

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

- d) Application A 19/19 Application for Minor Variance
7806 B Highway 62
Owner: Frank & Theresa Brennan

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 A 20/19 Application for Minor Variance
9 Vertis Court
Owner: David & Sandra Dowin
Agent: L. WEI, Lifestyle Sunrooms

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 A 22/19 Application for Minor Variance
50 Mineral Road
Owner: 1848882 Ontario Ltd. (Scott Scaletta)
Agent: Jason Mantifel, R.J. Burnside &
Associates 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.

4. GENERAL BUSINESS

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on August 15, 2019.

5. CORRESPONDENCE

6. OTHER BUSINESS

a) Application B 34/18

Application for Severance

Bell Boulevard

Owner: Jenland Properties Ltd.

Agent: Ainley Group

Proposal for Amendment to Conditions:

To adjust the conditions of approval/lot fabric for the above-noted severance application file:

1. to divide the former Severed 'A' Parcel (future municipal road) into two separate parcels (A1 and A2), one to be conveyed to the municipality for the current road that has been constructed, and one to be conveyed at a later date as more land is to be developed; and
2. to widen the western north-south leg of Severed 'A' Parcel from 20.0 m to 26.0 m, as the City would like to see this segment of future road sized to become a collector road for a future connection south-west to the intersection with Hamilton Road.

7. NEXT MEETING: Thursday October 17, 2019 at 3:30pm**8. ADJOURNMENT**

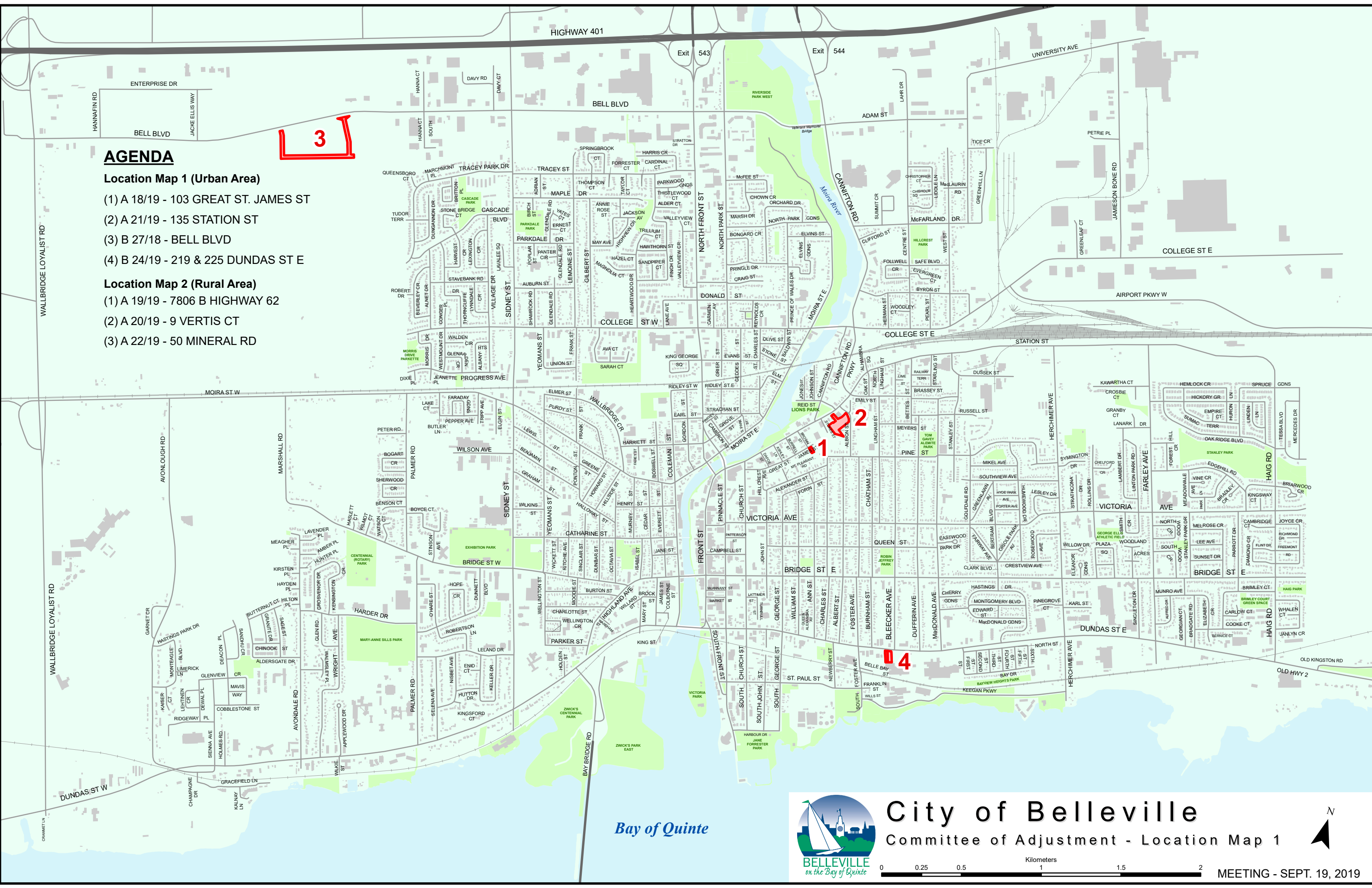
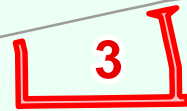
AGENDA

Location Map 1 (Urban Area)

- (1) A 18/19 - 103 GREAT ST. JAMES ST
- (2) A 21/19 - 135 STATION ST
- (3) B 27/18 - BELL BLVD
- (4) B 24/19 - 219 & 225 DUNDAS ST E

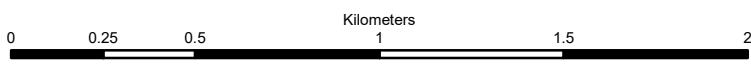
Location Map 2 (Rural Area)

- (1) A 19/19 - 7806 B HIGHWAY 62
- (2) A 20/19 - 9 VERTIS CT
- (3) A 22/19 - 50 MINERAL RD



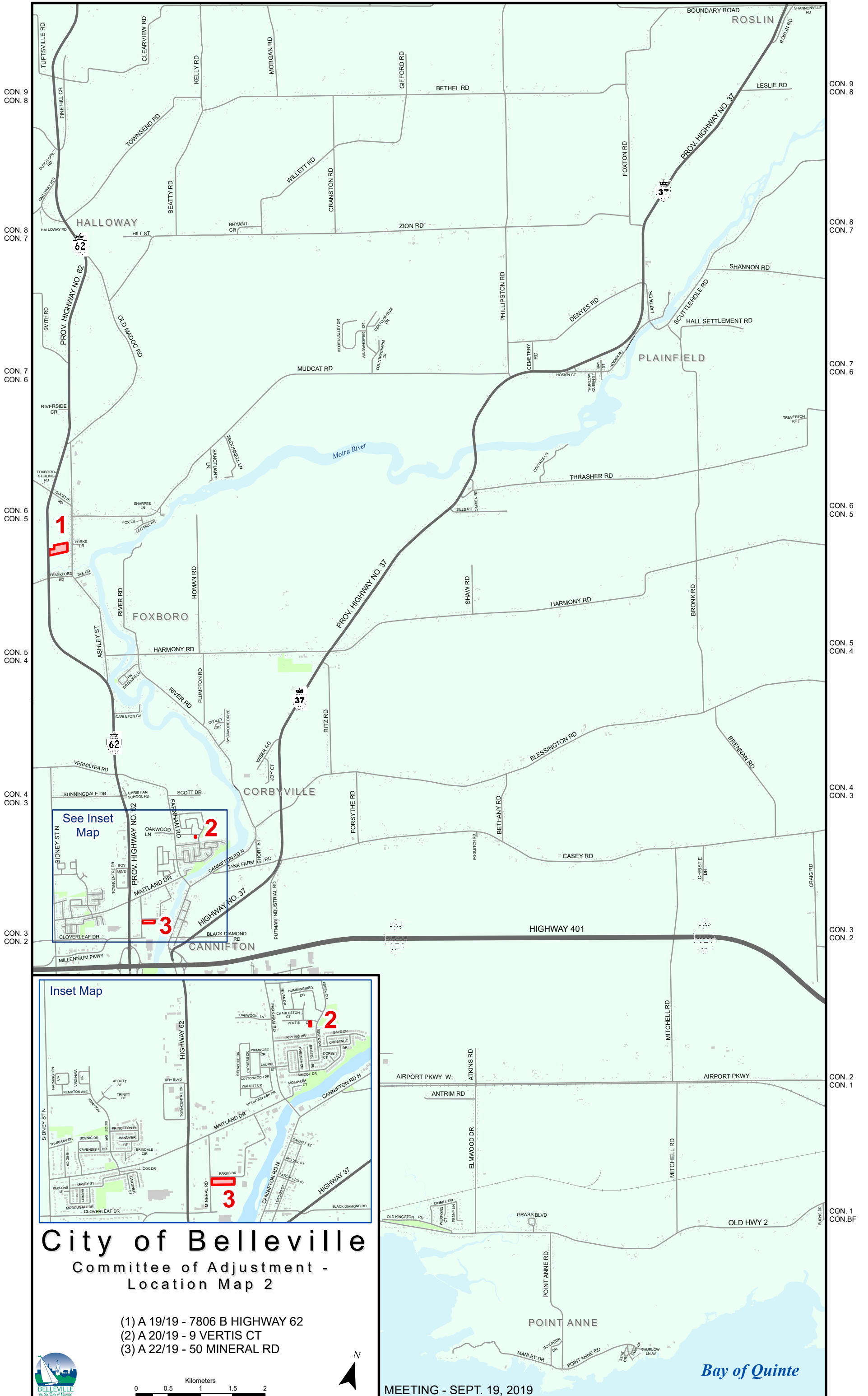
City of Belleville

Committee of Adjustment - Location Map 1

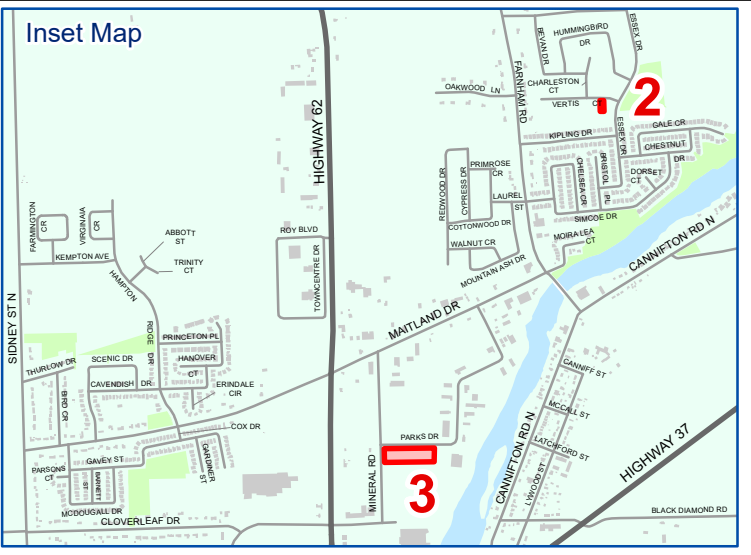


MEETING - SEPT. 19, 2019





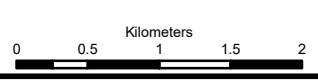
See Inset Map



City of Belleville

Committee of Adjustment - Location Map 2

- (1) A 19/19 - 7806 B HIGHWAY 62
- (2) A 20/19 - 9 VERTIS CT
- (3) A 22/19 - 50 MINERAL RD



MEETING - SEPT. 19, 2019

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 September 19, 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 Spencer Hutchison, RFA Planning Consultant Inc. on behalf of Peter Bowyer.

