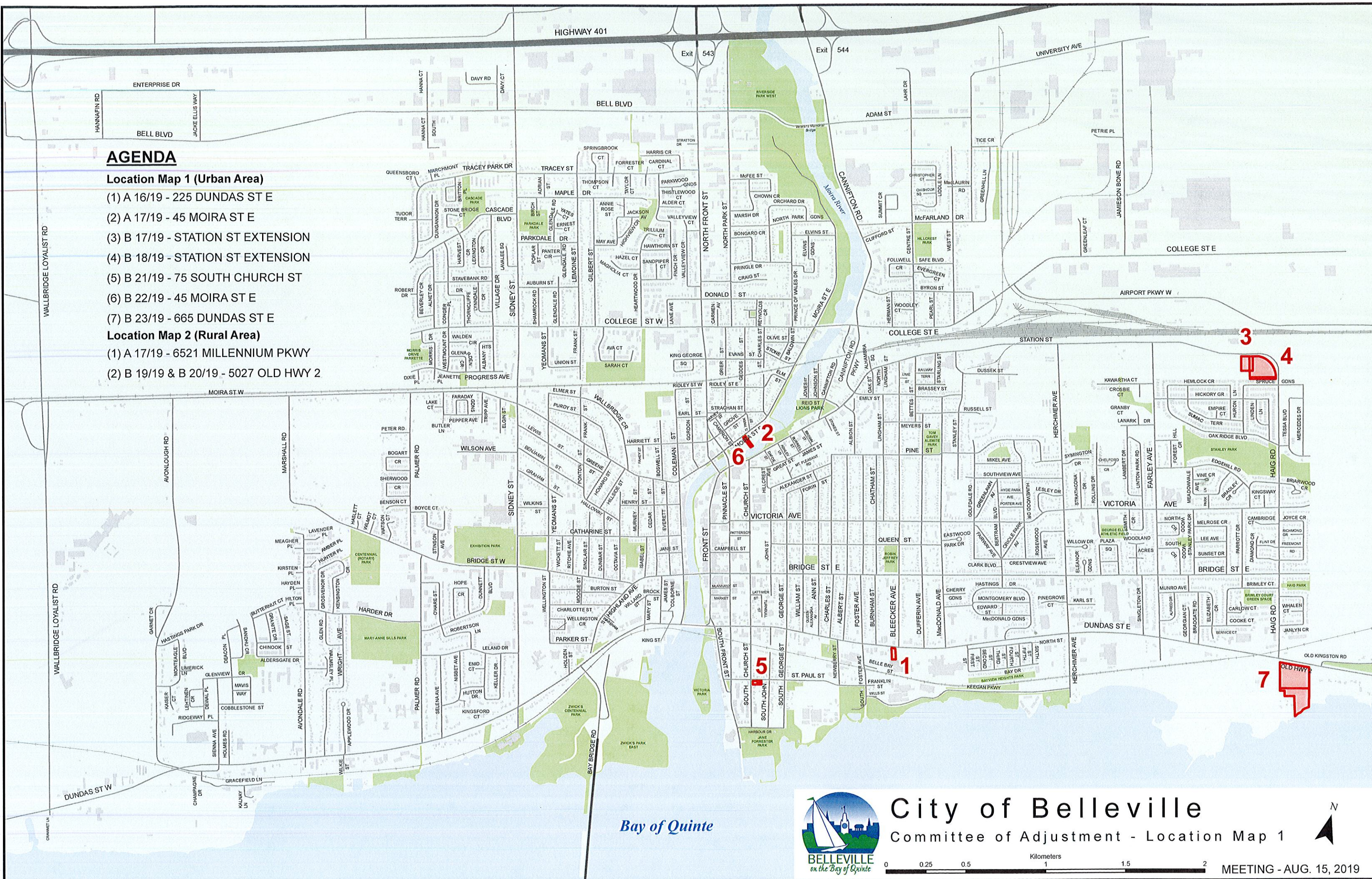
AGENDA

Location Map 1 (Urban Area)

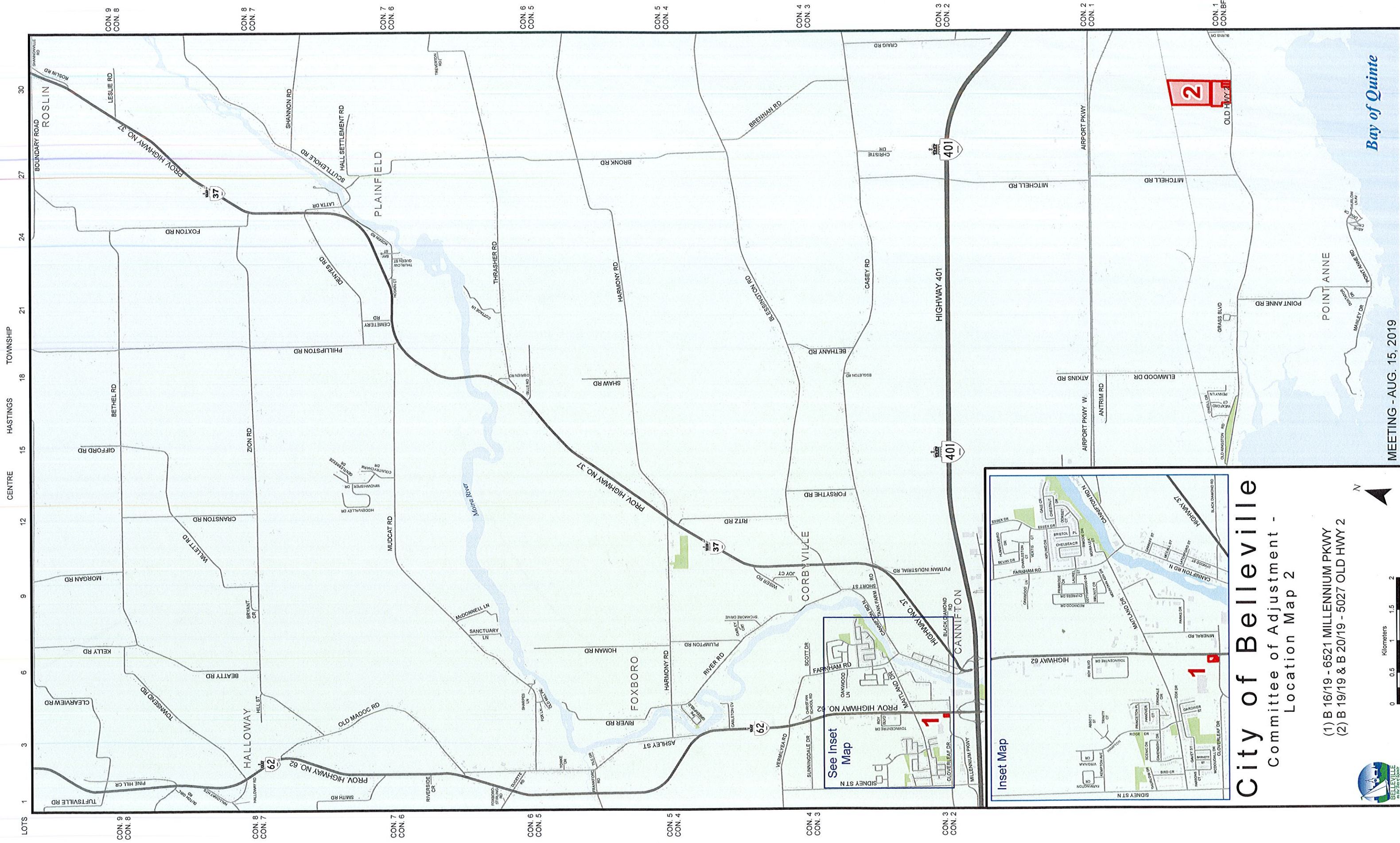
- (1) A 16/19 - 225 DUNDAS ST E
- (2) A 17/19 - 45 MOIRA ST E
- (3) B 17/19 - STATION ST EXTENSION
- (4) B 18/19 - STATION ST EXTENSION
- (5) B 21/19 - 75 SOUTH CHURCH ST
- (6) B 22/19 - 45 MOIRA ST E
- (7) B 23/19 - 665 DUNDAS ST E

Location Map 2 (Rural Area)

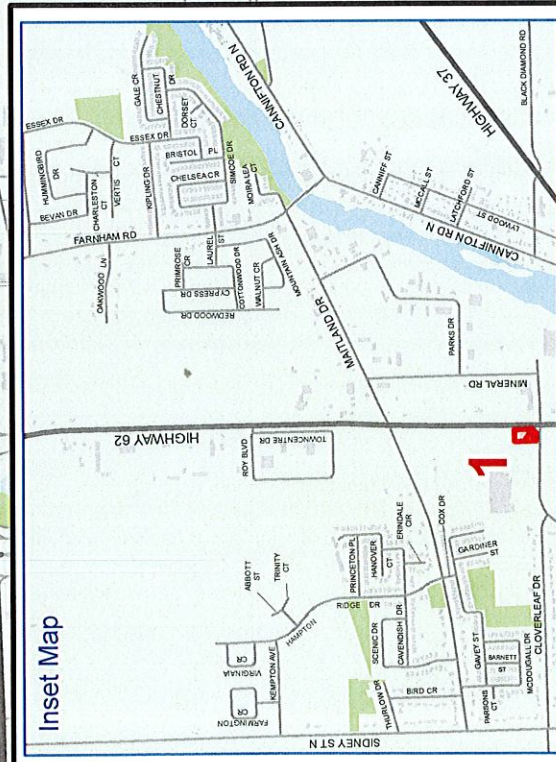
- (1) A 17/19 - 6521 MILLENNIUM PKWY
- (2) B 19/19 & B 20/19 - 5027 OLD HWY 2



City of Belleville
 Committee of Adjustment - Location Map 1



MEETING - AUG. 15, 2019



City of Belleville

Committee of Adjustment -
Location Map 2

- (1) B 16/19 - 6521 MILLENNIUM PKWY
- (2) B 19/19 & B 20/19 - 5027 OLD HWY 2

Bay of Quinte

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 August 15, 2019 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 David Quinsey on behalf of Fixed Fur Life Pet Services.

The subject property is known as 225 Dundas Street East, and is zoned C3 – Highway Commercial. The owner wishes to construct a small (16.8 sq m) single storey addition at the rear of the existing building to use for storage, and seeks relief from the provisions of the zoning by-law to reduce the interior side yard to 2.2 m from the required 4.5 m in order to build in line with the existing building.

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.

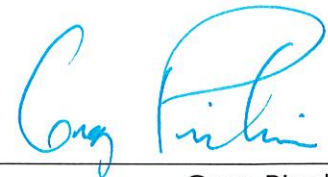
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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 Local Planning Appeal Tribunal 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 25th day of July, 2019.

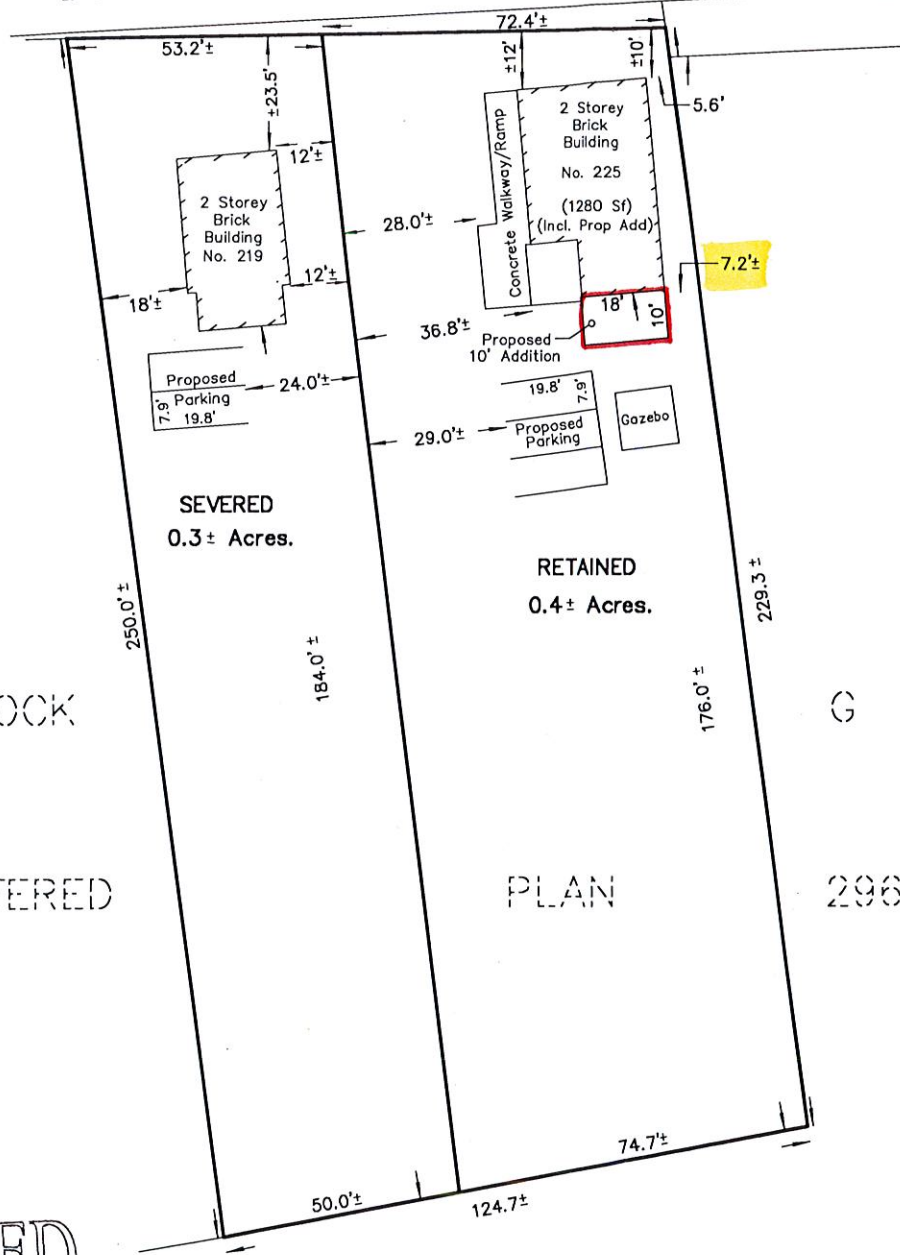


Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@city.belleville.on.ca

SKETCH
 PART OF BLOCK G
 REGISTERED PLAN 296
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 IMPERIAL SCALE 1" = 30'



DUNDAS STREET EAST (75.6' ± Wide)



BLOCK G
 REGISTERED PLAN 296

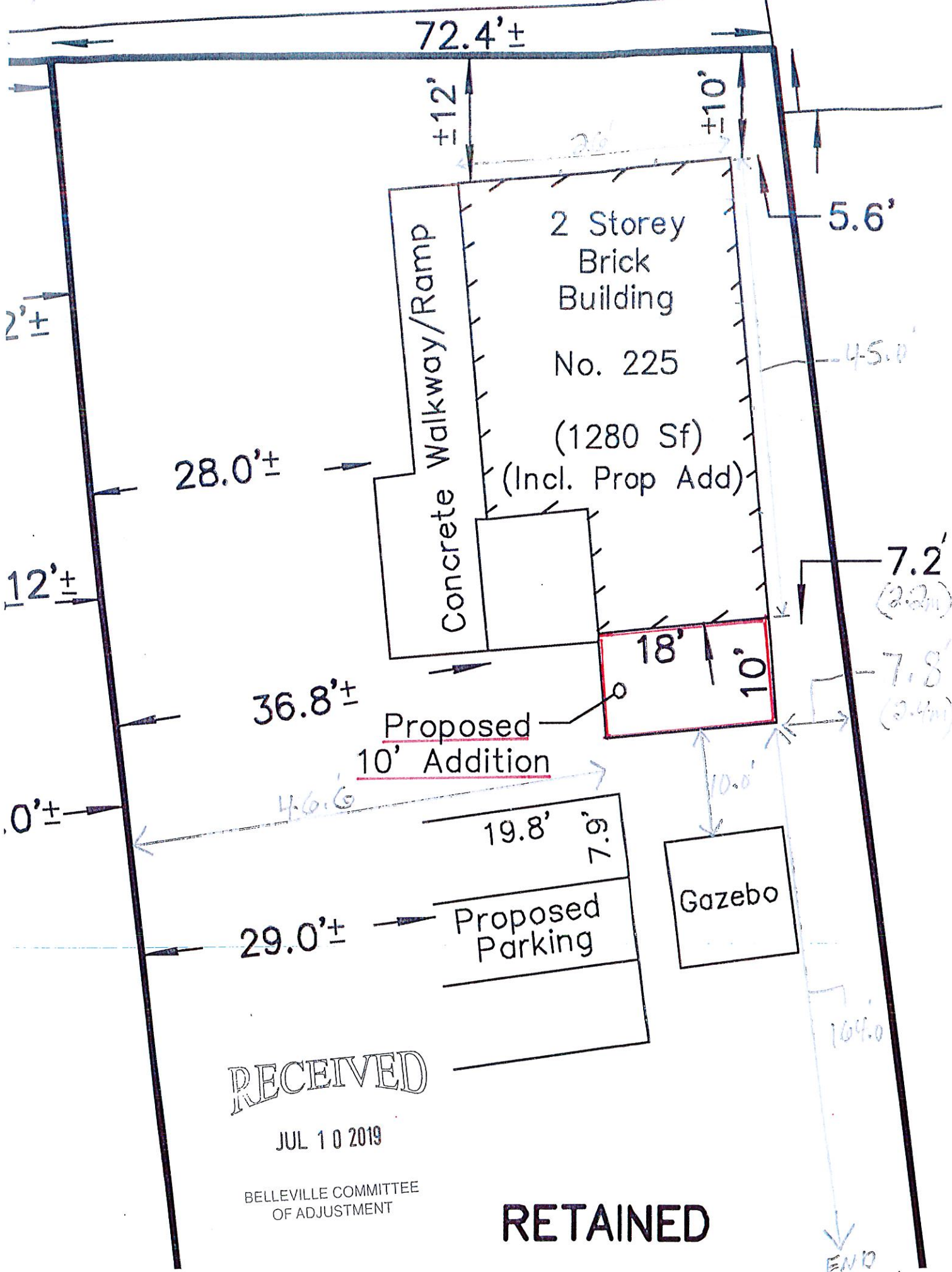
RECEIVED

JUL 10 2019

BELLEVILLE COMMITTEE OF ADJUSTMENT

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218 CHURCH STREET BELLEVILLE, ONTARIO	WATSON LAND SURVEYORS Ltd.	K8N - 3C3 (613) 962 - 9521
July 4, 2019		PROJECT No 11126-Q-19



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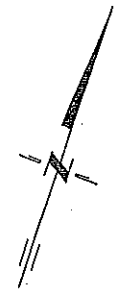
JUL 10 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

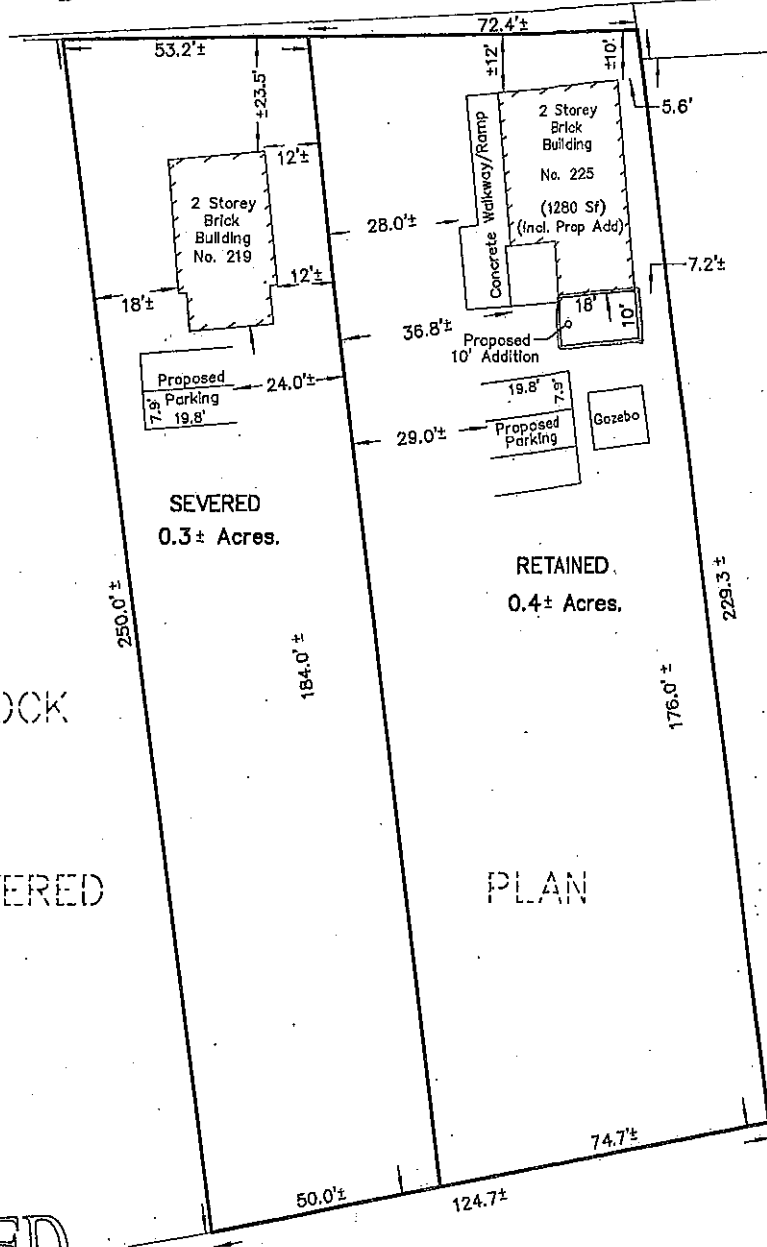
RETAINED

END

SKETCH
 PART OF BLOCK G
 REGISTERED PLAN 296
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 IMPERIAL SCALE 1" = 30'



DUNDAS STREET EAST (75.6' ± Wide)



BLOCK
 REGISTERED

G
 PLAN
 296

RECEIVED

JUL 10 2019

BELLEVILLE COMMITTEE
 OF ADJUSTMENT

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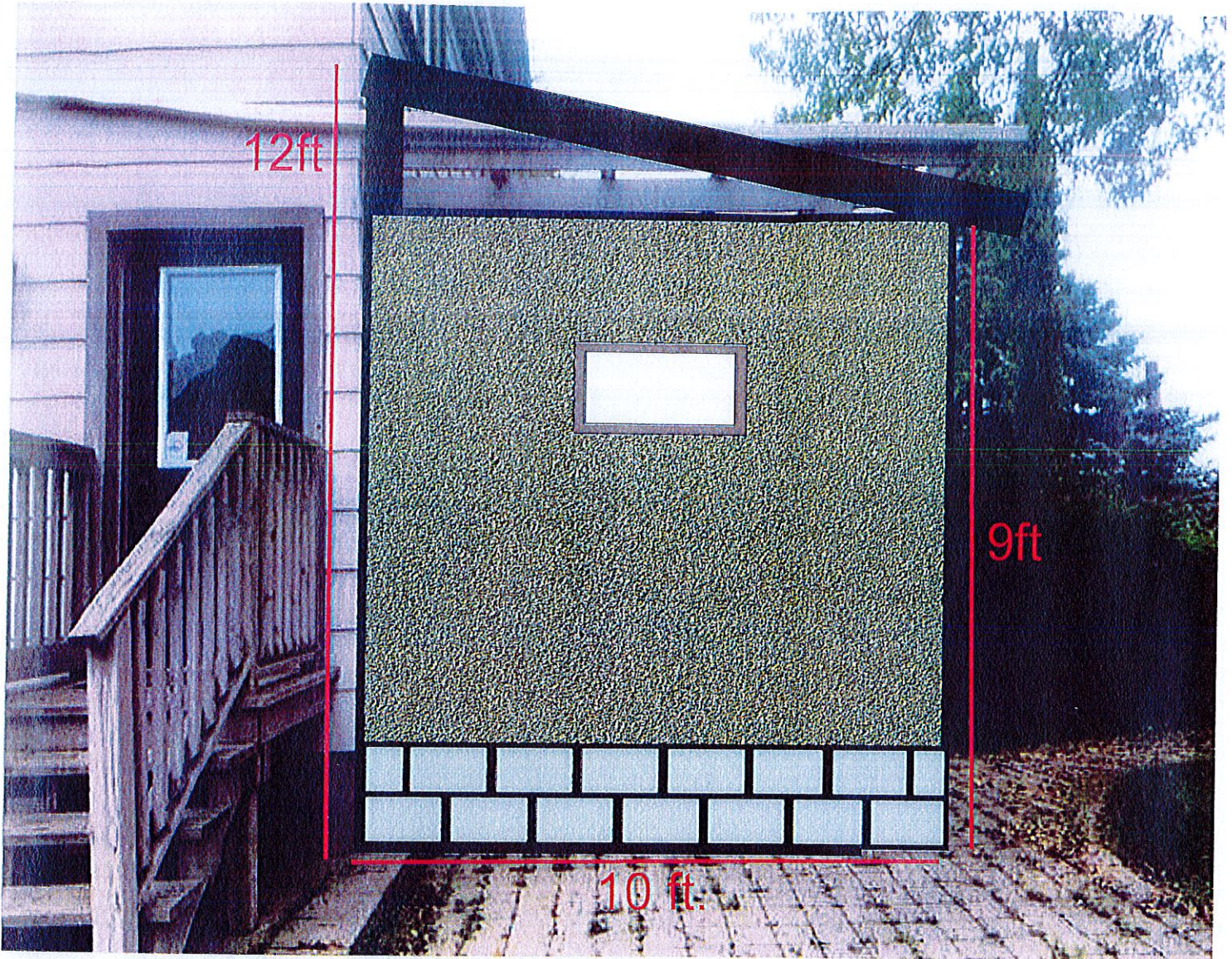
218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON
 LAND SURVEYORS Ltd.