The subject property is 103 Great St James Street and is zoned R4 – Residential Fourth Density. The Owner wishes to change the use of the existing non-conforming building from the previous carpet sales warehouse and more recent auto electric business to permit the storage, cleaning, and refurbishing of artwork, as well as an interior display area in which to show and sell work.

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.

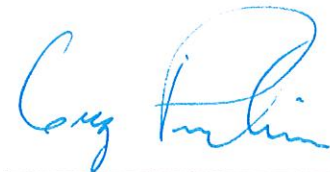
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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.

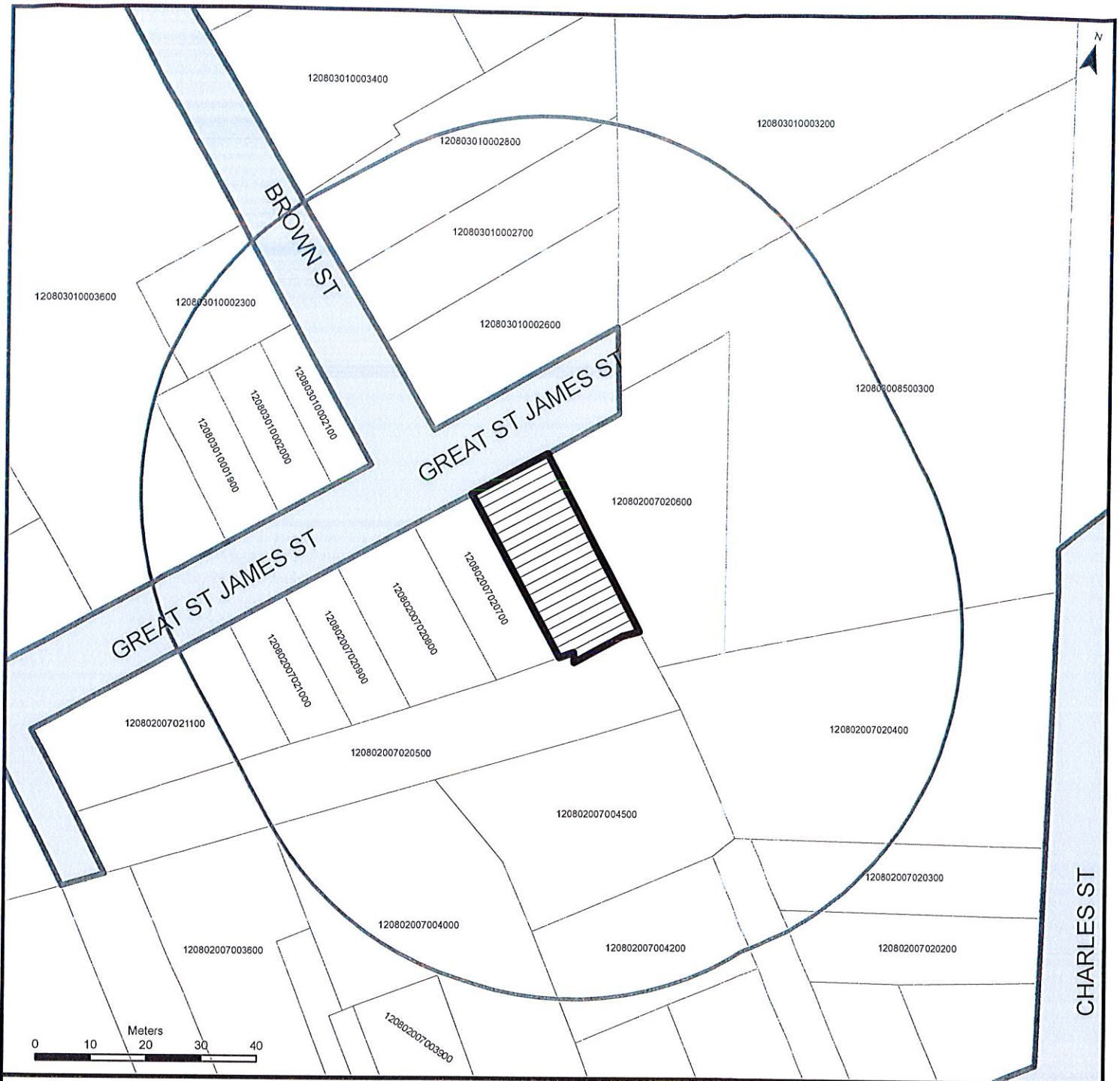
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning 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 29th day of August, 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



APPLICATION NO:

A 18/19

LOCATION: 103 GREAT ST JAMES ST
120802007020601



Subject Property



Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

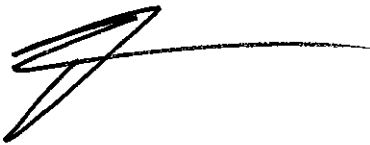
Date: September 5, 2019

Application No. A18/19

Regarding: Committee of Adjustment Variance Application A18/19
103 Great Saint James Street, Belleville
OWNER: Peter Bowyer

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

We have no objection to this application.



Jason Pettit

MINOR VARIANCE REVIEW
City of Belleville

Date: September 9, 2019

File No.: A 18/19

Location: 103 Great St James Street

Applicant: Spencer Hutchison, RFA Planning Consultant on behalf of Peter Bowyer

Proposal: To change the use of the existing non-conforming building from the previous carpet sales warehouse and more recent auto electric business to permit the storage, cleaning and refurbishing of artwork, as well as an interior display area in which to show and sell work.

Official Plan:

Current Designation: Environmental Protection, adjacent to the City Centre, Riverview Neighbourhood

Permitted Uses: on steep slopes and other hazardous lands, development for an appropriate use may be permitted provided that:

- New hazards are not created and existing hazards are not aggravated
- No adverse environmental impacts would result
- Safe access to such lands is available at all times; and
- Uses do not include storage of hazardous substances

Zoning By-law 10245:

Current Zoning: R4 – Residential Fourth Density

Permitted Uses: a range of residential uses subject to the provisions of the by-law; a change of use where:

- the land, building or structure, on the day the by-law was passed, was lawfully used for a purpose now prohibited by the by-law
- the proposed use is similar to the purpose for which it was used on the day the by-law was passed, or is more compatible with uses permitted by the by-law

Comments:

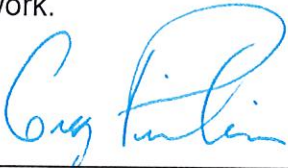
1. the subject property is located near the end of Great St James Street on the south side, just east of the intersection with Brown Street;
2. the Official Plan's Environmental Protection boundary is quite general, and reflects the steep slope that is better illustrated on the zoning map within the E – Environmental Control Zone south of the property in question. The policies of the Plan permit appropriate development such that no adverse environmental impacts would result;
3. Assessment records show the building was occupied for carpet sales just prior to the passing

of the current zoning by-law. In 1999 a severance was granted to separate the property from the adjacent dwelling in which the building was described as “warehouse/small mezzanine office – phone, water, and sewer”. The most recent use was for installation of vehicle electronics (Diamond Auto Electric);

4. The applicant notes that while the proposed use is to remain non-residential, the by-law permits home occupations within the area that would not necessarily be dissimilar to the proposed art storage use – the main difference being that a home occupation would be accessory to a residential use on the property, where no residential use is proposed at this time;
5. The applicant concludes that the minor variance:
 - a) meets the requirements of Section 45(2) (a) (ii) of the Planning Act by permitting a use that is similar to the purpose for which it was used on the day the by-law was passed, or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed;
 - b) is minor in that there are no changes or exterior renovations proposed to the existing building, nor is any addition or expansion to the building proposed;
 - c) represents appropriate and desirable development as it is compatible with existing surrounding uses, makes use of the existing building, and would not create any negative impacts on surrounding uses, and is preferable to leaving a vacant unused building on the site.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Spencer Hutchison, RFA Planning Consultant on behalf of Peter Bowyer to change the existing non-conforming use in order to permit the storage, cleaning and refurbishing of artwork, as well as an interior display area in which to show and sell work.



Greg Pinchin
Manager of Approvals

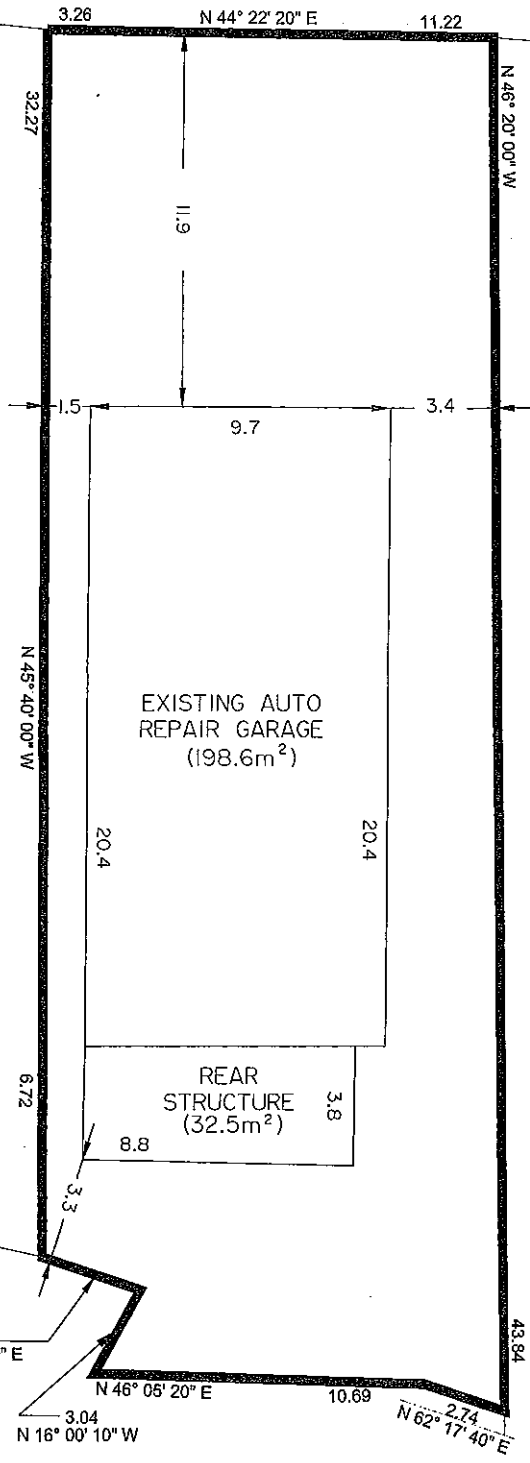
GREAT ST JAMES STREET



"R4"
ZONE

"R4"
ZONE

"R4"
ZONE



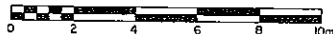
EXISTING CONDITIONS

PETER BOWYER
 103 GREAT ST. JAMES STREET
 PT LT 32-33 PL 2 THURLOW;
 PT GORE LT ADJOINING LT 16 N/S HILL,
 ADJOINING LT 17 N/S HILL PL 126 THURLOW;
 PT LT 28 MEYERS ORCHARD PL HASLETTS THURLOW PT 1 & 2 21R19362
 BELLEVILLE; COUNTY OF HASTINGS