K8N - 3C3
 (613) 962 - 9521

July 4, 2019

PROJECT No 11126-Q-19



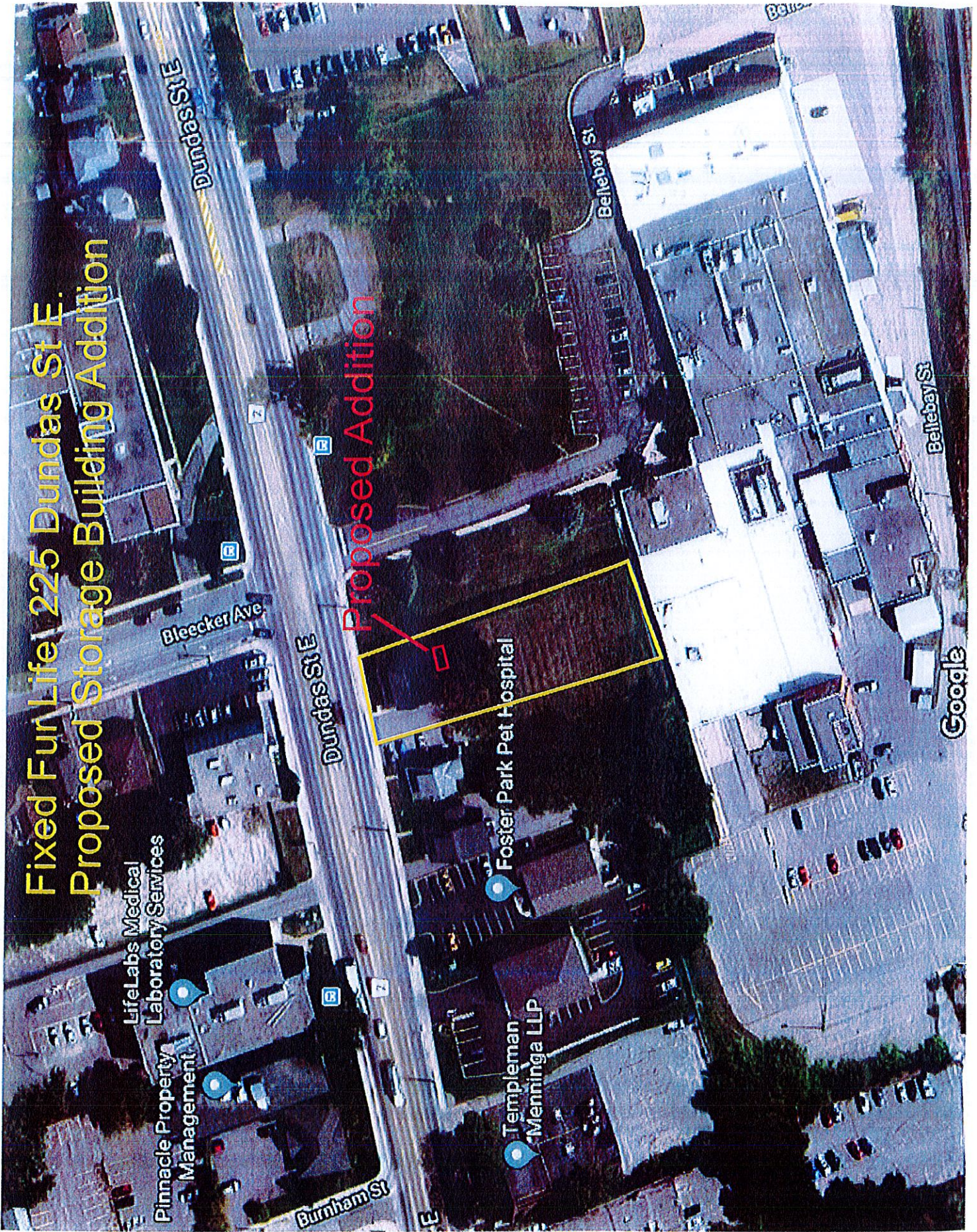
Fixed Fur Life 225 Dundas St E.
Proposed Storage Building Addition

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JUL 10 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

Fixed Fun Life 225 Dundas St E. Proposed Storage Building Addition



LifeLabs Medical
Laboratory Services

Pinnacle Property
Management

Burnham St E

Blecker Ave

Dundas St E

Proposed Addition

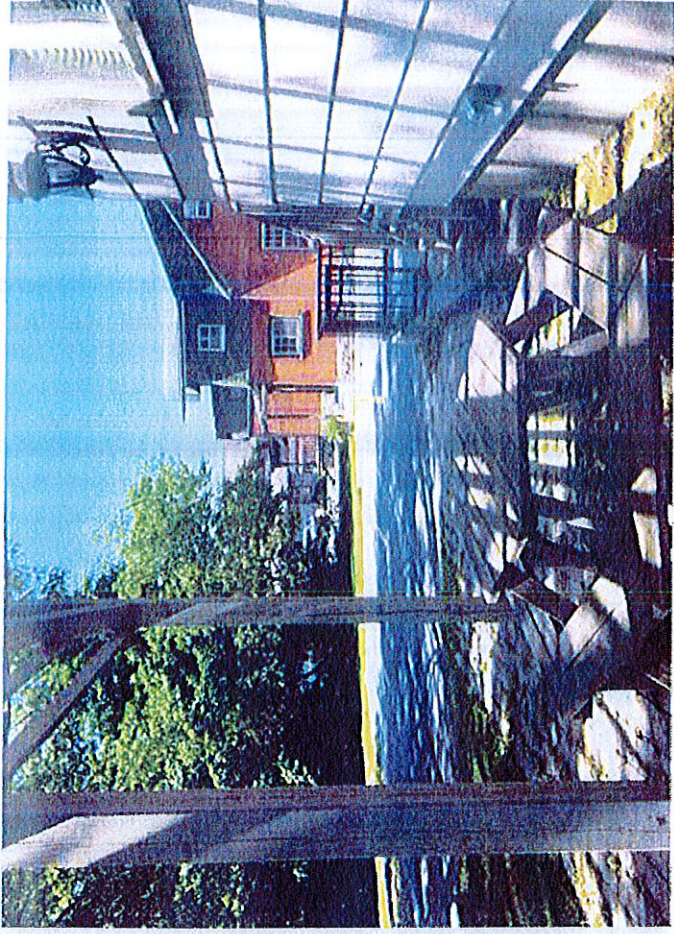
Templeman
Menninga LLP

Foster Park Pet Hospital

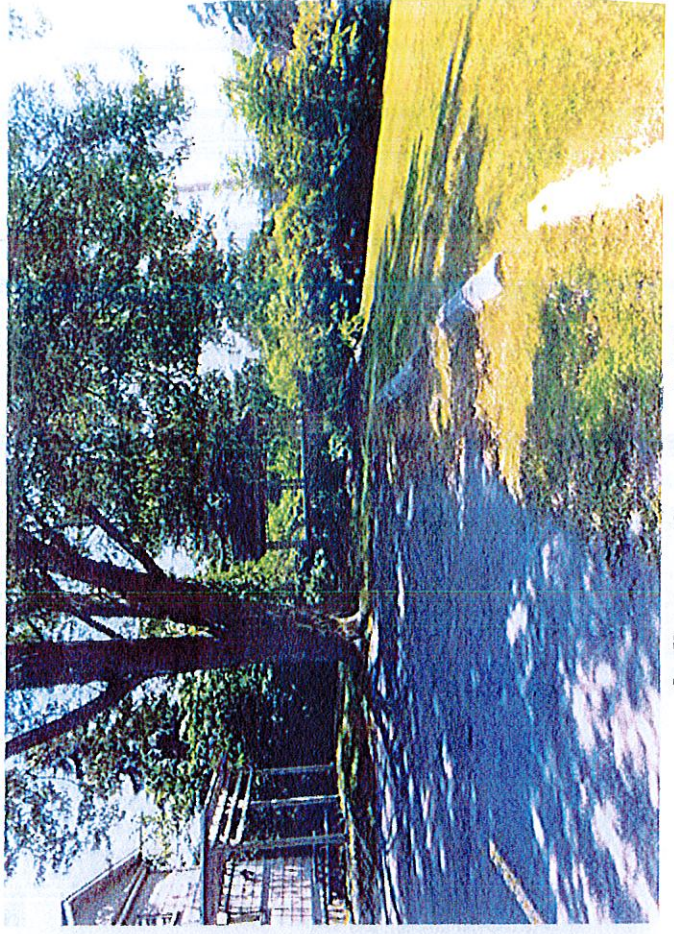
Bellebay St

Bellebay St

Google



View from East



View from West



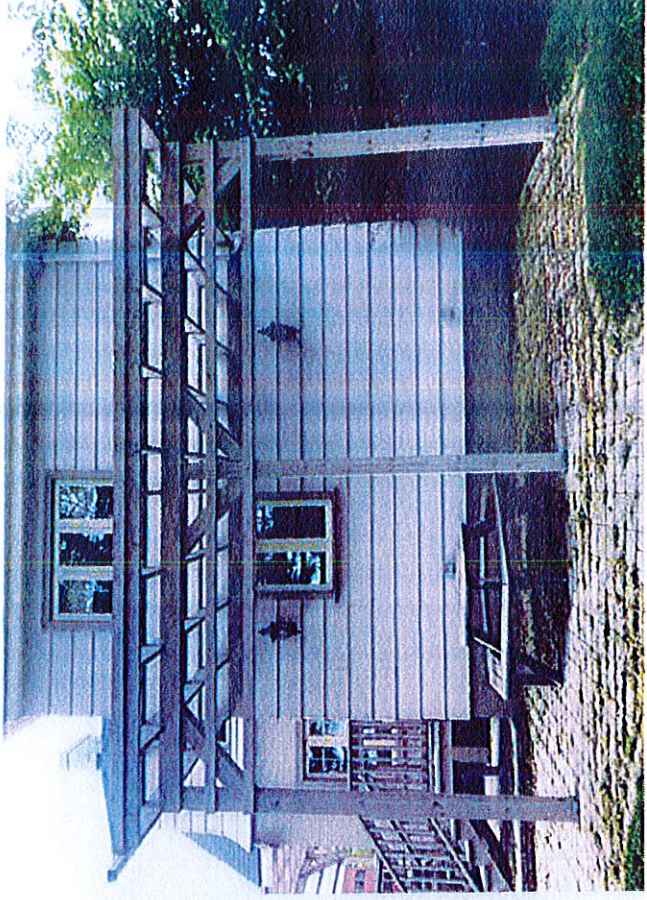
View from West



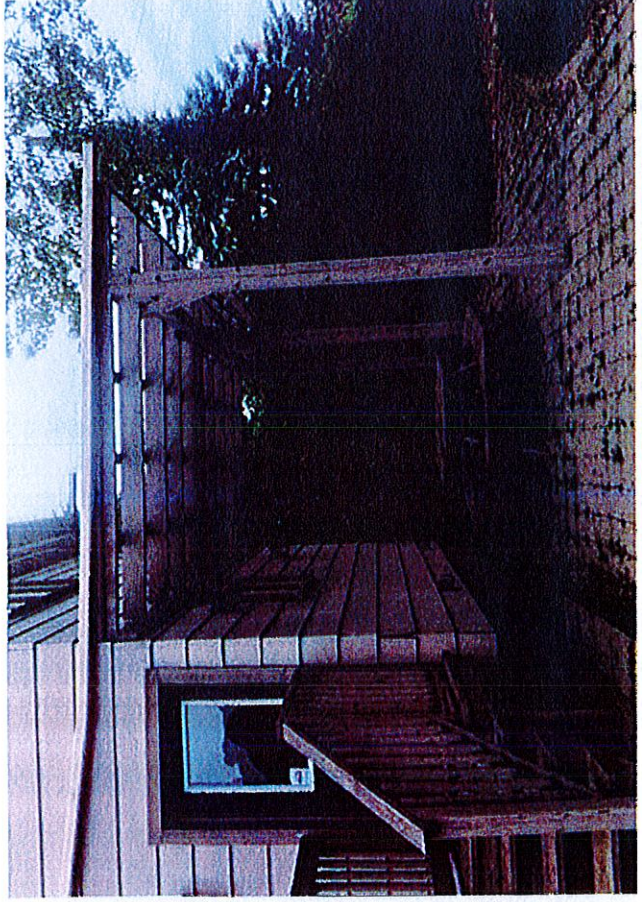
View from North



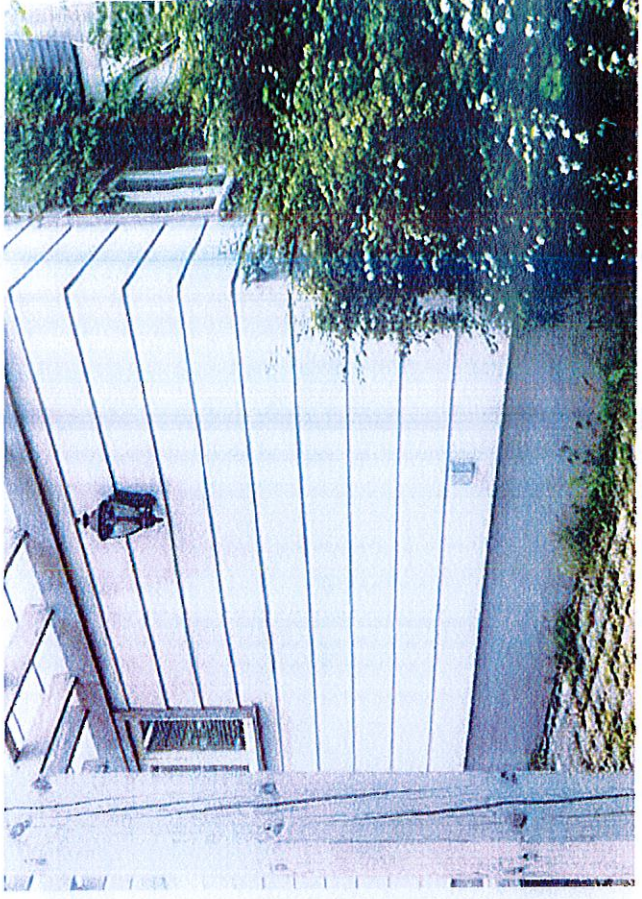
View from South/West



View from South



View from West



View from South/East



Fixed Fur Life 225 Dundas St E.
Proposed Storage Building Addition

RECEIVED

JUL 10 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: August 6, 2019

File No.: A 16/19

Location: 225 Dundas Street East

Owner: Fixed Fur Life Pet Services

Agent: David Quinsey

Proposal: To construct an addition at the rear of the building that has a minimum interior side yard setback of 2.2 m instead of the required 4.5 m.

Official Plan:

Current Designation: Commercial Land Use

Permitted Uses: a range of commercial land uses including offices

Zoning By-law 10245:

Current Zoning: C3 Zone – Highway Commercial Zone

Permitted Uses: a range of commercial uses including offices

Proposed Use: no change

Minimum interior side yard setback: 4.5 metres

Comments:

1. there is a 2-storey building on the subject property that has been used for an office for approximately 10 years;
2. the building appears to have been originally constructed as a residential dwelling around 100 years ago;
3. the existing building does not meet the required 4.5 m side yard setback in the C3 zone, and appears to only be set back 1.7 m from the easterly side lot line at its front corner;
4. the Owner wishes to construct a one-storey addition at the rear to the south of, and in line with the existing building;
5. this new addition would have an interior side yard setback of between 2.2 m and 2.4 m;
6. the Building Section has advised that a building permit will be required for the proposed addition;
7. 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 David Quinsey, on behalf of Fixed Fur Life Pet Services to reduce the required interior side yard setback for a new addition to 2.2 m from the required 4.5 m, subject to meeting all of the requirements of the Ontario Building Code.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

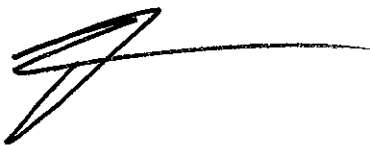
Date: August 2, 2019

Application No. A16/19

Regarding: Committee of Adjustment Variance Application A16/19
225 Dundas Street East, Belleville
OWNER: Fixed Fur Life Pet Services

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

We have no objection to this application.



Jason Pettit

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

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday June 20, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider applications under Sections 45 and 53 of the Planning Act, submitted by John Luffman on behalf of Pat Luffman.

The subject property is known as 45 Moira Street East, and is zoned R4 – Residential Fourth Density, with a portion along the river in the E – Environmental Control zone. In 2003 a 10 foot wide portion of 55 Moira St E was severed and added onto the property. The owner now wishes to sever and deed that 10 foot wide strip back to the owner of 55 Moira St E. A minor variance has also been applied for to permit the lot to return to its previous frontage of 37 feet instead of the required 12.0 m (39.4 feet).

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

Additional information relating to the proposed consent and minor variance 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 Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

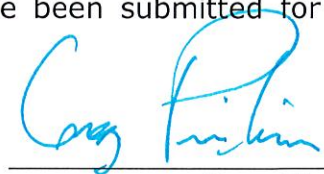
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of the proposed consent and 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 Local Planning Appeal Tribunal may dismiss the appeal.

Both a severance application **and** a minor variance application have been submitted for the subject lands.

Dated this 25th day of July, 2019.



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

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JUL 17 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

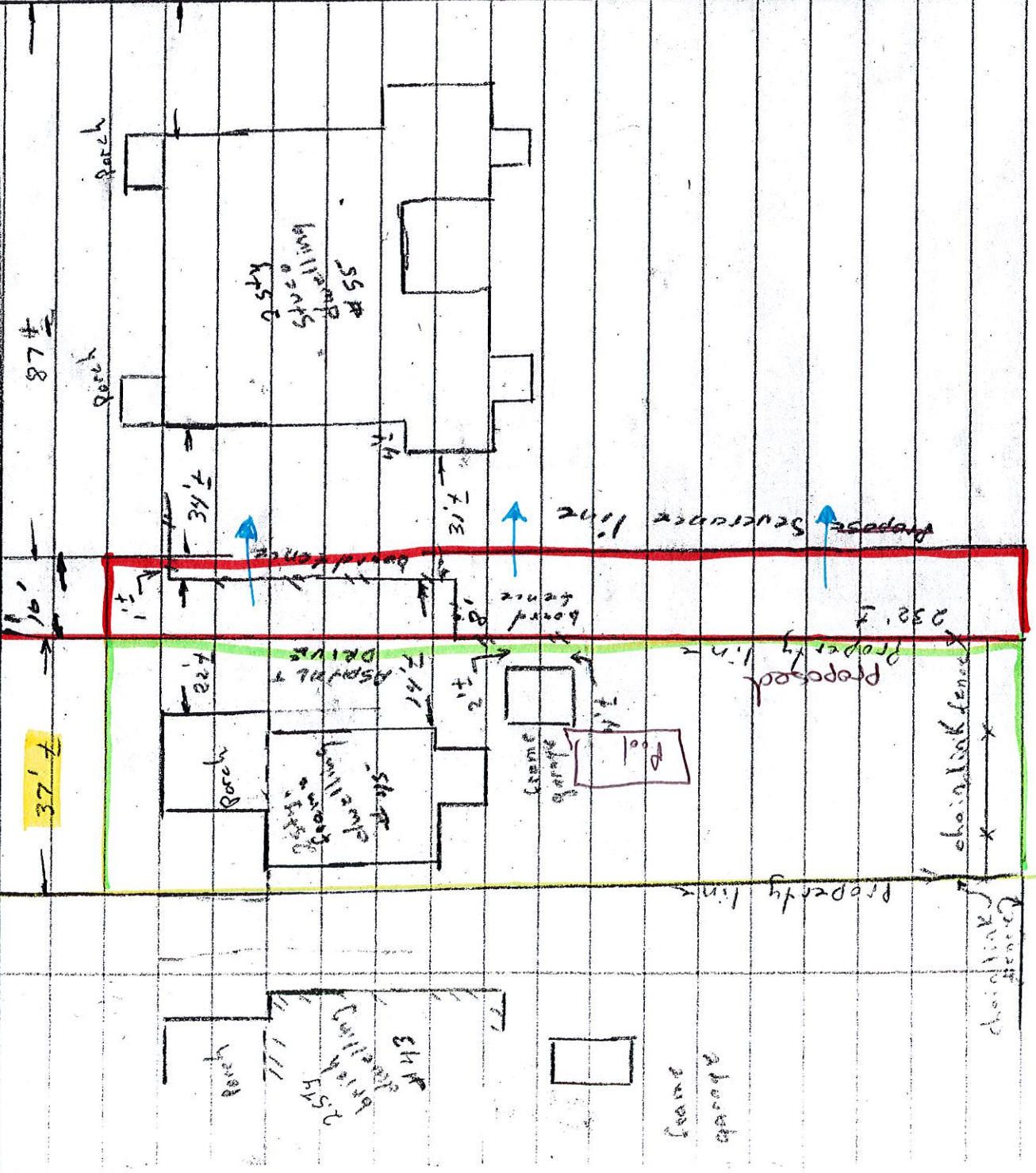
Property line

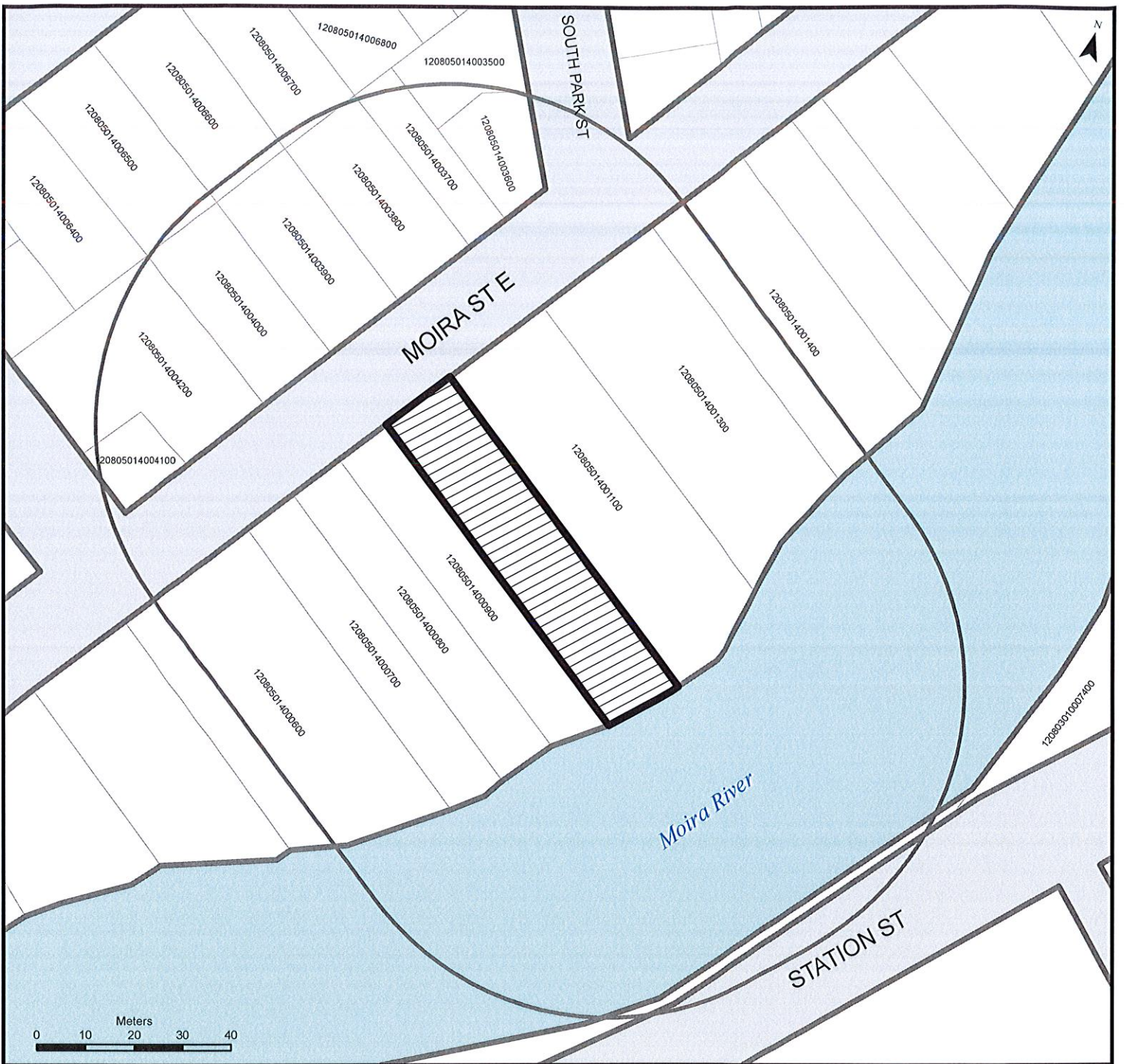


Street limit

87'