RECEIVED

AUG 15 2019

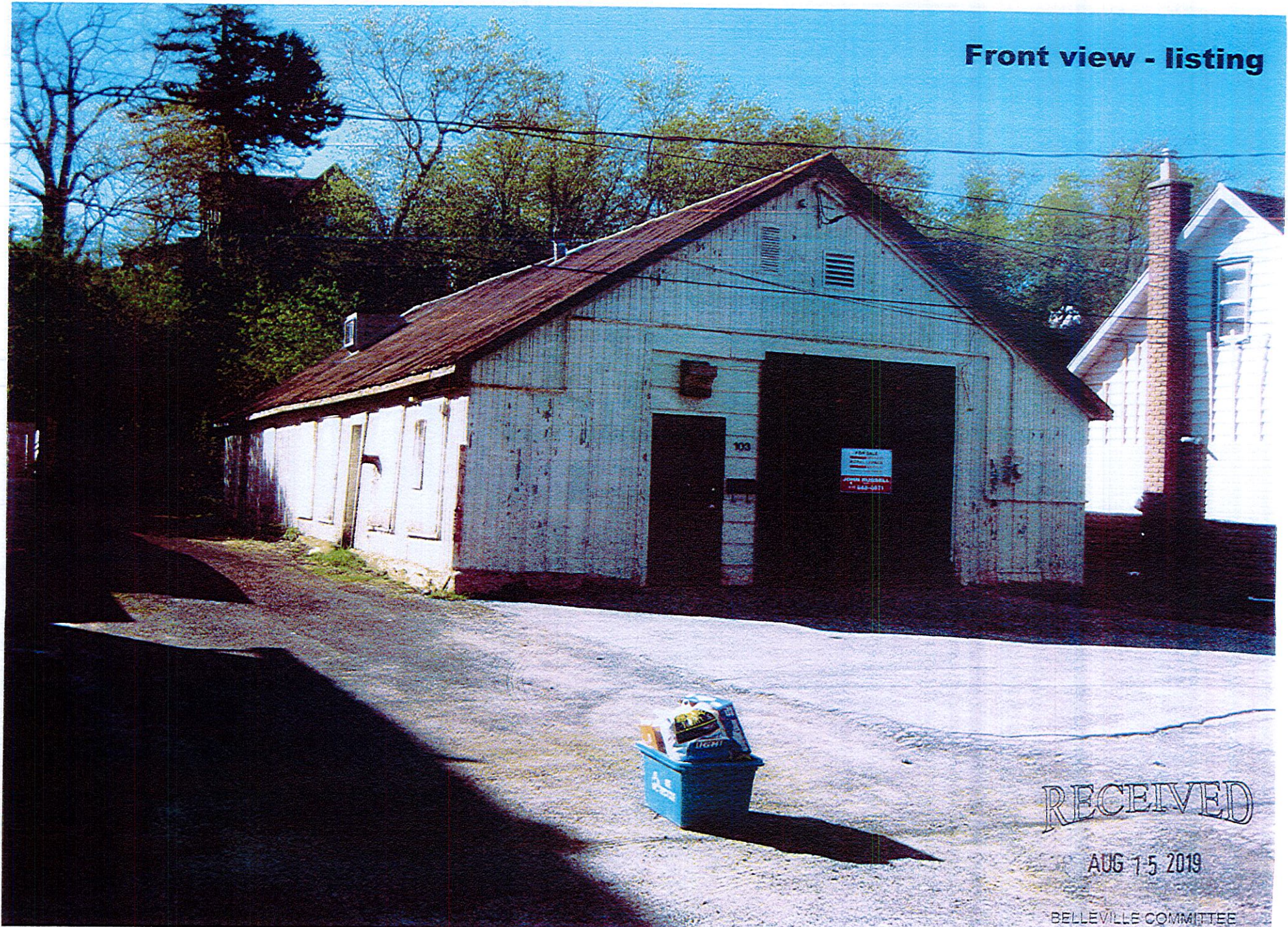
BELLEVILLE COMMITTEE
 OF ADJUSTMENT



SCALE: 1:150 DATE: JULY 16, 2019

211 Dundas Street East, Suite 202,
 Belleville, Ontario, K8N 1S2

Front view - listing



RECEIVED

AUG 15 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

Supplementary Information

Minor Variance Applied For and Reasons for Request

- The minor variance being applied for:

To allow the existing building situated at 103 Great St. James Street to be used to store the Owner's artwork, to clean and refurbish this work, and to construct an interior display area to show and sell work to various collectors.

- The Owners are attracted to the large open space that can be divided into storage and display
- The Owners have worked together since 1985, and bought their home in Toronto in 1994. As a result of the condo boom in downtown core, rental studio space (industrial warehouse space) has largely disappeared. Most of their artwork from the last three decades has been stored in rental Public Storage units in the north end of the city, and in Professional Art Storage facilities.
- The Current Official Plan designation is Environmental Protection

3.5 *Environmental Protection*

The Environmental Protection designation on the land use schedules is intended to define those lands that require special care and regulation due to their inherent natural or physical characteristics. This designation applies to:

- *natural hazards, being lands or areas that are potentially hazardous to human use or development; examples include floodplains, steep slopes, unstable slopes or soils and/or unstable bedrock, lands having organic soils, poor drainage or a high water table; and*
- *natural heritage features and areas, being lands that are important for their environmental and social values and which provide important ecological functions; examples include significant wetlands, significant habitat of endangered and threatened species, significant woodlands and valley-lands, significant wildlife habitat, fish habitat, and significant areas of natural and scientific interest.*

3.5.2 *Steep Slopes and Other Hazardous Lands*

- d) *Development of such areas for an appropriate use, site alteration, or additions to existing buildings or structures may be permitted provided that:*
 - *the hazards can be safely addressed and the work carried out in accordance with sound engineering and design practices;*
 - *new hazards are not created and existing hazards are not aggravated;*
 - *no adverse environmental impacts would result;*
 - *safe access to such lands is available at all times; and*

Supplementary Information

- *uses do not include institutional uses or emergency services, or the disposal, manufacture, treatment or storage of hazardous substances.*
- Section 9.3 of the Official Planning deals with the matter of land use boundaries

9.3 *Land Use Boundaries*

- a) *It is intended that the boundaries of any land use areas shown on the land use schedules be considered approximate only, except where bounded by such features as existing roads, railways, rivers or similar features.*
 - b) *Where a boundary reflects the limit of a hazardous or natural feature, the edge of the hazardous or natural feature should be interpreted as the boundary.*
- Current Zoning is R4 – Residential Fourth Density which permits a range of residential uses:

The following provisions shall apply to the use of land and the construction of buildings in all R4 Zones subject to the general provisions under Part B and Part C of this By-Law.

1. *PERMITTED USES*

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) *Main Building*

- a) *a detached one family dwelling;*
- b) *a semi-detached dwelling;*
- c) *a duplex dwelling;*
- d) *a triplex dwelling;*
- e) *a converted dwelling;*
- f) *a public school and/or a private school;*
- g) *a church;*
- h) *a day nursery;*
- i) *a boarding, rooming and/or lodging house;*
- j) *a residential care facility.*

(2) *Accessory Uses, Buildings or Structures*

- a) *Any use, building or structure, which is subordinate and customarily incidental to the main building;*
- b) *A home occupation;*
- c) *An office for a professional person.*

Supplementary Information

- Section 45 (2) of the Planning Act permits a Committee of Adjustment to amend legal non-conforming uses

Other powers

(2) In addition to its powers under subsection (1), the committee, upon any such application,

(a) where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,

(i) the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed, or

(ii) the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the committee continued until the date of the application to the committee; or

- The City's Assessment Records show the building occupied by Coveney's Carpet Sales in 1976 (the current Zoning By-law was passed on April 4, 1977).
- In 1999, a severance was granted to separate the subject property (the garage) from the dwelling to the east, and to provide a sewer easement over a portion of the land to service the dwelling.
- Application B4/99 described the building as "Existing - warehouse/small mezzanine office - phone, water, and sewer)."
- The most recent use of the subject property was for the installation of vehicle electronics (Diamond Auto Electric); this is depicted on Google Maps aerial view and street view

Commentary

- The Official Plan designates the land Environmental Protection but that designation does permit development of such areas for an appropriate use, site alteration, or additions to existing buildings or structures as long as no adverse environmental impacts would result

Supplementary Information

- The actual location of the land that needs to be monitored for environmental protection is better represented on the zoning map for this area of Belleville
- It is to the rear of the subject property and does not impact the existing building on the subject lands
- As shown on the aerial photograph from Google and from Street View there is currently several buildings and dwellings located along the south side of Great St James Street outside of the toe of the escarpment
- Thus the proposed variance is in keeping with the purpose and intent of the Official Plan
- The subject property is zoned for residential uses but also permits a home occupation or an office for a professional person
- Consequently the current zoning would allow several non-residential uses on the subject property such as an artist's studio in conjunction with a residence
- As a result it is felt that the proposed use is not that far removed with how the property could be legally used under the current zoning if the Owners created a dwelling unit in part of the existing building
- It is also has to be noted that an application for minor variance was submitted for the subject property instead of a rezoning application
- It is felt that the underlying R4 zoning of the subject property should remain in place so at some future point in time, the building on the subject property could be used for residential purposes
- The minor variance would not change the R4 zoning but allow only one additional use on this property
- If this use ever ceased then the use of the property would revert to the uses permitted by the R4 Zone
- According to the documents available, there was carpet storage in the building on the subject property when Zoning By-law 10245 was passed.
- Thus this use would be considered legal non-conforming
- Moving forward to 1999 the property owner at the time applied to the City of Belleville Committee of Adjustment to sever the subject property from the abutting property to the east

Supplementary Information

- In the application it was noted that the garage was used as a warehouse with a small mezzanine and office
- Clearly still a legal non-conforming
- It is also important to recognize that through this decision the City approved the creation of this stand alone commercially used property
- No comment or condition was incorporated with the approval of Consent Application B4/99 to deal with the non-residential use or no requirement to have the property converted to a residential use
- Thus from 1999 on the property has existed with a garage on it that has not been used residentially
- Moving forward to recent times, as shown from Google streetview and mapping the subject was used for the installation of vehicle electronics (Diamond Auto Electric)
- As far as can be determined the City has not received any complaints about the use of the property or been called in to check for zoning compliance
- Arguably the "neighbourhood" has accepted how 103 Great St James Street has been used.
- When consideration is given to this area of Belleville in which the subject property is located it can be described as an area in transition and an area of mixed uses
- The Google air photo shows that just west of the subject property along Great St James Street is a large surface parking lot affiliated with a large residential building
- At the corner of Brown Street and Station Street is a used vehicle sales lot
- To the northeast of the subject property is the Beer Store
- Moreover when looking at the Street View picture of Great St James Street facing northeastward, the building on the subject property is not readily visible.
- The garage on this property is set back and behind the built line of the three abutting properties to the west
- As a result the proposed use of the subject property would not be noticeable to people travelling along Great St James Street

Supplementary Information

- Looking at the interior pictures of the garage it is clearly a large wide open space conducive to the storage of material whether it be carpets or works of art.
 - Moreover, it is hard to envision a space like this being retrofitted to a residential use
 - Therefore in conclusion it is our professional planning opinion that:
1. this minor variance meets the requirements of Section 45(2) (a) (ii) of the Planning Act by permitting a use that is **similar** to the purpose for which it was used on the day the by-law was passed or is **more compatible** with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed

previous use = storing and selling of carpets; motor vehicle electronics repair

proposed use = storage and sale of artwork
 2. is considered minor in nature

no change or exterior renovations are proposed to the existing building on the subject property; no addition or expansion is proposed; only discussing and considering the internal use of the existing garage
 3. represents appropriate and desirable development of the subject lands

proposed use is compatible with existing surrounding uses in the area and makes use of the existing building; would create no negative impacts on surrounding uses (i.e.: no undue noise, traffic, parking, etc.)

putting the building on the subject property to a compatible use is preferable to leaving a vacant unused building
 4. and represents good planning

this application and request meets the four "tests" set in Section 45 (1) of the Planning Act

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 September 19, 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 1993388 Ontario Inc., Frank Giannopoulos.

The subject property is known as 135 Station Street and is zoned R7-12 – Residential Seventh Density. The Owner wishes to develop the property with a 103 unit apartment building, and is seeking relief from the provisions of the zoning by-law to permit up to 1,512 sq. m. of commercial space instead of the allowable 626 sq. m., and a corresponding reduction in residential parking on site from 1.17 spaces per unit to 0.9 spaces per unit.