37'





APPLICATION NO:

A 17/19

LOCATION: 45 MOIRA ST E
120805014001000



Subject Property



Notification Area



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: August 6, 2019
File No.: A 17/19 & B 22/19
Location: 45 Moira Street East
Applicant: Patricia Luffman

Proposal:

1. To sever the subject lands to re-establish the original residential lot with a frontage of 11.27 m along the east side of Moira Street East and with a lot area of 890 m², and to deed a lot addition back to the property to the east at 55-57 Moira Street East.
2. To permit the creation of a retained parcel with a minimum frontage of 11.27 m instead of the required 12.0 m, and a minimum accessory building side yard setback of 0.82 m instead of the required 1.0 m under the provisions of the R4 zone

Lot Addition: frontage: 10 feet (3.04 m)
area: 202 m²
current use: vacant side yard
proposed use: no change

Retained Parcel: frontage: 37 feet (11.27 m)
area: 890 m²
current use: single detached dwelling
proposed use: no change

Official Plan:

Current Designation: Residential Land Use
Permitted Uses: a range of residential land uses

Zoning By-law 10245:

Current Zoning: R4 Zone
Permitted Uses: single detached dwelling
Minimum lot area: 371.5 m²
Minimum lot frontage: 12.0 m

Accessory building
Interior side yard setback: 1.0 m

Comments:

1. around 2003, a 10-foot (3.04 m) wide strip of land was deeded from the property to the east at 55-57 Moira Street East and attached to the subject property;
2. the owner of the subject property is looking to sell, and first wishes to deed this strip of land back to the owner of 55-57 Moira Street East in order to improve opportunities on the neighbouring property for future intensification – possibly in the form of a future coach house dwelling, though no new development is proposed at this time;
3. the retained parcel meets the lot area requirements of the R4 zone, but is deficient on frontage being proposed to have only 11.27 m instead of 12.0 m – a deficiency of 0.73 m (2.4 feet);
4. re-establishing the previous property boundary would create an interior side yard setback of 0.82 m (2.7 feet) instead of the required 1.0 m. from the new lot line to the detached garage.

Conclusion:

The deeding of a lot addition from one property to another is straightforward, and the Approvals Section has no objection to the application in principle. The Committee should consider the appropriateness of the proposed variances as to whether they meet the general intent and purpose of the Official Plan and Zoning By-Law, whether they are minor in nature, and whether they are desirable for the appropriate development and use of the land.

Approval of the application by Patricia Luffman for a lot addition to sever the easterly 3.05 m (10 feet) of the subject property and add it onto the abutting property at 55-57 Moira Street East should be 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. approval of Minor Variance A 17/19 or an equivalent planning application to address zoning deficiencies created by the proposed consent;
3. Conditions 1 and 2 to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

Application No. A17/19

Regarding: Committee of Adjustment Variance Application A17/19
45 Moira Street East, Belleville
OWNER: Pat Luffman

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

We have no objection to this application.



Jason Pettit

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

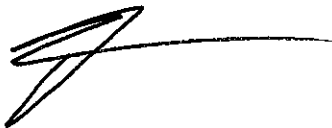
Application No. B22/19

Regarding: Committee of Adjustment Application for Consent B22/19
45 Moira Street East, Belleville
OWNER: Pat Luffman

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. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
2. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.



Jason Pettit

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0175-2019

Municipality:	City of Belleville		
Owner/Agent:	Patricia Luffman / John Luffman		
Location:	45 Moira Street East	Part Lot 4, Concession 1	Thurlow
Roll #:	1208-050-140-01000-00000		
Application Description:	Consent Appl'n File No. B22/19 and Minor Variance Appl'n File No. A17/19	Sever a 3.05 metre (10 foot) by 76.20 metre (250 foot) strip of land from 45 Moira Street East for the purposes of a lot addition to 55 Moira Street East; and as a result, allow for a reduction in lot frontage from 14.33 metres (47 feet) to 11.28 metres (37 feet) at 45 Moira Street East	
Regulated Feature:	Moira River		
Comments:	<p><u>Planning Act - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy</u></p> <p>Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally the policies of the PPS direct development to areas outside of hazard lands. <u>Staff are satisfied that the application as presented is consistent with section 3.1 of the PPS as there is sufficient area for development outside the flood hazard.</u></p> <p><u>Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)</u></p> <p>The subject lands lie within the regulated area of the Moira River (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). <u>Please note that the owners will need to apply to the Conservation Authority for a permit prior to any proposed development (construction / filling/ excavation/ site grading) on the subject lands.</u></p> <p>It is understood that no new development is proposed on either severed or retained parcels as a result of the current planning application; however, mention was made in the application of future construction of a 'granny flat' structure at 55 Moira Street East. As the landowners of 55 Moira Street East may be aware, a considerable portion of the property is located within the 1:100 year flood plain of the River. Any new structure must meet a setback of 15 metres (50 feet) from the 1:100 year flood plain.</p> <p><u>Quinte Region Source Protection Plan</u></p> <p>Quinte Conservation provides Risk Management services as prescribed by the <i>Clean Water Act, 2006</i> on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are not applicable to the subject property as it lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notices are required.</u></p>		

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JUL 29 2019
Approvals Section

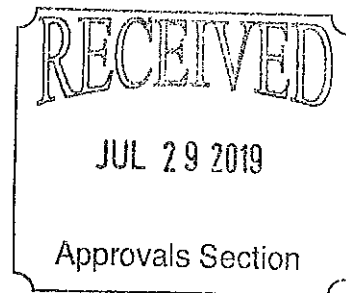
	<p><u>Planning Act - Natural Heritage policies of the Provincial Policy Statement</u></p> <p>Section 2.1 of the Natural Heritage policies of the Provincial Policy Statement protects features including (but not limited to); Provincially Significant Wetlands, significant woodlands and significant Areas of Natural and Scientific Interest. The subject lands do not lie within a Provincially Significant Wetland, or within an Area of Natural and Scientific Interest. Further, an Environmental Impact Study was not provided with the current planning application, and as per Quinte Conservation's Regulation and Policies we will not be recommending one.</p>
<p>Final Comments:</p>	<p>Quinte Conservation has no objection to the application as presented.</p>

Sam Carney

Sam Carney
 Planning and Regulations Technician

July 26, 2019

Date



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 August 15, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Abby Pakyanathan, Dillion Consulting on behalf of Blaine Culley, Suncor Energy.

The subject property is municipally known as 6521 Highway 62, and is zoned C1 – Highway Commercial. The applicant is seeking consent for a long-term lease (21 or more years) for the lands associated with the Tim Hortons located on the subject property.

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


Additional information relating to this proposed consent 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 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 this application or you may be represented by counsel for that purpose.

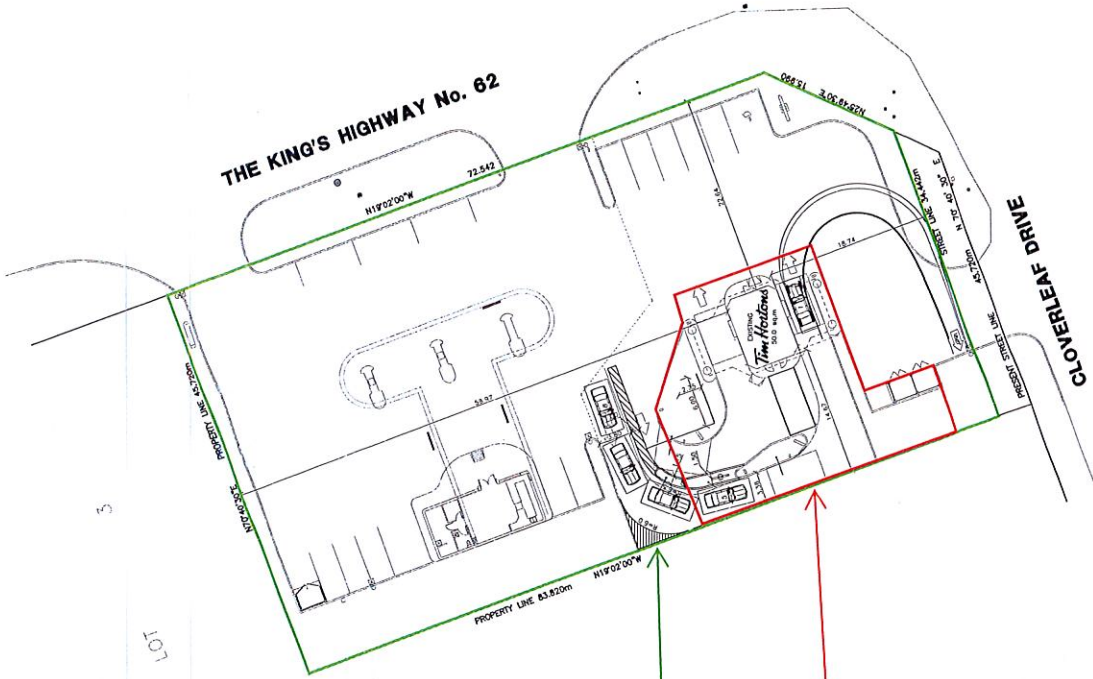
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning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

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

Dated this 25th day of July, 2019.



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



INTEGRATED SPEAKER MENU BOARD (SMB) SHALL BE INSTALLED WITHIN 10' OF DRIVE-THRU CURB WINDOW TO BE MEASURED ALONG INSIDE CURB OF DRIVE-THRU LANE.

EVERYING GRASSMANS TO BE MAINTAINED. CONTRACTOR TO ENSURE POSITIVE FLOW OF SURFACE WATER AND MAINTAIN CURB CUTS AS REQUIRED. PROVIDE APPROPRIATE LOCATIONS.

Property Boundary

Lease Boundary

Please Note: This Site Plan is for illustration purposes only.



THE IDL GROUP CORPORATION
 1000 RIVER ROAD
 SUITE 100
 LONDON, ONTARIO N6A 1K1
 TEL: (519) 833-2373
 FAX: (519) 833-2374

1	2007	APPROVAL	1	1
2	2008	REVISION	1	1
3	2009	REVISION	1	1
4	2010	REVISION	1	1
5	2011	REVISION	1	1
6	2012	REVISION	1	1
7	2013	REVISION	1	1
8	2014	REVISION	1	1
9	2015	REVISION	1	1
10	2016	REVISION	1	1
11	2017	REVISION	1	1
12	2018	REVISION	1	1
13	2019	REVISION	1	1
14	2020	REVISION	1	1
15	2021	REVISION	1	1
16	2022	REVISION	1	1
17	2023	REVISION	1	1
18	2024	REVISION	1	1
19	2025	REVISION	1	1
20	2026	REVISION	1	1
21	2027	REVISION	1	1
22	2028	REVISION	1	1
23	2029	REVISION	1	1
24	2030	REVISION	1	1

PROJECT: BELLEVILLE, ON
 6521 CLOVERLEAF DR.
 RESTAURANT No 1367

OWNER: SP

CONSENT APPLICATION REVIEW
City of Belleville

Date: August 6, 2019

File No.: B 16/19

Location: 6521 Highway 62

Applicant: Abby Pakyanathan, Dillon Consulting on behalf of Blaine Culley, Suncor Energy

Proposal: To grant a lease in excess of 21 years for the "Tim Horton's" on the property located at 6521 Highway 62.

Lease: extending the existing lease agreement for a period in excess of 21 years

Official Plan:

Current Designation: Commercial Land Use

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

Zoning By-law 3014:

Current Zoning: C1 – Highway Commercial Zone

Permitted Uses: 1. retail store
2. eating establishment
3. motor vehicle sales, repair and servicing (including gasoline sales)

Comments:

1. no new construction or development is being proposed for the subject lands;
2. the Tim Horton's is, and has been in operation for a number of years;
3. the Planning Act requires all leases in excess of 21 years in length to be approved by a Committee of Adjustment;
4. the proposed application is essentially legal in nature; the owner of the subject lands wishes to extend the lease to Tim Horton's for longer than 21 years;
5. the proposed lease allows for the appropriate use of the subject lands, no new development is proposed.

Conclusion:

Based on the foregoing, the Development Services Department has no objection to the application by Abby Pakyanathan, Dillon Consulting on behalf of Blaine Culley, Suncor Energy for approval of a lease in excess of 21 years to Tim Horton's, for the eating establishment located on the subject lands, 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 necessary documentation to be submitted in triplicate and Condition 1 be fulfilled prior to the issuance of the Consent Certificate;
3. Conditions 1 to 2 inclusive to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

Application No. B16/19

Regarding: Committee of Adjustment Application for Consent B16/19
6521 Cloverleaf Drive, Belleville
OWNER: Blaine Culley, Suncor Energy

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

We have no objection to this application.



Jason Pettit

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 August 15, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Arnold Vandermeer, VanMeer Limited on behalf of Arnold MacLauchlan, First Pentecostals of Quinte.

The subject property is municipally known as Concession 1 Part of Lots 12 and 13, Station Street Extension, and is zoned M1 and M1-13-h – Restricted Industrial. The applicant is seeking approval for a lot addition to straighten the westerly lot line of the abutting property by severing the easterly M1-zoned portion, of approximately 20.1 m x 90.6 m, to be added to the property to the east.

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

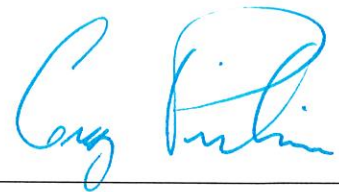
Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2nd Floor, Belleville City 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 this application or you may be represented by counsel for that purpose.

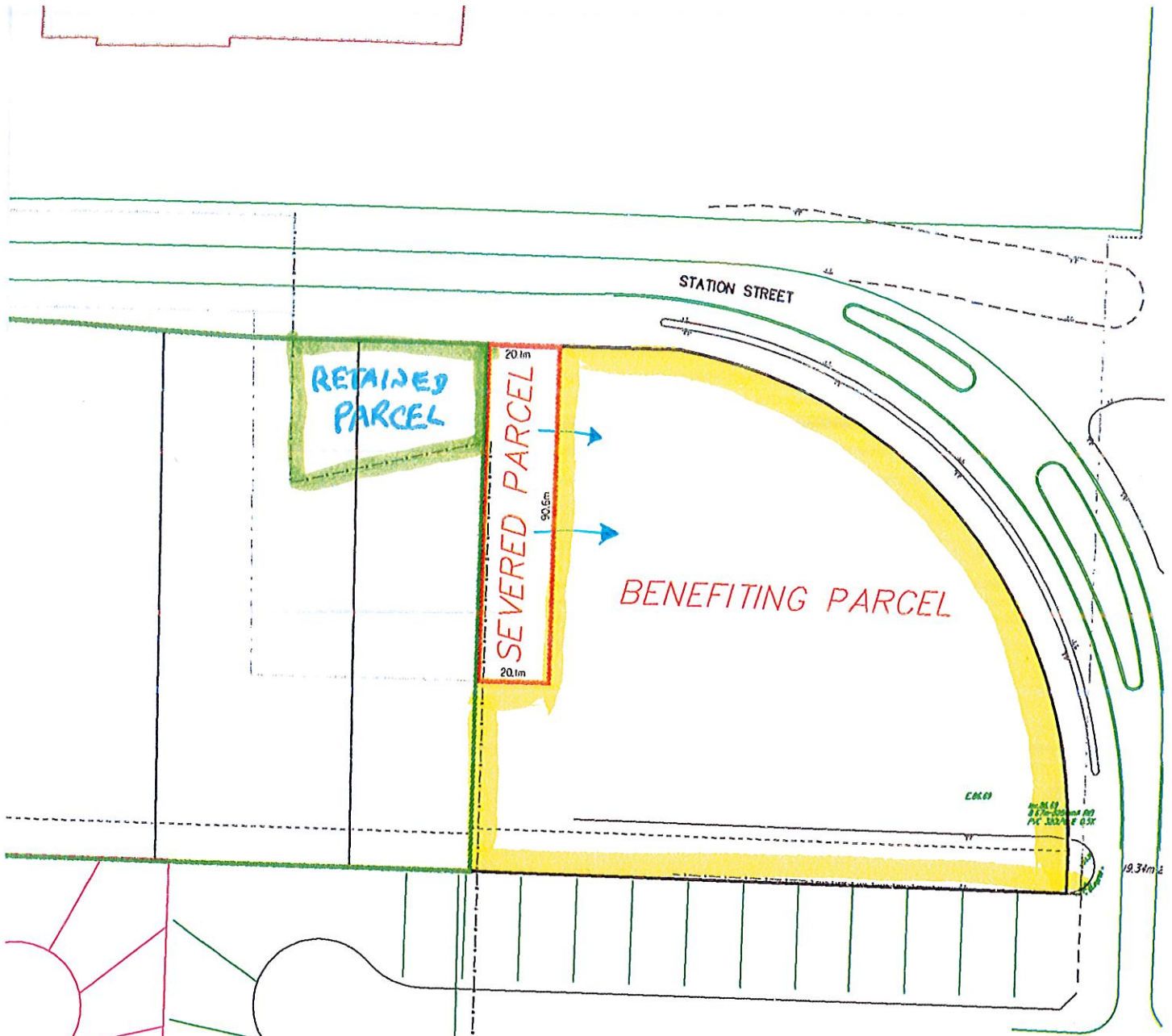
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning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

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

Dated this 25th day of July, 2019.



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



PROPOSED SEVERANCE
 Part of Lots 11, 12 and 13, Concession
 CITY OF BELLEVILLE (Thurlow Ward)

RECEIVED VAN

MEER

LIMIT

JUL 10 2019

ENGINEERING • LAND DEVELOPMENT • PROJECT MANAGEMENT
 83 North Park Street, Belleville, Ont. K8P 2Y6
 Tel. 613-969-0171 Fax. 613-969-1781

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: August 6, 2019

File No.: B 17/19

Location: Station Street Extension

Applicant: Arnold Vandermeer, VanMeer Limited on behalf of Arnold MacLauchlan, Pentecostals of Quinte

Proposal: To sever off the easterly M1-zoned portion of the subject property measuring approximately 20.1 m wide by 90.6 m deep, so that it may be added onto the land to the east.

Severed Parcel:

width:	20.1 m
area:	1821 m ²
current use:	vacant land
proposed use:	lot addition to property to the east

Retained Parcel:

width:	52.6 m
area:	1731 m ²
current use:	vacant land
proposed use:	no change

Official Plan:

Current Designation: Industrial Land Use

Permitted Uses: a range of industrial land uses

Zoning By-law 10245:

Current Zoning: M1 – Restricted Industrial Zone

Permitted Uses: a wide range of commercial and industrial uses

Comments:

1. the proposed consent allows for the addition of the severed parcel of land onto the property to the east side, effectively squaring off the lot for future development;
2. the M1 zone does not set out minimum lot size or frontage, so the retained parcel may also be developed in future;
3. it is noted that the retained is under common ownership with other abutting properties, and will likely be merged with those prior to being developed at some point in the future;
4. the application essentially amounts to a reconfiguration of existing vacant land into more logically defined parcels and no new lot is being created;
5. the parcel of land to be severed has to be merged on title with the property to the east;

6. the retained parcel is still sufficiently large to allow for limited development to occur in conformity with the current zoning of this property, although it will likely merge with adjacent parcels to the west and south prior to being developed.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering & Development Services Department has no objection to the application by **Arnold Vandermeer, VanMeer Limited on behalf of Arnold MacLauchlan, Pentecostals of Quinte** to sever off the easterly 20.1 m of the subject lands, with an area of 1821 m², and add this parcel of land to the abutting property to the east 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 severed parcel be deeded as a lot addition to the adjoining property to the east and that Subsection 50(3) and (5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject to this consent;
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;



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

Application No. B17/19

Regarding: Committee of Adjustment Application for Consent B17/19
Station Street Extension, Belleville
OWNER: Arnold MacLauchlan

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. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
2. The owner of the benefitting property will be required to develop their parcel in accordance with a Development Agreement entered into with the City.



Jason Pettit

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 August 15, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Arnold Vandermeer, VanMeer Limited on behalf of Nick Staikos, Staikos Homes.

The subject property is municipally known as Concession 1, Part of Lots 12 and 13, Haig Road Extension, and is zoned M1 – Restricted Industrial. The applicant is seeking consent for an 11.5 metre wide servicing easement along the southern boundary of the property in favour of lands to the west along Station Street Extension.

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

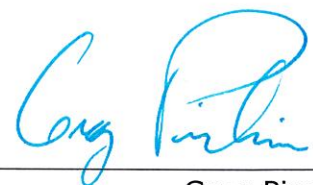
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Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If 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 Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 25th day of July, 2019.



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



1. The purpose of this plan is to show the proposed severance of Lot 13, Concession 1, as shown on the attached plan. The proposed severance is shown in pink on the plan. The proposed lot addition is shown in pink on the plan. The benefiting parcel is shown in green on the plan. The easement is shown in yellow on the plan. The plan is subject to the approval of the City of Belleville.

PROPOSED SEVERANCE
 Part of Lot 13, Concession 1
 CITY OF BELLEVILLE (Thurlow Ward)

RECEIVED
 JUL 10 2019
 BELLEVILLE COMMITTEE
 OF ADJUSTMENT

VAN MEEBEE LIMIT
 ENGINEERING • LAND DEVELOPMENT • PROJECT MANAGER
 83 North Park Street, Belleville, Ont. K8P 2T6
 Tel: 613-969-0771 Fax: 613-969-1781

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: August 6, 2019

File No.: B 18/19

Location: Haig Road Extension

Applicant: Arnold Vandermeer, VanMeer Limited on behalf of Nick Staikos, Staikos Homes

Proposal: To create an 11.5 metre wide easement across the southern boundary of the subject property, located on the west side of the Haig Road Extension, north of Stanley Park Subdivision, to provide a Servicing Easement to the property located to the west along the Station Street Extension

Easement #1:

width:	11.5 metres
length:	164 metres
proposed use:	servicing easement to lands along Haig Road Extn

Official Plan:

Current Designation: Industrial Land Use

Permitted Uses: a range of industrial uses

Zoning By-law 10245:

Current Zoning: M1 – Restricted Industrial Zone

Permitted Uses: a range of industrial and commercial uses

Comments:

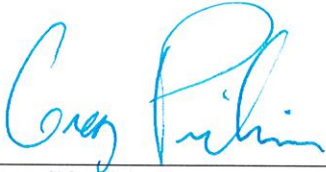
1. the Haig Road extension was recently constructed by the City;
2. sanitary sewer was run up to the north edge of the existing development but does not carry on along the remainder of the new road;
3. the owner wishes to provide an easement across the southern part of their property to permit lands to the west to be serviced by the existing sewer and any other services constructed on Haig Road;
4. the proposed easement will thus ensure the future developability of the lands to the west;
5. the proposed easement is for legal reasons and does not affect the use of the subject lands.

Conclusion:

Based on the foregoing, the Engineering & Development Services Department has no objection to the application by Arnold Vandermeer, VanMeer Limited on behalf of Nick Staikos, Staikos Homes to create

an 11.5 metre wide easement across the southern boundary of the subject property, located on the west side of the Haig Road extension, to provide a servicing easement for property located to the west along the Station Street Extension 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 necessary deeds to be submitted in triplicate and Condition 1 be fulfilled prior to the issuance of the Consent Certificate;
3. Conditions 1 to 2 inclusive to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

Application No. B18/19

Regarding: Committee of Adjustment Application for Consent B18/19
Station Street Extension, Belleville
OWNER: Nick Staikos, Staikos Homes 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 owner acknowledges that they will be required to develop this parcel in accordance with a Development Agreement entered into with the City.



Jason Pettit

**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 August 15, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Arnold Vandermeer, VanMeer Limited on behalf of Jane Ann Bouma.

The subject property is municipally known as 5027 Old Highway 2, and is zoned RU – Rural, with a portion zoned H – Hazard. The owner wishes to sever two residential building lots from the southeast corner, each with frontages of 45 m, and lot areas of ±0.6 ha. The retained parcel would have lot frontage of just over 200 m, and an area of ±36 ha.