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.

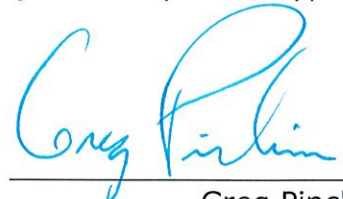
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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.

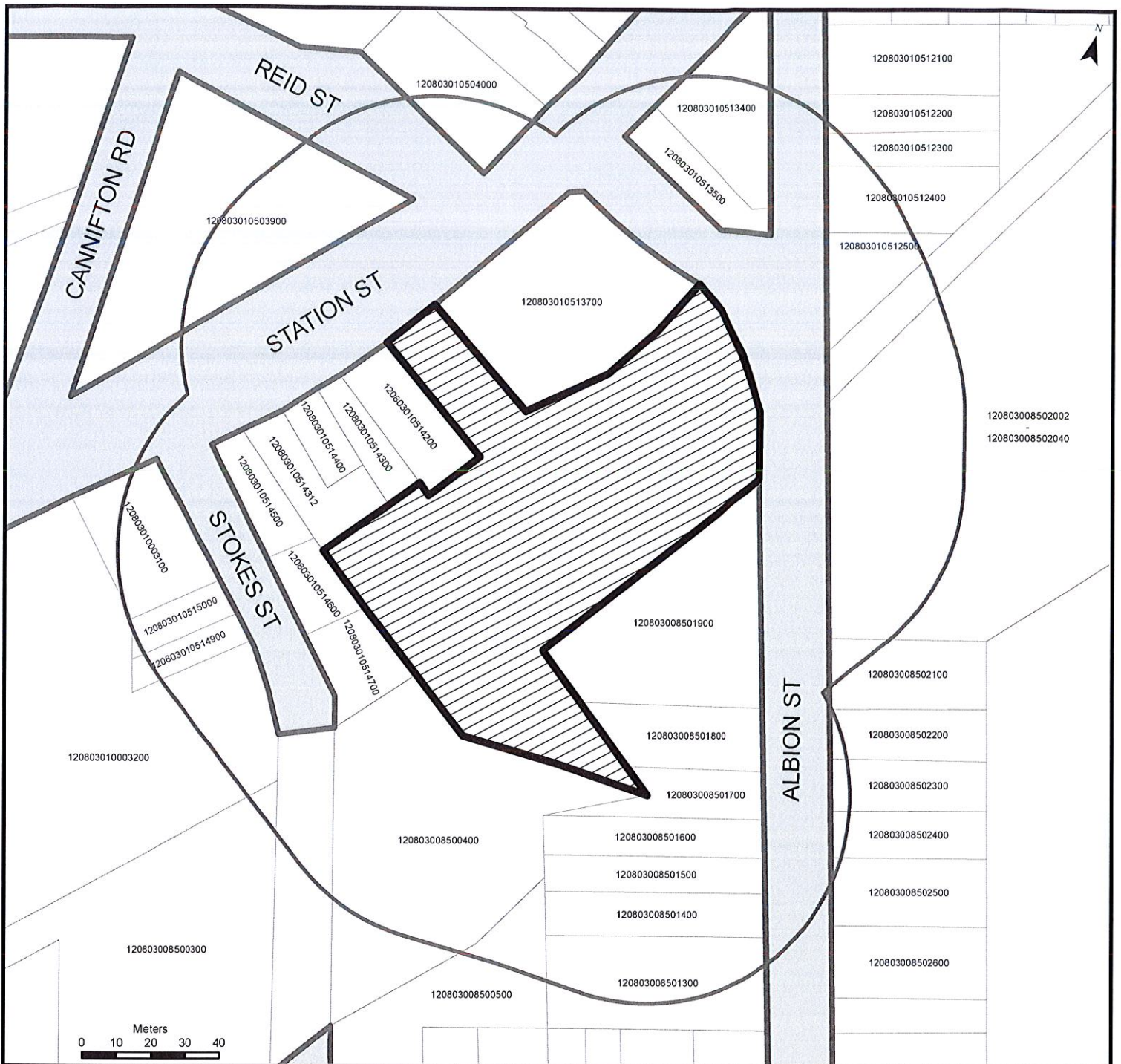
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning 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 29th day of August, 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



APPLICATION NO:

A 21/19

LOCATION: 135 STATION ST
120803010514000



Subject Property



Notification Area



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: September 5, 2019

Application No. A21/19

Regarding: Committee of Adjustment Variance Application A21/19
135 Station Street, Belleville
OWNER: 1993388 Ontario Inc.

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

We have no objection to this application.



Jason Pettit

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **September 9, 2019**

File No.: **A 21/19**

Location: **135 Station Street**

Applicants: **Frank Giannopoulos, 1993388 Ontario Inc.**

Proposal: To develop the subject property with a 103-unit apartment building, and to increase the commercial space on the ground floor from the permitted 626 m² to 1,512 m², and to seek a corresponding reduction in required residential parking from 1.17 spaces per dwelling unit to 0.9 spaces per dwelling unit.

Official Plan:

Current Designation: City Centre, Riverview Neighbourhood

Permitted Uses: a range of residential land uses including an apartment building

Zoning By-law 10245:

Current Zoning: R7-12 – Residential Seventh Density Exception No. 12 Zone

Permitted Uses: a maximum 103-unit apartment building with 626 m² of commercial space on the ground floor

Comments:

1. The subject property was re-zoned in August, 2018 for the proposed development, and a minor variance was approved to address technical matters dealing with the site plan.
2. The owner advises that costs have increased over the last two years, and the increase in commercial area is being sought to maintain the affordability of the residential units;
3. The owner notes that similar affordable housing developments in the City have received parking calculations in the range of 0.5 to 0.8 parking spaces per unit. The 1.17 spaces approved for this development was chosen based on the developer's request at the time of the initial design, and the number of spaces that could fit on the site;
4. It is noted that the proposed reduction in residential spaces would not affect the layout and design of the site, only the split of spaces between commercial and residential uses, as the increase in commercial floor space would require additional spaces at a ratio of per 32.9 m² of commercial space, also as set out in the R7-12 zone provisions;
5. It is noted that the type of commercial use(s) permitted were not defined in the zoning by-law. As such, staff would suggest that it is beyond the powers of the Committee to place any limitation on the type of commercial use that could occupy the space;
6. Staff is in agreement that a reduction in residential parking from 1.17 spaces per unit to 0.9 spaces per unit is minor in nature for an affordable housing project; the Policy Section advises that it is consistent with best practices from other municipalities, CMHC policies, and our future direction as described in the Emerging Policy Issues Technical Brief by Dillon Consulting that

states "Providing parking spaces costs developers money, which in turn drives up housing costs. One way to reduce this barrier to the provision of affordable housing is to reduce minimum parking requirements."

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Frank Giannopoulos, 1993388 Ontario Inc. to develop the subject property with a 103-unit apartment building with ground floor commercial space, and to grant a reduction in required residential parking from 1.17 spaces per dwelling unit to 0.9 spaces per dwelling unit.



Greg Pinchin
Manager of Approvals

SITE PLAN
 MAGNOLIA GARDEN RESIDENCE
 KGF CAPITAL REALTY
 135 STATION STREET
 PART OF LOTS 2, 3 AND 4
 PART OF LOTS 9, 10, 11, 12 AND 13
 WEST OF ALBION STREET
 REGISTERED PLAN 15
 CITY OF BELLEVILLE,
 COUNTY OF HASTINGS
 SCALE 1:250

DATE	07/23/19
DESIGN BY	R.F.A.
DATE	07/23/19



LAND USE SCHEDULE

LAND USE	AREA (m ²)	AREA (UNITS)
RESIDENTIAL COMMERCIAL BUILDING WITH PERMEABLE PAVEMENT	163.0	10.6
APARTMENT PARKING ON PERMEABLE SURFACE	300.0	4.0
APARTMENT PARKING ON ASPHALT	41.0	0.5
EXISTING INDUSTRIAL	100.0	1.0
EXISTING RESIDENTIAL	210.0	2.0
EXISTING COMMERCIAL	210.0	2.0
SITE TOTAL	624.0	10.1

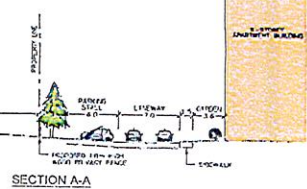
ZONING SUMMARY

PROPERTY	AREA (m ²)	PERCENTAGE
RESIDENTIAL COMMERCIAL	163.0	26.1%
COMMERCIAL	210.0	33.8%
INDUSTRIAL	100.0	16.0%
RESIDENTIAL	210.0	33.8%
TOTAL	624.0	100.0%

LEGEND

- PRIVATE LAND/LANDSCAPED AREA
- CONCRETE DRIVEWAY
- WATER PERMEABLE LANDSCAPE PAVEMENT
- 1.5M HIGH BOUND ON DRIVEWAY DRIVEWAY
- BLACK WOOD 0.9-1.1M FENCE
- EXISTING FENCE TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFERUS TREES
- PROPOSED SHRUBS
- PROPOSED GRASSES
- POTENTIAL RETAINING WALL LOCATIONS TO BE DETERMINED AT DETAILING DESIGN STAGE

additional commercial pk
 - EXISTING commercial PARKING



PARKING

25	PARKING FOR APARTMENT UNITS (4 BARRIER FREE)
20	APARTMENT PARKING ON PERMEABLE SURFACE
15	PARKING FOR VISITORS (2 BARRIER FREE)
TOTAL = 60	TOTAL PROVIDED PARKING

METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE TO BE MEASURED AND CONSIDERED TO BE THE CENTER LINE OF THE ROAD.
CONTOURS NOTE:
 CONTOUR DATA IS BASED ON DATA PROVIDED BY THE CLIENT. CONTOUR DATA IS NOT TO BE USED FOR ANY OTHER PURPOSE.
PLAN COPYRIGHT:
 ALL RIGHTS RESERVED FOR RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THIS PLAN OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
 AUG 21 2019

BELLEVILLE COMMITTEE OF ADJUSTMENT





August 20, 2019

City of Belleville
Belleville Committee of Adjustments
169 Front Street
Belleville, ON
K8N2Y8

Attention: Greg Pinchin

Re: Application for Minor Variance
135 Station St. (Magnolia Garden Residence)

612 Bridge St E
Belleville, On
K8N 1S3

RECEIVED

AUG 21 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

KGF Capital Realty is seeking relief from Part J Subsection 6(11) to permit 1512 sq. m of commercial area instead of 626 sq. m of commercial area, and .9 parking spaces per residential unit instead of 1.17.

We are proposing to reduce the number of parking spaces from 1.17 to .9 to further assist in maintaining the depth of affordability in leasing up the ground level as costs have significantly increased over the last two years since planning for this project. Similar projects are seeing a reduction to .8 and .5 similar to the affordable housing project at 111 Great. St. James St. that was provided relief to .8 parking spots. Due to increased building costs and rents not increasing at the rate similar to larger municipalities it has been found and requested by our financing partner that we extend our commercial space on the main level and to provide common space in other areas of the building.

Upon leasing of the main level and sourcing an end user tenant, the parking requirement may be far less than what has been proposed as we will be seeking the right fit tenant that will work in conjunction to service the residence living on site.

Attached Site plan- Will identify the addition of 27 spots that will be allotted to the commercial portion. Some of the parking may also require relief from Part C, Subsection 15(1)c) relating to the minimum 7.3 metre aisle width accessing parking spaces intended for non-residential uses from the approved 7.0 metre aisle width as per Attached Sketch/Site Plan

We will be allotting 27 parking spaces with the existing commercial parking on the west side of the parking area and the balance will be south/east parking area closest to Albion st. and is identified within the site plan submitted. These spaces can be used by residential tenants should they not be required and or be used by residence after office hours (8am-5pm).