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

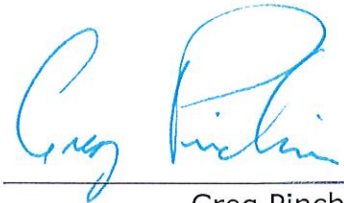
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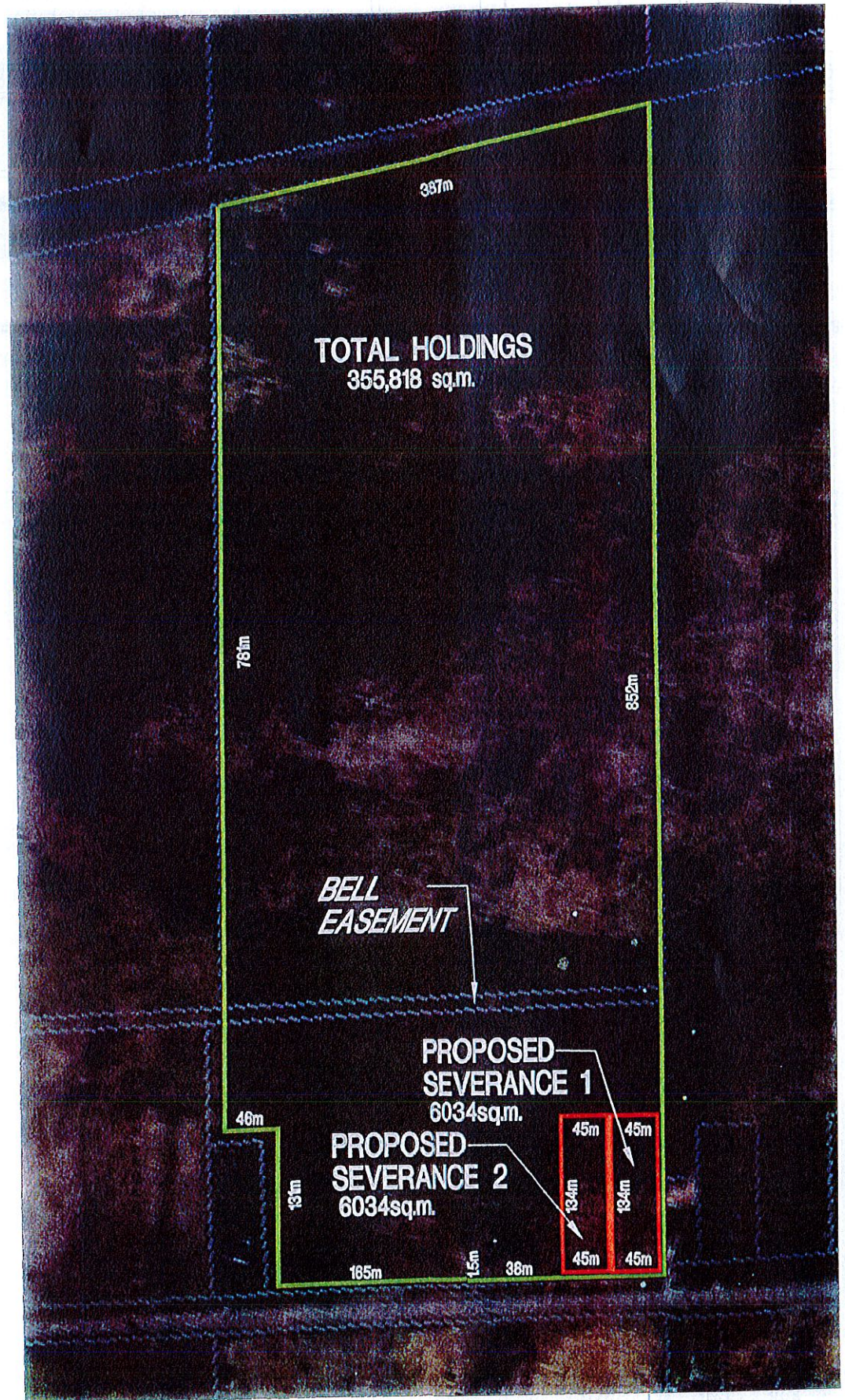
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The lands subject to these applications for consent are **not** subject to any other type of planning application.

Dated this 25th day of July, 2019.



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



RECEIVED VAN MEER LIMITED

JUL 10 2019

LAND DEVELOPMENT - PROJECT MANAGEMENT - ENGINEERING
63 North Park Street, Belleville, Ont K2P 2T8
Tel: 613-905-0171 Fax: 613-905-1761

CONSENT APPLICATION REVIEW
City of Belleville

Date: August 8, 2019

File No.: B 19/19 & B 20/19

Location: 5027 Old Highway 2

Applicant: Arnold Vandermeer, VanMeer Limited on behalf of Jane Ann Bouma

Proposal: To sever two rural residential building lots from the southeast corner of the subject property, having lot frontages of 45 metres, and lot areas of 6,034 m², respectively.

Retained Parcel:

frontage:	approximately 203 m
area:	approximately 35.6 ha
current use:	vacant land
proposed use:	no change

Severed Parcel 1:
(east lot)

frontage:	approximately 45 m
area:	approximately 0.6034 ha
current use:	vacant land
proposed use:	single detached dwelling building lot

Severed Parcel 2:
(west lot)

frontage:	approximately 45 m
area:	approximately 0.6034 ha
current use:	vacant land
proposed use:	single detached dwelling building lot

Official Plan:

Current Designation:	Rural Land Use
Permitted Uses:	a variety of land uses including agricultural and residential uses

Zoning By-law 3014:

Current Zoning:	RU – Rural Zone and H – Hazard Zone
Permitted Uses:	farm and single family dwelling
Minimum lot area:	6 ha (0.4 ha in RR – Rural Residential Zone)
Minimum lot frontage:	70 m (45 m in RR – Rural Residential Zone)

Comments:

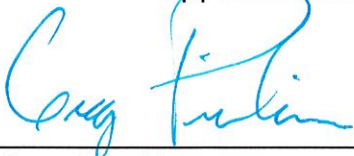
1. policies in the Official Plan permit the severance of 2 building lots from the subject lands;
2. the 2 proposed severances allow for the creation of 2 new building lots that would meet the residential lot area and lot frontage requirements of the RR – Rural Residential Zone, approval should be conditional on re-zoning the severed parcels to RR;
3. the retained lot meets the requirements of the RU Zone for residential and farm uses;
4. 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;

5. a safe and appropriate septic system needs to be provided for the 2 severed parcels;
6. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
7. 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);
8. The proposed severed parcels also have portions zoned H – Hazard; Quinte Conservation advises that they have no objection to the applications as presented, so the H zone will also need to be amended through the process outlined in comment 2;

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Arnold Vandermeer, VanMeer Limited on behalf of Jane Ann Bouma to sever the subject lands to create two rural residential building lots from the southeast corner of the subject property, having lot frontages of 45 metres, and lot areas of 6,034 m², respectively along the north side of Old Highway 2, 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 severed and retained parcels to widen Old Highway 2 to a width of 15 metres from the centerline of the road allowance;
4. the Owner to provide a properly completed Water Well Record for the severed parcels, certifying that the quantity of water on these parcels 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 severed parcels be re-zoned to an appropriate zone for the proposed residential development;
7. the necessary deeds to be submitted in triplicate and Conditions 1 to 6 inclusive be fulfilled prior to the issuance of the Consent Certificate;
8. Conditions 1 to 7 inclusive to be fulfilled within one (1) year of the Committee's Decision;
9. Any new development of the severed parcels will be subject to the payment of the applicable development charge.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

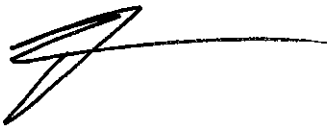
Application No. B19/19 & B20/19

Regarding: Committee of Adjustment Application for Consent B19/19 & B20/19
5027 Old Highway # 2, Belleville
OWNER: Jane Ann Bouma

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 Old Highway #2 is designated as an arterial road and requires 30 metres or 100 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 30 metres or 100 feet along both the severed and retained portions of the property.
2. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
3. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.
4. Any dwelling constructed on the severed parcels will require their own well and septic.



Jason Pettit

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0176-2019

Municipality:	City of Belleville		
Owner:	Jane Bouma		
Location:	5027 Old Highway 2	Part Lot 29, Concession 1	Thurlow
Roll #:	1208-100-015-14601-00000		
Application Description:	Consent Appl'n File No. B19/19 and B20/19	Sever two new rural residential building lots, each one approximately 1.5 acres in size	
Regulated Features:	Unnamed watercourse and wetlands draining into the Bay of Quinte		
Comments:	<p><u>Planning Act - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy</u></p> <p>Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally the policies of the PPS direct development to areas outside of hazards land. <u>Staff are satisfied that the application as presented is consistent with section 3.1 of the PPS as there is sufficient area for development outside the flood hazard.</u></p> <p><u>Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)</u></p> <p>Portions of the <i>retained</i> parcel lies within the regulated area of unnamed watercourse and wetlands (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). Please note that the owners will need to apply to the Conservation Authority for a permit prior to any proposed development (construction / filling/ excavation/ site grading) on the <i>retained</i> parcel within 30 metres of the seasonal high water mark of the watercourse, and within 30 metres of the wetland boundary (whichever is greater).</p> <p><u>Quinte Region Source Protection Plan</u></p> <p>Quinte Conservation provides Risk Management services as prescribed by the <i>Clean Water Act</i>, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are <u>not applicable</u> to the subject property as it lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notice is required.</u></p> <p><u>Planning Act - Natural Heritage policies of the Provincial Policy Statement</u></p> <p>Section 2.1 of the Natural Heritage policies of the Provincial Policy Statement protects features including (but not limited to); Provincially Significant Wetlands, significant woodlands and significant Areas of Natural and Scientific Interest. The subject lands do not lie within a Provincially Significant Wetland, or within an Area of Natural and Scientific Interest. Further, an Environmental Impact Study was not provided with the current planning application, and as per Quinte Conservation's Regulation and Policies we will not be recommending one.</p>		
Final Comments:	Quinte Conservation has no objection to the application as presented.		

Sam Carney

Sam Carney
Planning and Regulations Technician

July 25, 2019
Date



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 August 15, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Keith Watson, Watson Land Surveyors on behalf of Tim McKinney, Remax Quinte.

The subject property is municipally known as 75 South Church Street, and is zoned R2-1 – Residential Second Density. The applicant wishes to sever the easterly part of the property with a frontage of ±5.83 m and an area of ±266 sq m as a lot addition to the property at 35 St Paul Street. The retained parcel would have a lot frontage of ±21.5 m and an area of ±719 sq m, and is presently developed with an office/storage building.

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

Additional information relating to this proposed consent 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 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 this application 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 Local Planning Appeal Tribunal may dismiss the appeal.

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

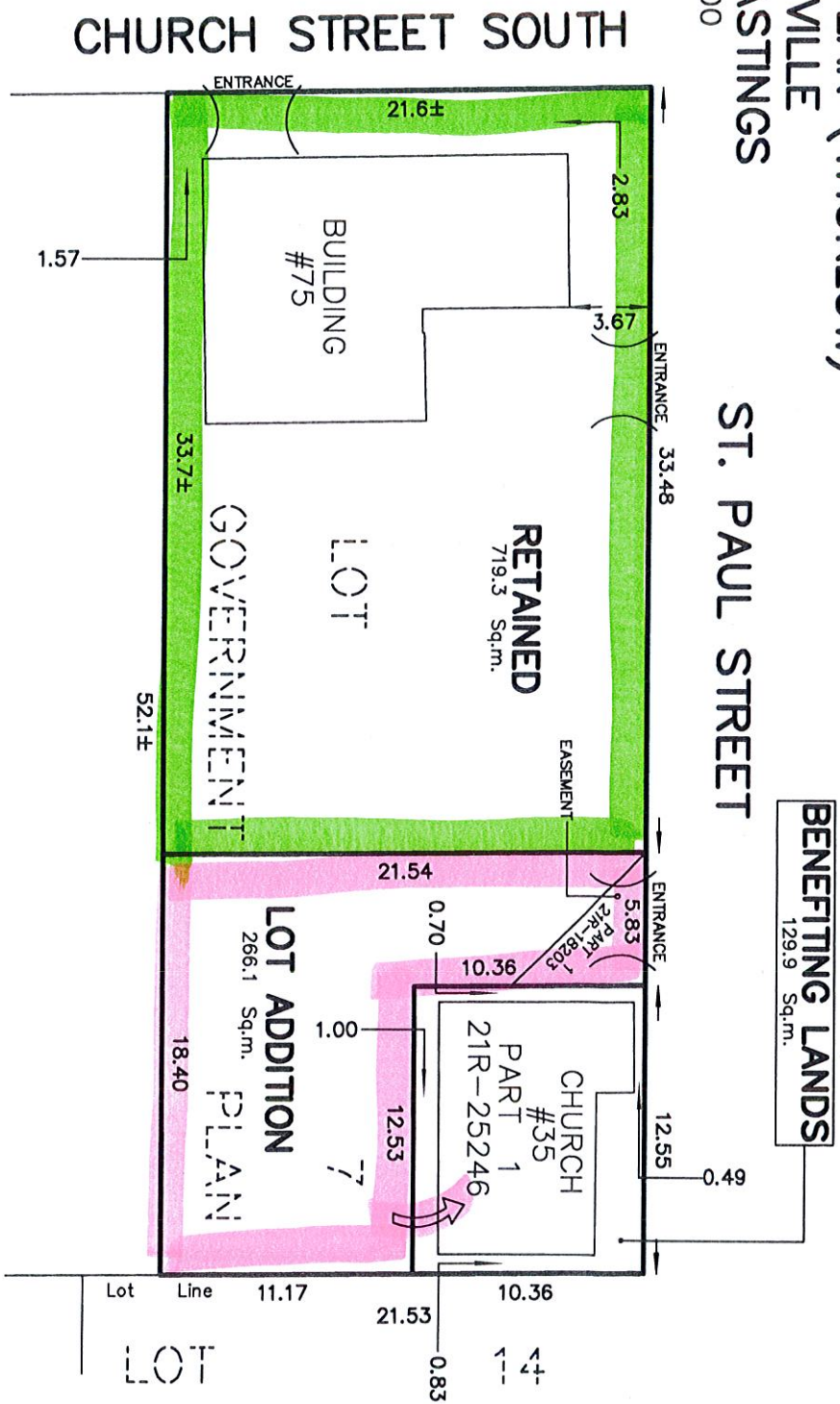
Dated this 25th day of July, 2019.



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

SKETCH
 PART OF LOT 7
 EAST OF CHURCH STREET
 GOVERNMENT PLAN (THURLOW)
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 METRIC SCALE 1 : 300

ST. PAUL STREET



BENEFITING LANDS
 129.9 Sq.m.

RECEIVED

JUL 10 2019

BELLEVILLE COMMITTEE
 OF ADJUSTMENT

WATSON
 LAND SURVEYORS Ltd.

218 CHURCH STREET
 BELLEVILLE, ONTARIO

K8N - 3G3
 (613) 962 - 9521

JULY 02, 2019

PROJECT No 11376-M-19

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: August 7, 2019

File No.: B 21/19

Location: 75 South Church Street

Applicant: Keith Watson, Watson Land Surveyors on behalf of Tim McKinney, Remax Quinte

Proposal: To sever a portion of the rear yard of the subject lands to provide additional land around the former church building next door in order to allow both parcels to meet the requirements of the R2-1 zone in terms of lot area and lot frontage.

Retained Parcel:

frontage:	21.6 m
area:	719.3 m ²
current use:	existing office/storage building
proposed use:	same

Severed Parcel:

frontage:	5.83 m
area:	266.1 m ²
current use:	vacant rear yard
proposed use:	same – transferred to benefiting lands

Official Plan:

Current Designation: City Centre Land Use, Harbour Neighbourhood

Permitted Uses: a range of residential uses

Policies: This Plan supports a range of compatible uses and intensification

Zoning By-law 10245:

Current Zoning: R2-1 – Residential Second Density Zone

Permitted Use: single detached dwelling
Minimum lot area: 371.5m²
Minimum lot frontage: 12.0m

Comments:

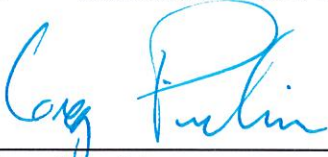
1. the application is for a lot addition, intended to provide additional land around the former church building located at 35 St. Paul Street – the building currently has minimal property around it;
2. this is effectively a boundary adjustment, and no new lot is being created;
3. Municipal policy is 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:

collector road), though it is noted that the Committee has previously waived this requirement in the case of lot additions – the Committee should consider the appropriateness of this condition;

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Keith Watson, Watson Land Surveyors on behalf of Tim McKinney, Remax Quinte to sever the subject lands to create a rear and side yard lot addition to the property at 35 St. Paul Street, 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 parcels to widen St. Paul Street to a width of 13 m from the centreline of the street;
3. the necessary deeds to be submitted in triplicate and Conditions 1 to 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;



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

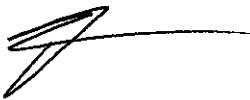
Application No. B21/19

Regarding: Committee of Adjustment Application for Consent B21/19
75 Church Street South, Belleville
OWNER: Tim McKinney

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 St. Paul Street is designated as a collector road and requires 26 metres or 85 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 26 metres or 85 feet along both the severed and retained portions of the property.
2. The applicant shall be advised that Church Street South 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.
3. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
4. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.



Jason Pettit

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 August 15, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Gerald DiRocco.

The subject property is municipally known as 665 Dundas Street East, and is zoned M2 – General Industrial with a portion zoned E – Environmental Control. The owner wishes to sever the southerly part of the property with no lot frontage and an area of ±1.74 ha to be added onto the property to the west. The retained parcel would have a frontage of ±189 m, and an area of ±2.79 ha.

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

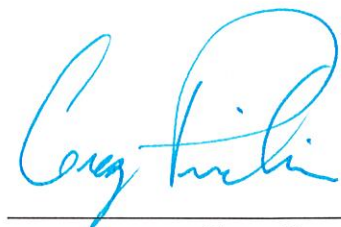
Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2nd Floor, Belleville City 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 this application 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 Local Planning Appeal Tribunal may dismiss the appeal.

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

Dated this 25th day of July, 2019.



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

21R8594

I REQUIRE THIS PLAN TO BE RECEIVED AND REPORTED UNDER THE REGISTRY ACT.

DATE: SEPTEMBER 12, 1985

R. Douglas Boyce
 R. DOUGLAS BOYCE
 ONTARIO LAND SURVEYOR

SCHEDULE			
PART	LOT	CONVEYOR	INSTRUMENT AREA
1	1-3	BFC	341004 6.53 ACRES
2	1-3	BFC	341004 0.23 ACRES
3	1-3	BFC	341004 0.10 ACRES
4	1-3	BFC	341004 1.38 ACRES
5	1-3	BFC	341004 0.27 ACRES
6	1-3	BFC	341004 0.27 ACRES
7	1-3	BFC	341004 0.18 ACRES
8	1-3	BFC	341004 2.14 ACRES

PLAN SHOWING SURVEY OF PART OF LOT 13 BROKEN FRONT CONCESSION TOWNSHIP OF THURLOW NOW IN THE CITY OF BELLEVILLE COUNTY OF HASTINGS SCALE 1 INCH = 60 FEET R. DOUGLAS BOYCE O.L.S. 1985

LEGEND

AREAS ARE ASTROLOGIC DERIVED FROM THE GASTRELY BEARINGS N 10° 19' 45" W

○ DENOTES SURVEY MONUMENT PLANTED.

□ DENOTES SURVEY MONUMENT FOUND.

○ DENOTES IRON NAIL.

○ DENOTES SHORT STANDARD IRON BAR.

○ DENOTES INSTRUMENT.

○ DENOTES PLAN ATTACHED TO INSTRUMENT (SEE PLAN ALLIANCE)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REQUIREMENTS OF THE REGISTRY ACT.
- THE SURVEY WAS COMPLETED ON SEPTEMBER 12, 1985.

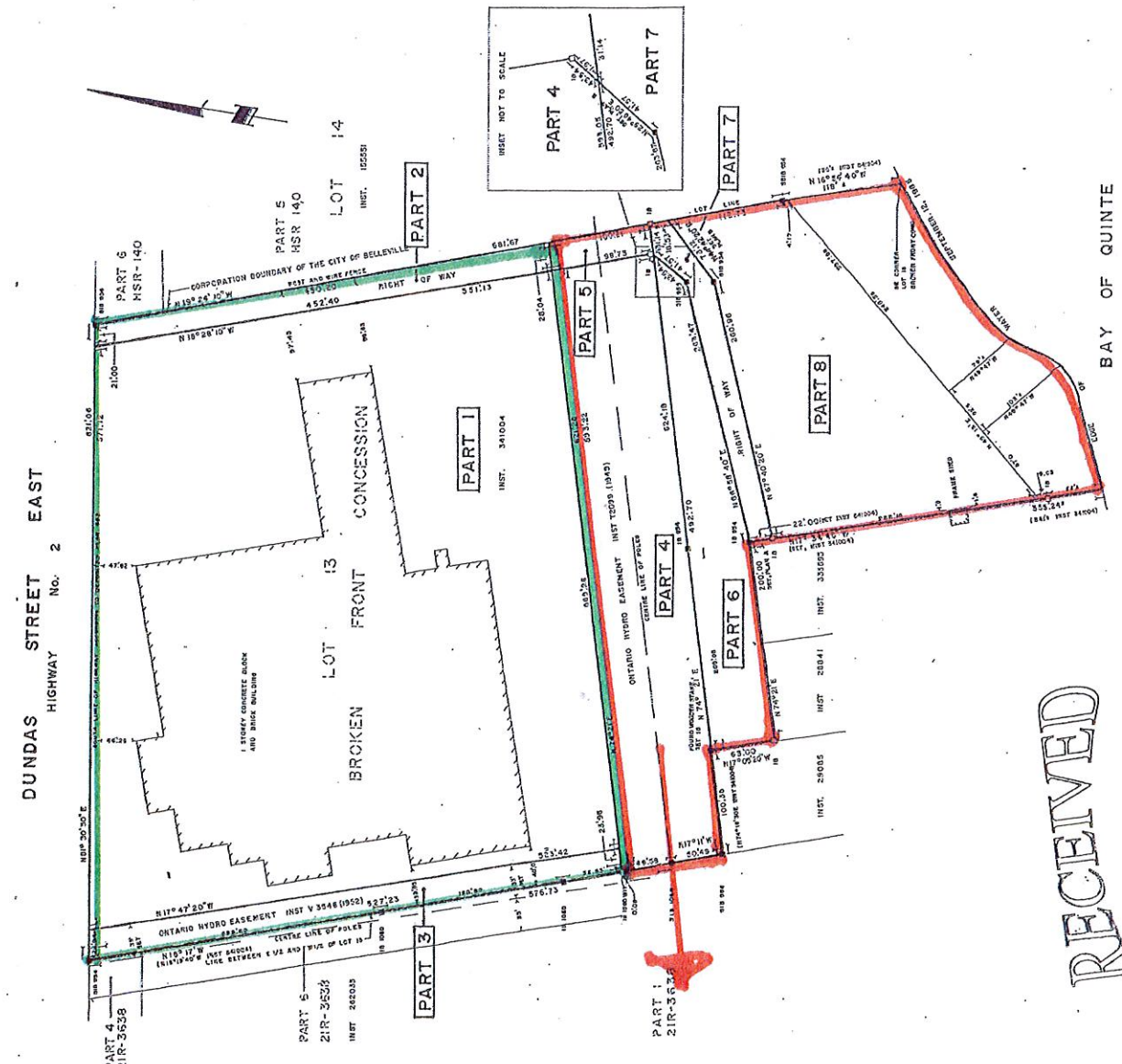
DATE: SEPTEMBER 08, 1985

R. Douglas Boyce
 R. DOUGLAS BOYCE
 ONTARIO LAND SURVEYOR

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

R. DOUGLAS BOYCE
 ONTARIO LAND SURVEYOR
 354 PRINCIPLE STREET, BELLEVILLE, ONTARIO, K8N 8M4
 TEL: 255-1332

95-500



RECEIVED

JUL 17 2019

BELLEVILLE COMMITTEE OF ADJUSTMENT

**CONSENT APPLICATION REVIEW
City of Belleville**

Date: August 7, 2019

File No.: B 23/19

Location: 665 Dundas Street East

Applicant: Gerald DiRocco

Proposal: To sever off the southerly M2 and E zoned portions of the subject property to the rear of the existing development, having no road frontage and an area of 1.74 ha, so that it may be added onto the lands located to the west.

Severed Parcel:

lot frontage:	nil
area:	1.74 ha
current use:	wooded area, garage and cottage property to the south
proposed use:	lot addition to property to the east – no change

Retained Parcel:

width:	189 m
area:	2.79 ha
current use:	existing warehouse/manufacturing building
proposed use:	no change

Official Plan:

Current Designation: Industrial Land Use and Environmental Protection

Permitted Uses: a range of industrial land uses, existing uses

Zoning By-law 10245:

Current Zoning: M2 – General Industrial Zone

Permitted Uses: a wide range of commercial and industrial uses

Comments:

1. the proposed consent allows for the addition of the severed parcel of land onto the property to the west side, lands to the west are the former Bakelite property that is being prepared for redevelopment;
2. the existing warehouse building would still comply with the requirements of the M2 zone;
3. the application essentially amounts to a reconfiguration of existing vacant lands to permit the sale of the warehouse building while retaining lands to the south for current uses, and allowing potential for future redevelopment at such time as the lands to the west are developed;
4. the parcel of land to be severed has to be merged on title with the property to the west;

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering & Development Services Department has no objection to the application by Gerry DiRocco to sever off the southerly 1.74 ha of the subject lands, and add this parcel of land to the abutting property to the west 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 severed parcel be deeded as a lot addition to the adjoining property to the east and that Subsection 50(3) and (5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcel of land that is subject to this consent;
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;



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: August 2, 2019

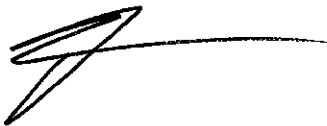
Application No. B23/19

Regarding: Committee of Adjustment Application for Consent B23/19
665 Dundas Street East, Belleville
OWNER: Gerald DiRocco

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 Dundas Street East is designated as an arterial road and requires 30 metres or 100 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 30 metres or 100 feet along both the severed and retained portions of the property.
2. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.



Jason Pettit