Should we encounter a shortage of parking during peak hours we have entered into talks with Queens University Medical Centre- adjacent to our proposed building to lease approximately 12 parking spaces for additional employee parking in an off-site lot. We have also secured additional property at 40 Great St. James Street that can accommodate an additional 12 vehicles, (See attached Photo) for a total of 24 additional off site spots if required upon leasing of the main level for all Staff. We also have multiple visitor spots that can be used by both commercial and residential tenants. We are within walking distance to the riverside trail, train station, bus stop and downtown. We will encourage other methods of transportation such as carpooling and ride sharing.

It is important that we maintain our budget and retain the large unit size's originally approved at the depth of affordability required by our financing partner to include other common elements not found in recent affordable housing projects such as large balconies, garden plots, common elements in such places as hallways, laundry areas, lobby café, and vending areas inclusive of outdoor amenities available to residence. We will set up lounging areas close to elevators, laundry areas and hallway. The Lobby will be large and will be set up similar to a café complete with coffee vending machines and additional items that can be purchased through the onsite office/concierge.

Your consideration of the above request will allow this project to stay on budget, built within the proposed time constraints and maintain affordability at a 10% discount of market rents for a minimum of 10 years. Please contact me directly if you any questions or require additional information.

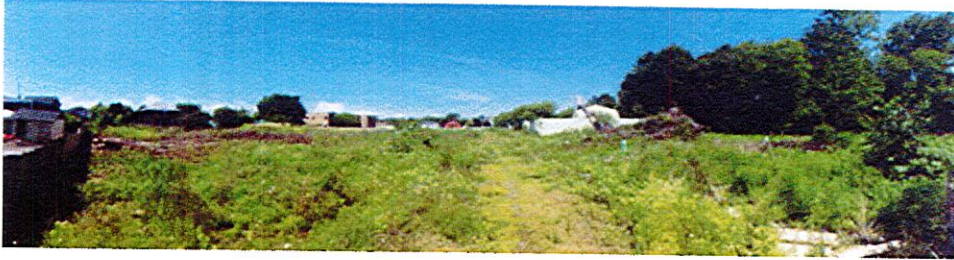
Best Regards,

Frank Giannopoulos
Owner
KGF CAPITAL REALTY
frany27@hotmail.com
Tel-613.849.3905



AUG 21 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT



RECEIVED

AUG 21 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

Great St. James Add'n Parking.



AUG 21 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

**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 September 19, 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 Darlene Quinsey, Fixed Fur Life Pet Services.

The subject property is municipally known as 219 & 225 Dundas Street East, and is zoned C3 – Highway Commercial. The applicant wishes to sever the subject property to un-merge lots that had previously been separate. The proposed severed lot would have a frontage of +/- 53.2 feet on Dundas St E, and an area of +/- 0.3 acres for an existing single detached dwelling, while the retained would have frontage of +/- 72.4 feet and an area of +/- 0.4 acres for a building used for Fixed Fur Life Pet Services.

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 29th day of August, 2019.

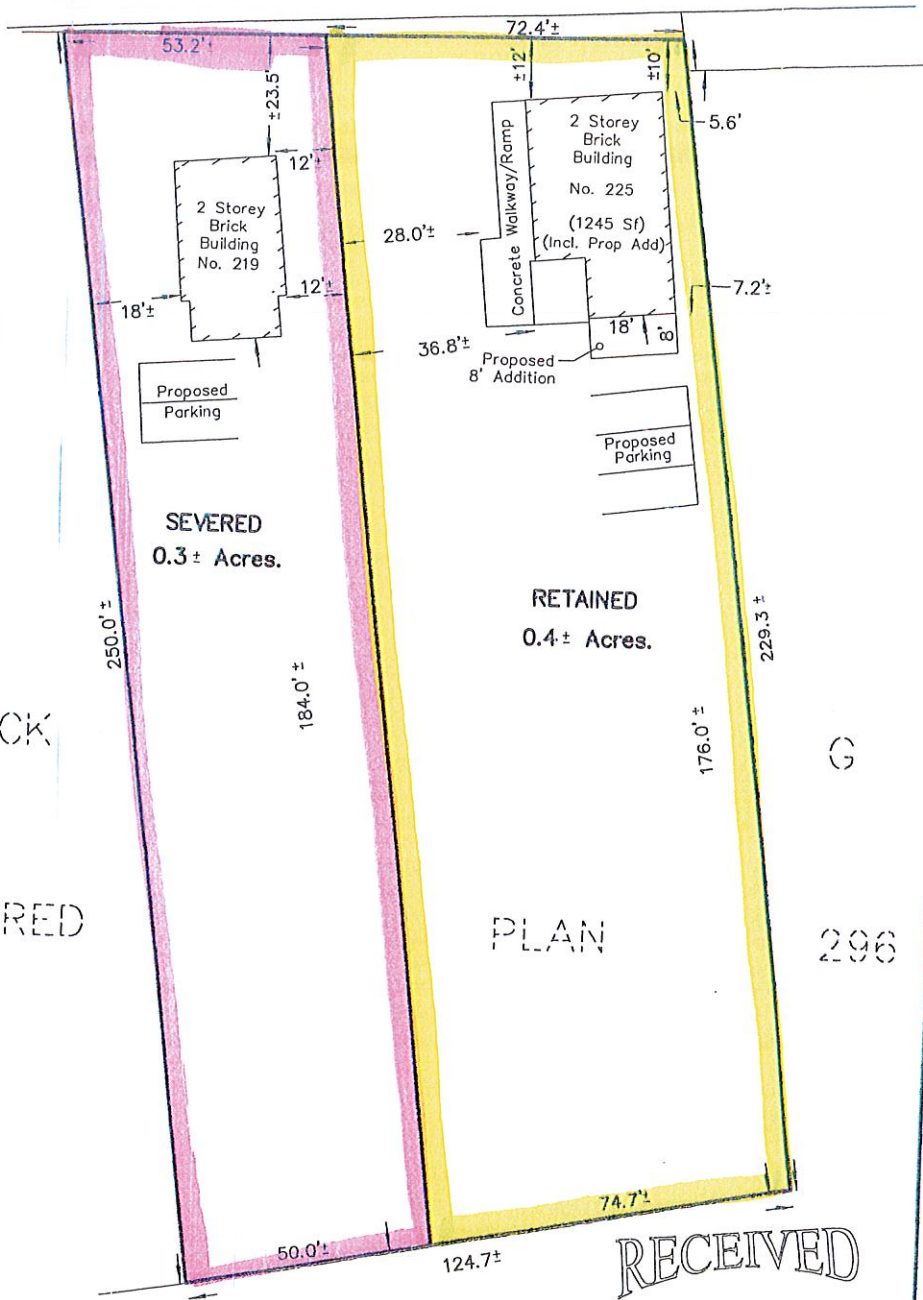


Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@city.belleville.on.ca

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
 REGISTERED

PLAN 296

RECEIVED

JUL 22 2019

BELLEVILLE COMMITTEE
 © Copyright WATSON AND SURVEYORS LTD. 2019

218 CHURCH STREET BELLEVILLE, ONTARIO	WATSON LAND SURVEYORS Ltd.	K8N - 3C3 (613) 962 - 9521
July 3, 2019	PROJECT N ^o 11126-Q-19	

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: September 5, 2019

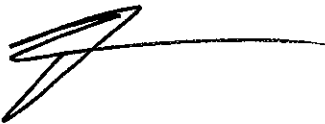
Application No. B24/19

Regarding: Committee of Adjustment Application for Consent B24/19
215 & 225 Dundas Street East, Belleville
OWNER: Darlene Quinsey

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.
3. Each property is to have independent municipal services connections to the mains on Dundas Street East.
4. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.



Jason Pettit

CONSENT APPLICATION REVIEW
City of Belleville

Date: **September 10, 2019**

File No.: **B24/19**

Location: **219-225 Dundas Street East**

Applicant: **Keith Watson, Watson Land Surveyors, on behalf of Darlene Quinsey, Fixed Fur Life**

Proposal: To sever the subject lands to re-establish a residential lot with a frontage of ± 53.2 feet along the south side of Dundas Street East and with a lot area of ± 0.3 acres.

Severed Parcel:

frontage:	± 53.2 feet
area:	± 0.3 ac.
current use:	single detached dwelling
proposed use:	no change

Retained Parcel:

frontage:	± 72.4 feet
area:	± 0.4 ac.
current use:	2-storey commercial building
proposed use:	no change

Official Plan:

Current Designation: Commercial Land Use

Permitted Uses: a range of commercial land uses

Zoning By-law 10245:

Current Zoning: C3 – Highway Commercial Zone

Permitted Uses: a range of commercial uses including a business, professional and/or administrative office

Minimum lot frontage: 30.0 m (98.4 feet)

Comments:

1. somewhere back in time the properties 219 and 225 Dundas Street East merged on title;
2. the current owner wishes to restore this property to its previous status of being two separate properties;
3. currently there are 2 buildings on the subject property; the one at No. 219 has only been used for residential purposes, though it appears vacant at the moment. The one at No. 225 is currently used for commercial purposes as offices for Fixed Fur Life;
4. the proposed severance allows for the creation of two lots instead of one - each on which would be located a single building; this would allow either building to be sold separate from the other;

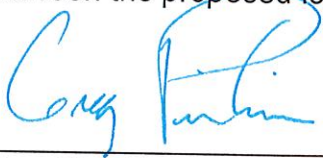
5. the current lot meets the lot frontage requirement of 30.0 m for the C3 zone; severing the parcel to create two lots would mean that neither would meet the minimum frontage requirement;
6. approval should be conditional on the owner obtaining necessary zoning relief for reduced lot frontages;
7. there will be no new construction or development on the subject land; in essence, this application is a legal matter rather than a land use issue;
8. 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 (i.e., arterial roads);
9. it will be necessary for the owner to confirm that the buildings are separately connected to municipal water and sewer services;
10. the Policy Section asks if there will be a shared driveway, noting that Dundas Street East is an arterial road, and that low density residential uses should not be permitted where access from individual driveways would create a traffic hazard.

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 Darlene Quinsey, Fixed Fur Life to sever the subject lands to re-establish a residential lot with a frontage of ± 53.2 feet along the south side of Dundas Street East and with a lot area of ± 0.3 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 owner deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed and retained parcels to widen Dundas Street East to a width of 15 metres from the centreline of the road allowance;
3. the owner obtaining necessary zoning relief for the reduced lot frontage being proposed for both severed and retained parcels;
4. the severed parcel and the retained parcel being independently connected to Municipal services if they are not already;
5. the necessary deeds to be submitted in triplicate and Conditions 1 to 4 inclusive be fulfilled prior to the issuance of the Consent Certificate;
6. Conditions 1 to 5 to be fulfilled within one (1) year of the Committee's Decision.

The Committee should also consider the appropriateness or necessity of requiring a shared driveway between the proposed lots in this location.



Greg Pinchin
Manager of Approvals

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 September 19, 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 Frank & Theresa Brennan.

The subject property is known as 7806 B Highway 62, Foxboro and is zoned RR – Rural Residential. The Owner seeks relief from the provisions of the by-law to permit a swimming pool to be located closer to the front lot line than the main building on the lot. It is noted that the pool would still be located a significant distance behind the adjacent lot, and would exceed other applicable setback requirements.

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.

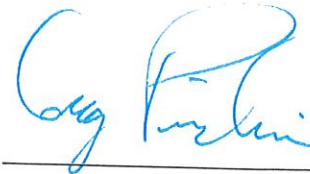
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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.

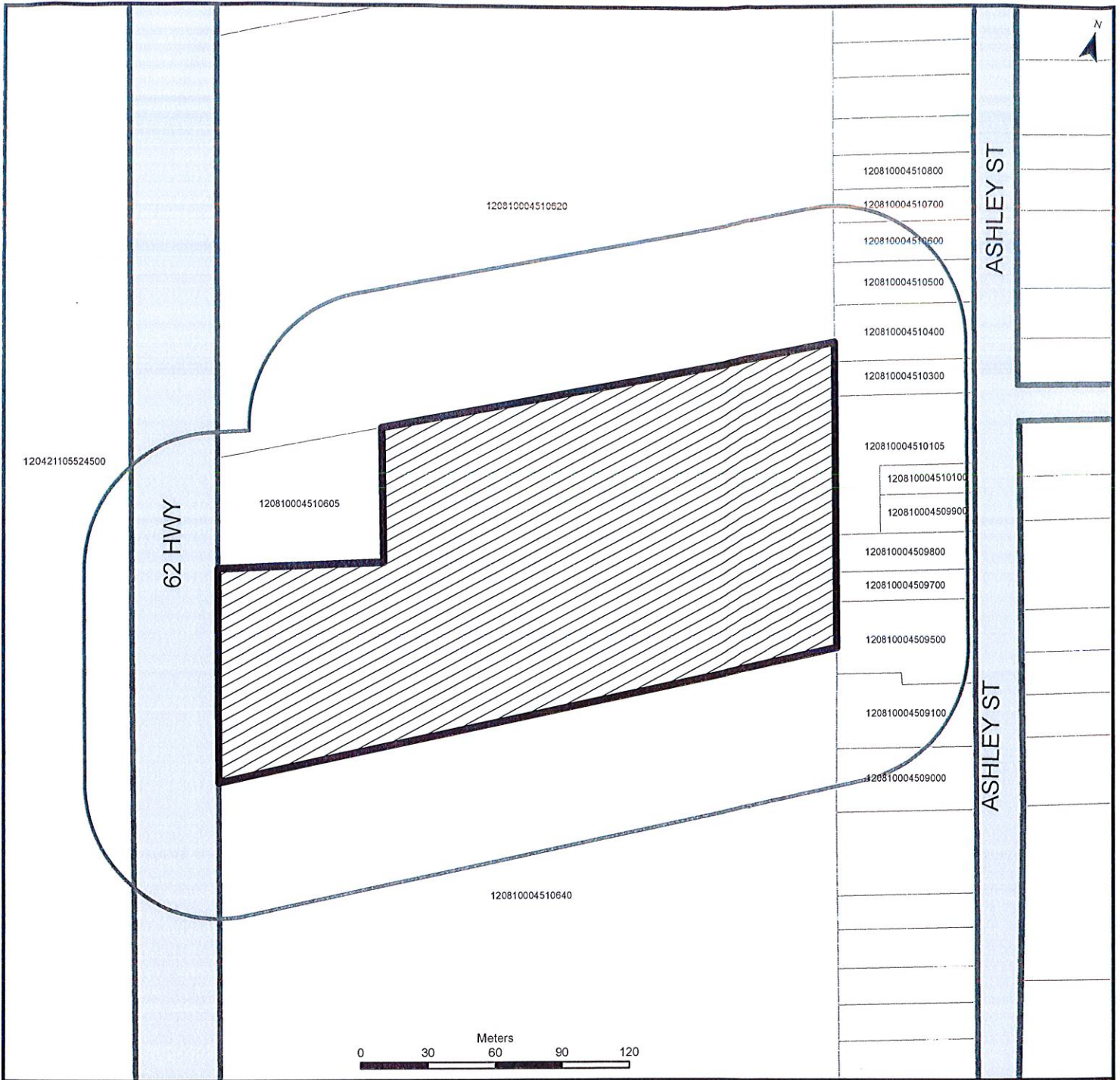
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning 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 29th day of August, 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



APPLICATION NO:

A 19/19

LOCATION: 7806 B HIGHWAY 62
120810004510610



Subject Property



Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

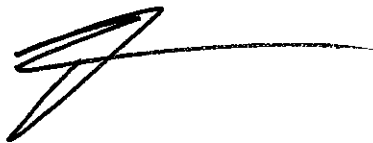
Date: September 5, 2019

Application No. A19/19

Regarding: Committee of Adjustment Variance Application A19/19
7806B Highway 62, Belleville
OWNER: Frank & Theresa Brennan

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

We have no objection to this application.



Jason Pettit

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: September 9, 2019

File No.: A 19/19

Location: 7806 B Highway 62

Applicant: Frank & Theresa Brennan

Proposal: To permit an in-ground pool on the subject property to the west of the existing dwelling, in an area that is located closer to the front lot line than the main building on the lot. The pool is located behind the adjacent lot at 7806 Highway 62, and has a setback of approximately 43 m from that lot line.

Official Plan:

Current Designation: Hamlet

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

Zoning By-law 3014:

Current Zoning: RR – Rural Residential Zone

Permitted Uses: single detached dwelling

Front yard pool setback (minimum): 15.24 m, but no closer to front lot line than main dwelling

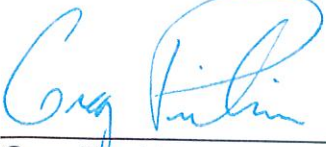
Actual pool setback: Approximately 118 m, behind neighbouring property and tree line, but closer to Highway 62 than the main dwelling on the lot

Comments:

1. the property is a large lot fronting on Highway 62, though the owners access it through other property that they own on Ashley Street;
2. the front lot line is technically on Highway 62, and there is an unused shared driveway from Highway 62;
3. the dwelling on the lot is oriented with the rear facing Highway 62, the owners located an in-ground swimming pool immediately behind the dwelling, however this is defined as the front yard as it is closer to Highway 62 than the dwelling;
4. swimming pools are restricted to being located in a side or rear yard;
5. the owner seeks relief from the provisions of the by-law to permit the pool in this location;
6. the proposed pool would still be located approximately 118 m from what is defined as the front lot line along Highway 62 – several times the required setback for the dwelling if it had been constructed on that part of the property;
7. there is plenty of spatial separation between the proposed pool and surrounding roads and properties;
8. the proposed variance would allow for the appropriate use 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 Frank & Theresa Brennan to permit a swimming pool to be located closer to the front lot line than the main building on the lot.



Greg Pinchin
Manager of Approvals

7806

Show search results for 7806

SEPTIC

APPROXIMATE
LOCATION
OF
POOL

HIGHWAY 62

40m
100ft
678.900 4,901,898.394 Meters

POWERED BY
esri

Tuesday, September 10, 2019 7:27:24 PM

Highway 60

Garden Shed

pool to lot line = 85'

North

Sauna

pool to sauna = 100'

pool to well = 120'

pool to lot line = 439'

Septic bed

30' from pool

pool to lot line = 142'

existing fence

gate

existing house

patio door

gate

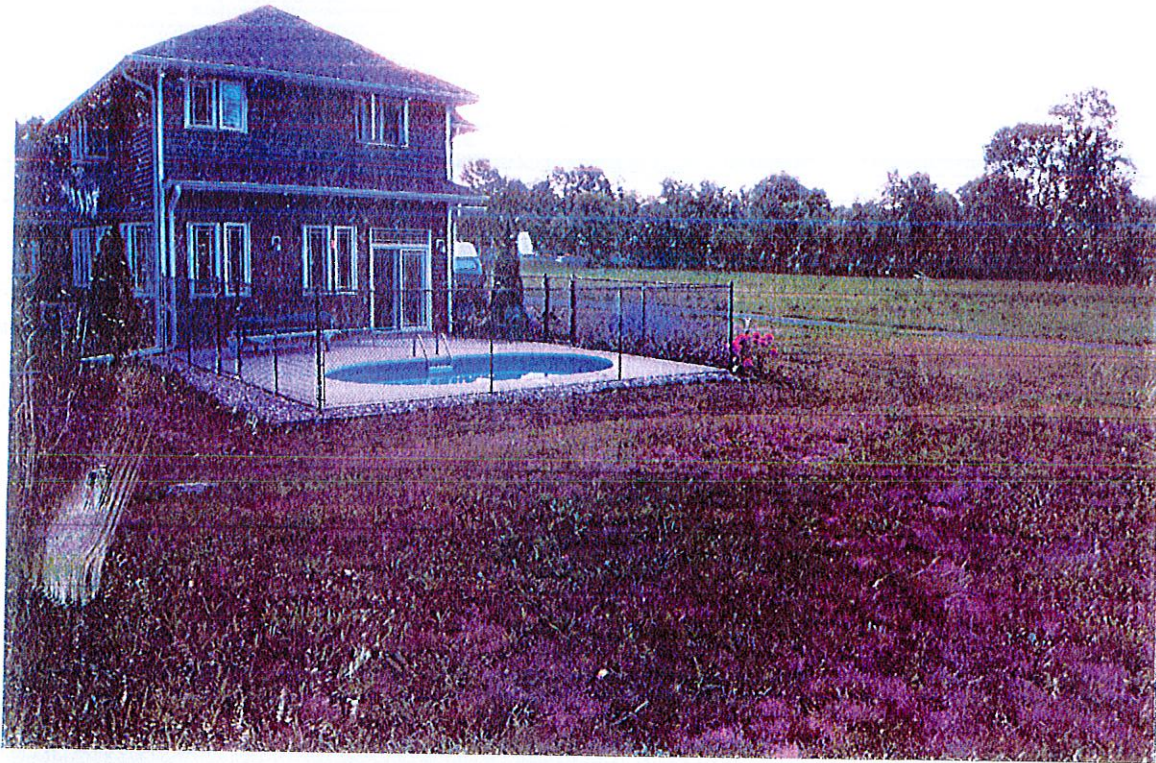
front door

pool to driveway = 55'
pool to lot line = 330'

RECEIVED

AUG 14 2019

BELLEVILLE COMMITTEE OF ADJUSTMENT



**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 September 19, 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 L.Weil, Lifestyle Sunrooms Inc. on behalf of David & Sandra Downin.

The subject property is 9 Vertis Court and is zoned R1-20 – Low Density Residential Type 1. The Owner wishes to construct a sunroom to the rear of the existing dwelling, and is seeking relief from the provisions of the zoning by-law to increase the maximum lot coverage from 38% to 43.3% in order to permit the proposed addition.

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.

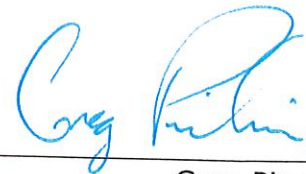
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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 29th day of August, 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



APPLICATION NO:

A 20/19

LOCATION: 9 VERTIS CT
120810002508786



Subject Property



Notification Area



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: September 5, 2019

Application No. A20/19

Regarding: Committee of Adjustment Variance Application A20/19
9 Vertis Court, Belleville
OWNER: David & Sandra Dowin

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

We have no objection to this application.



Jason Pettit

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: **September 9, 2019**

File No.: **A 20/19**

Location: **9 Vertis Court**

Applicant: **L.Weï, Lifestyle Sunrooms on behalf of David & Sandra Dowin**

Proposal: To construct a sunroom to the rear of the existing dwelling on the subject property, resulting in total lot coverage of 43.3% instead of the maximum 38%.

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 3015:

Current Zoning: R1-20 Zone

Permitted Uses: single detached dwelling with sunroom

Proposed Use: same

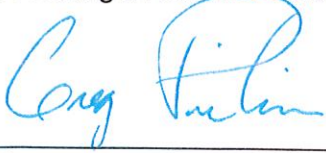
rear yard (minimum) 10.0 m abutting a pipeline right of way
lot coverage (maximum) 38 %

Comments:

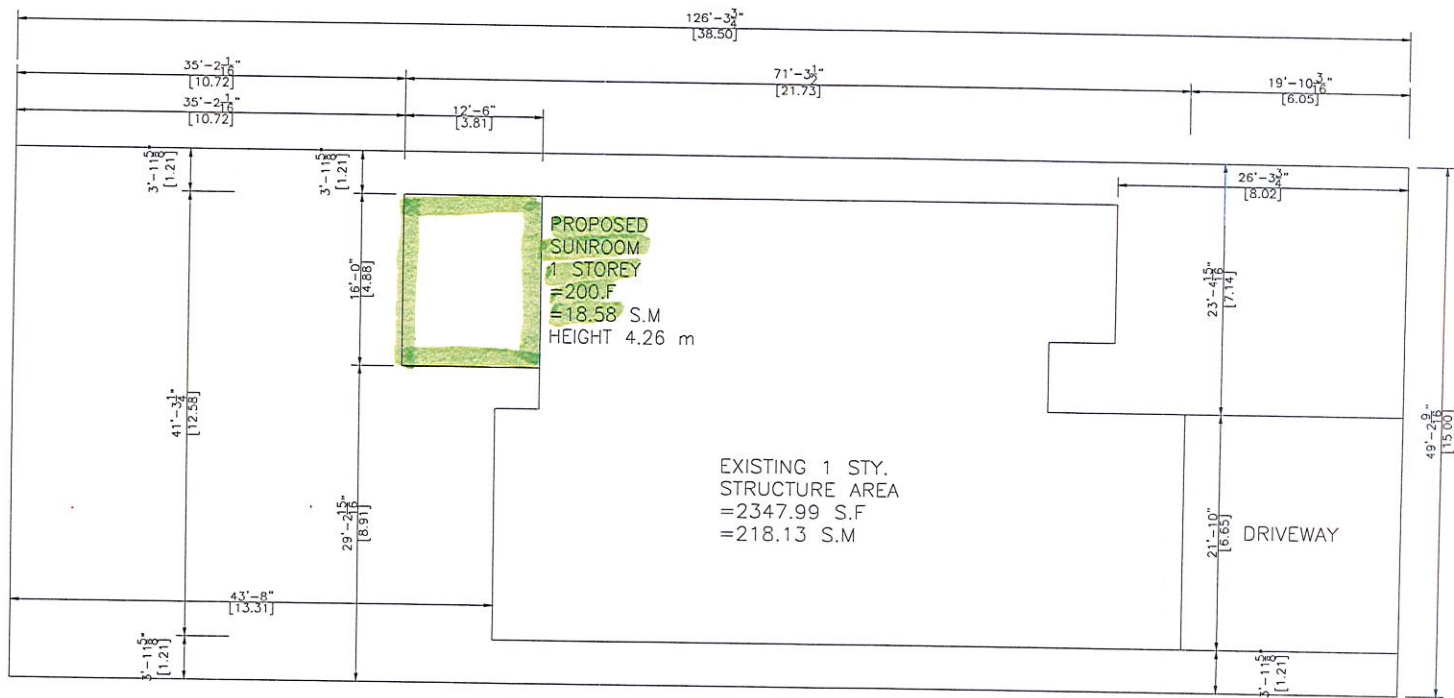
1. the proposed sunroom would be situated on top of an existing elevated deck; the impact of the use of this sunroom versus the existing deck on abutting properties to the south, east and west would be just about the same; people are currently sitting out on the deck at the back of the house;
2. even with the proposed sunroom there is still plenty of outdoor living space at the rear of the subject property;
3. a deck is not included in the calculation of lot coverage whereas a sun room is included because it is considered part of the building;
4. therefore while in a practical sense the coverage of a lot by all structures, including a house and deck versus a house and sunroom will not change, except from a legal sense, and therefore the applicants have asked that this deficiency be formally recognized;
5. the proposed sunroom would still comply with the minimum rear yard setback;
6. there were some discrepancies in calculations with the original plot plan submitted, and it appears that the proposed sunroom would only result in lot coverage of 41.1%;
7. it is felt that the proposed variance would allow for the appropriate development of the subject lands.

Conclusion:

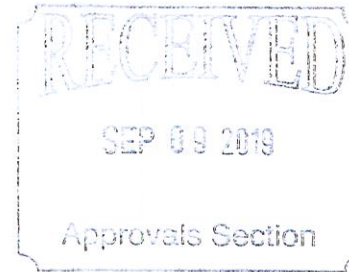
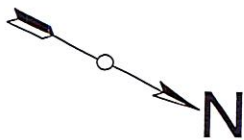
Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by L.Weï, Lifestyle Sunrooms on behalf of David & Sandra Downin to construct a sunroom to the rear of the existing dwelling on the subject property, resulting in total lot coverage of 43.3% instead of the maximum 38%.




Greg Pinchin
Manager of Approvals



1:200



 LIFESTYLE ENGINEERING	944 Crawford Dr. Peterborough, Ontario K9J 3X2 www.lifestylesunrooms.com Tel: 800-465-0593 Fax: 800-934-0822	PROJECT	DRAWING TITLE	REVISION	PROJECT#	DESIGN#	DRAWN BY:
		LIFESTYLE SUNROOM UNHEATED ADDITION	SITE PLAN		230827		L.WEI
		PROJECT ADDRESS	DRAWING NUMBER	3125 A-FRAME (6 1/2" WOOD TOP ROOF)		CHECKED BY:	
		9 VERTIS COURT BELLEVILLE ONTARIO K8N 0C9	S 100	CLIENT		J.P.	
				DAVID & SANDRA DOWN		DATE	AUG 07 2018

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 September 19, 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 Scott Scaletta, 1848882 Ontario Limited.

The subject property is known as 50 Mineral Road and is zoned M1 – General Industrial. The Owner wishes to add onto the existing waste disposal building, and is seeking relief from the provisions of the zoning by-law to permit the proposed addition while maintaining the current number of parking spaces on site.

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.

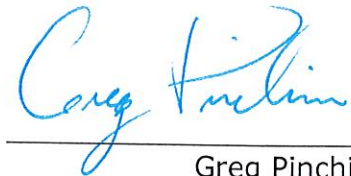
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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 29th day of August, 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

MINERAL RD

MINERAL RD

PARKS DR

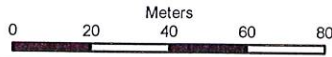
120810002516401
120810002516407

120810002515320

120810002516470

120810002513600

120810002515310



APPLICATION NO:

A 22/19

LOCATION: 50 MINERAL RD
120810002515330



Subject Property



Notification Area



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: September 5, 2019

Application No. A22/19

Regarding: Committee of Adjustment Variance Application A22/19
50 Mineral Road, Belleville
OWNER: Scott Scaletta

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

We have no objection to this application.



Jason Pettit

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: September 10, 2019

File No.: A 22/19

Location: 50 Mineral Road

Applicant: Jason Mantifel, R.J. Burnside & Associates Ltd. on behalf of Scott Scaletta, 1848882 Ontario Ltd.

Proposal: To permit the proposed addition to the existing waste disposal building while maintaining the current number of parking spaces on the site.

Official Plan:

Current Designation: Industrial Land Use

Permitted Uses: a range of industrial land uses including a waste transfer facility

Zoning By-law 3014:

Current Zoning: M1 – General Industrial Zone

Permitted Uses: a range of industrial uses including processing plants

Proposed Use: addition to existing waste disposal/transfer building

Minimum parking requirement: 1 parking space per 36 square metres gross floor area

Comments:

1. the subject property was developed with a waste disposal/transfer building in 2013;
2. through a potential oversight at the time, off-street parking was not reviewed in association with the development site plan application, and the existing 9 parking spaces were created for the development;
3. the site has functioned in its current state for approximately 6 years with no parking issues having been reported;
4. the owner wishes to add onto the existing waste disposal building to improve the ability to sort and process inbound materials within the building;
5. the applicant has submitted a review of site operations and parking demand in support of the application, noting that the site's existing compliment of six employees will not change as a result of the proposed expansion;
6. the applicant concludes that based on existing operations and with no substantial change in future operations that would impact future parking demand, it is their opinion that the proposed parking supply will meet or exceed the future parking demands of the site;
7. staff notes that the Thurlow Zoning By-Law sets general requirements for parking based on 1 space per 36 square metres of manufacturing floor area when considering manufacturing or

- processing plants;
8. current gross floor area on site amounts to 17,000 square feet, which (if used entirely for manufacturing) would require 43.87 parking spaces rather than the 9 provided;
 9. the proposed addition would add a requirement for 16.26 spaces, for a total of 61 spaces;
 10. a reduction from 61 spaces to 9 appears quite drastic from a numerical perspective, but it should be noted that the by-law's definition of manufacturing and processing is much broader than the narrow scope of waste disposal and transfer for which the site is used;
 11. in the case of this facility, as evidenced by the operation of the site over the past six years as well as the applicant's operations and parking demand review completed by R.J. Burnside Limited, it appears that the by-law's catch-all parking requirement for manufacturing could be considered excessive.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Jason Mantifel, R.J. Burnside & Associates Ltd. on behalf of Scott Scaletta, 1848882 Ontario Ltd. to permit the proposed 6,300 square foot addition to the existing Building No. 1, while maintaining the current 9 off-street parking spaces provided on the site.



Greg Pinchin
Special Projects Planner



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

September 10, 2019

Via: Email

Scott Scaletta
President
Scaletta Group Ltd.
50 Mineral Road
Belleville, ON K8N 4Z5

Dear Scott:

**Re: 50 Mineral Road Parking Review
Bellville, ON
Project No.: PIN146800.0002**

R.J. Burnside & Associates Limited (Burnside) was retained by Scaletta Group Ltd. (Client) to provide a parking review of a proposed expansion to an industrial development located at 50 Mineral Road in the City of Bellville.

The site is occupied by three existing buildings with a total gross floor area of approximately 17,500 SF that house a waste material handling and transfer facility where waste is brought in by the public or private companies, sorted and prepared for disposal elsewhere. Exiting access is provided by two full movement driveways on Mineral Road and a full movement driveway on Parks Drive. All driveways are gated. Parking is provided by a surface parking lot with approximately 9 spaces.

It is proposed to expand Building 1 by an additional 6,300 SF to provide more processing space according to the site plan by Burnside, dated August 2, 2019. Access and the parking supply is proposed to remain the same. A parking variance application is required because the proposed parking supply will not meet the minimum requirements of the City's Zoning By-law. Burnside provides the following review of existing and future site operations and projected parking demand.

1.0 Site Operations and Parking Demand

The site is licensed to operate 24 hours per day, 7 days a week. However, it normally operates from 7:00 am to 5:00 pm, Monday to Friday, and from 8:00 am to 2:00 pm on Saturdays. There is a single inbound and outbound scale through which all incoming and outgoing waste is processed. All customers must cross the scales to enter and exit the site. The scale house functions as a site office with three office employees and has a front counter as well as a drive-thru window for the outbound scale to greet outgoing customers for payment or questions. Most customers will pay via the drive-thru window with some that may need to park to access the customer counter in the office for questions or assistance. Based on historic operations, one or

two parking spaces are occasionally used by customers for this purpose. This is not anticipated to change in the future.

Building 1 currently has six truck access doors where trucks will back into the building to tip waste material for sorting and transfer to other trucks for pickup. The expansion to Building 1 will provide 5 external truck doors to access the new floor area. Building 2 will not be modified. This latter building provides storage only and no sorting. There are three employees that work within the yard and amongst these two buildings.

The proposed expansion enhances the ability to sort and process inbound materials within Building 1. The site's existing compliment of six employees will not change.

There are four proposed parallel parking spaces located on the north side of the exit driveway as well as five perpendicular parking spaces, which includes an accessible parking space, on the south side of the scale house office, for a total of nine parking spaces. It appears that, based on the above compliment of six employees and potential of one to two customers wishing to park, eight parking spaces should meet future parking demand.

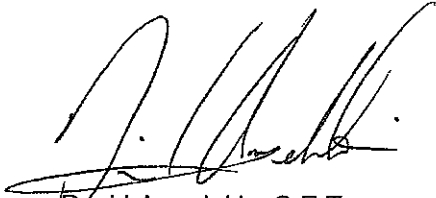
In addition, employees have the option of transit service at the Walmart plaza to the south that is within walking distance (3-5 minute walk) of the site. Belleville Transit Route 10 serves the Walmart plaza seven days a week with a frequency varying between 30-60 minutes.

2.0 Conclusions

Based on existing operations, and with no substantial change in future operations that would impact future parking demand, it is our opinion that the proposed parking supply will meet or exceed the future parking demands of the site.

Yours truly,

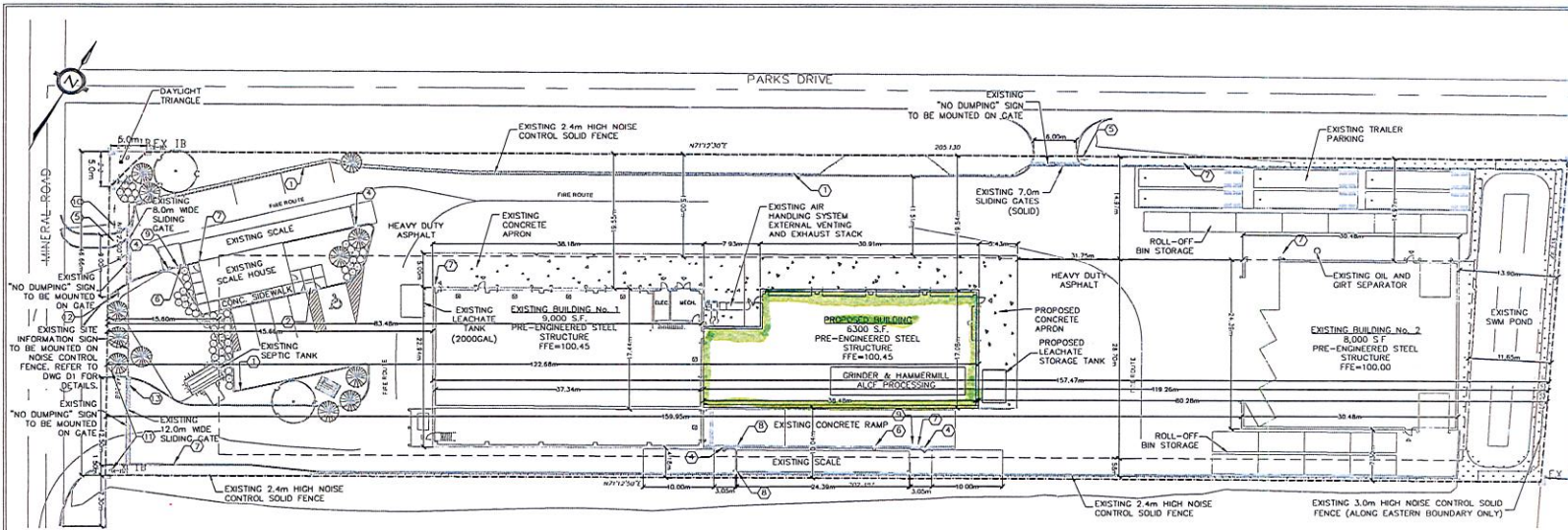
R.J. Burnside & Associates Limited



David Angelakis, C.E.T.
Senior Project Manager - Transportation
DWA:cv

Enclosure(s) Attachment 1: Site Plan

Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of R.J. Burnside & Associates Limited.

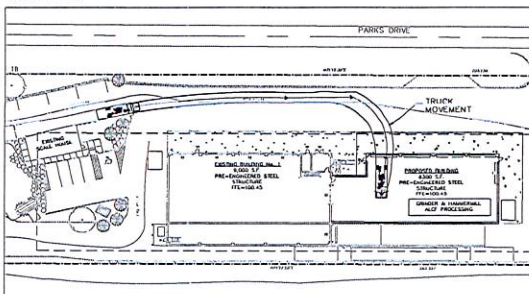


LEGEND

- SITE PROPERTY LINE
- - - - EXISTING NOISE CONTROL FENCE
- EXISTING HANDICAP PARKING STALL
- NEW CONCRETE APRON
- EXISTING PICNIC TABLE
- TYPICAL SOLIARD
- EXISTING BARBER CURB
- EXISTING HANDICAP PARKING SIGN
- EXISTING FIRE ROUTE/TRAFFIC PARKING SIGN
- EXISTING STOP SIGN
- EXISTING INTERCOM W/ SCALE HOUSE
- EXISTING SECURITY VIDEO CAMERA
- EXISTING IRRIGATION ZENON
- EXISTING DIGITAL SCALE HEADOUT
- EXISTING 'EXIT ONLY' SIGN
- EXISTING 'ENTER' SIGN
- EXISTING 'NO ENTRY' SIGN (8x16)

- CITY OF BELLEVILLE NOTES**
1. THE OWNER COVENANTS AND AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION ON THE BASIS OF WHICH THIS DRAWING WAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.
 2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN ON PRIVATE PROPERTY IS TO BE DEEMED ACCORDANCE WITH THE DRAINAGE BOARD CODE.
 3. NO BLASTING IS PERMITTED ON THE CITY RIGHT-OF-WAY.
 4. THE EXISTING SEWER CONNECTION, WHICH IS TO BE REUSED, SHALL BE EXPOSED AT THE PROPERTY LINE BY THE CONTRACTOR AND THE CITY PUBLIC WORKS DEPT IS TO BE CALLED TO MOD THE LATERAL TO THE MAIN SEWER AND APPROVE OF ITS USE BEFORE THE CONNECTION IS COMPLETED FROM THE STREET LINE TO THE BUILDING.
 5. EXISTING SEWER CONNECTIONS WHICH ARE NOT TO BE REUSED, SHALL BE CAPPED OFF WITH A MECHANICAL CAP AT THE PROPERTY LINE TO PREVENT INFILTRATION INTO THE MAIN SEWER.
 6. THE RESTATEMENT OF ASPHALT ROADWAYS, CONCRETE SIDEWALKS AND CURBS ON THE CITY ROAD ALLOWANCE IS TO BE DONE BY THE CITY OF BELLEVILLE AT THE OWNER'S EXPENSE.
 7. EXISTING DRIVEWAYS, WHICH ARE NOT TO BE REUSED, ARE TO BE REMOVED. ANY CURB CUTS, WHICH ARE TO BE REUSED, ARE TO BE CONSTRUCTED TO FULL HEIGHT CURB AND SET 1.5' FROM THE CITY RIGHT-OF-WAY.
 8. EXISTING SIDEWALKS ALONG THE CURB, WHICH ARE DISTURBED, ARE TO BE RESTORED TO THE ORIGINAL CONDITION.
 9. ANY WORK DONE ON THE QUARTER CONSERVATION PROPERTY SHALL BE CARRIED OUT TO THEIR SATISFACTION AND CONTACT SHOULD BE MAINTAINED WITH THEM TO ARRANGE INSPECTIONS IN ACCORDANCE WITH THE CONSERVATION REQUIREMENTS AND APPROVAL IS TO BE PROVIDED TO THE CITY.
 10. THE TOP OF CURBS ABUTTING CITY SIDEWALKS SHALL BE KEPT LEVEL WITH THE SIDEWALK FOR A DISTANCE OF 3 METERS FROM THE SIDEWALK.
 11. THE PROPERTY IS TO BE GRADED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
 12. ALL TREES, SHRUBS AND OTHER LANDSCAPE FEATURES, BOTH EXISTING AND PROPOSED, ARE TO BE KEPT A MINIMUM OF 1 METRE CLEAR OF THE CENTRELINE OF DRIVEWAYS.
 13. THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A ROAD CUT PERMIT FROM THE CITY OF BELLEVILLE BEFORE COMMENCING WORK ON THE CITY ROAD ALLOWANCE.
 14. THE NEW DRIVEWAY SHALL BE CONSTRUCTED SO THAT IT DOES NOT BLOCK THE DRAINAGE IN THE CENTER OF THE ROAD.
 15. BEFORE A CURB IS INSTALLED AND/OR EXTENDED A DRIVEWAY, THE OWNER WILL SIGN A CITY WORK ORDER FOR THE INSTALLATION OF THE PROPOSED CURB AT THE CITY AND PAY THE FULL COST TO THE CITY OR IF A CLEANOUT IS REQUIRED.
 16. BEFORE THE CLEANOUT IS EXTENDED AND THE CLEANOUT IS INSTALLED AT THE PORTION OF THE DRIVEWAY ON THE ROAD ALLOWANCE, THE OWNER WILL SIGN A CITY WORK ORDER FOR THE INSTALLATION BY THE CITY OF THE CLEANOUT AND THE CATCH-BASIN CLEANOUT, AND PAY THE FULL COST TO THE CITY.
 17. THE DEPTH OF COVER OVER THE PROPOSED SANITARY BUILDING SEWER SHOULD BE CHECKED WHEREVER THE COVER IS 1.5M OR LESS. IT IS TO BE REINFORCED WITH 100MM THICK 2.0M WIDE INSULATION PLACED IN TWO (2) LAYERS WITH STAGGERED JOINTS, AND TO BE EPDM/GUARD BARRIER TYPE IV.
 18. REINFORCE EXISTING MANHOLE AS DIRECTED BY THE CITY'S DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 19. STORM AND SANITARY SEWER MAINS ARE TO BE HELD TESTED AFTER CONSTRUCTION IN ACCORDANCE WITH OPS 410 AND THE METHOD OF TESTING SHALL BE APPROVED BY THE CITY.

TRUCK TURNING MOVEMENTS SCALE 1:500



NOISE CONTROL SOLID FENCE
 HEIGHT, WEST & SOUTH = 2.4m
 EAST = 3.0m

MINIMUM SECURITY 2.0m x 2.0m
 NO CAPS
 PER APPLICATION FOR CERTIFICATE OF APPROVAL (AW & NOISE), SCALETIA WASTE TRANSFER STATION, BELLEVILLE, ONTARIO, DATED MARCH 18, 2008 BY R.L. BURNSIDE & ASSOCIATES LIMITED, ATTACHMENT 7, ACOUSTIC ASSESSMENT REPORT, SECTION 7, PROPOSED NOISE CONTROL MEASURES.

MIN INDUSTRIAL CRITERIA	REQUIRED	DISCLOSED
LOT AREA	min. 2800m ²	9432m ²
LOT FRONTAGE	min. 45m	46.3m
LANDSCAPED AREA	min. 5%	10%
FRONT YARD DEPTH	min. 15m	44.5m
INTERIOR SIDE YARD	min. 3m	4.3m
REAR YARD	min. 12m	12.6m
DRIVEWAY WIDTH AT PROPERTY LINE	AS PER BY-LAW	AS PER CITY DIRECTION
SETBACK FROM CENTRELINE OF STREET (CONTRIBUTOR ROADS)	min. 25m	53.1m
PARKING SPACES	min. 1/280m ² OF BUILDING AREA	9 SPACES
	min. 45m ² /75m ² (APPROX BY CITY OF BELLEVILLE)	MIN. 1 HANDICAP (APPROVED BY CITY OF BELLEVILLE)
PARKING SPACE WIDTH	min. 5m	2.7m
PARKING SPACE LENGTH	min. 6m	6.1m
MINIMUM LANE WIDTH	min. 3.5m	4.0m MIN.

1. They certify that the information provided in this plan is true and correct.
2. They certify that they are not aware of any material omissions or misstatements in this plan and that they are not aware of any other information that would affect the accuracy of this plan.
3. They certify that they are not aware of any other information that would affect the accuracy of this plan.

No.	Description	Date	By
1	ISSUES FOR SITE PLAN APPROVAL	AUG 3, 2018	JL



BURNSIDE
 R.L. Burnside & Associates Limited
 1665 Plains Road
 Belleville, Ontario K0V 1Y7
 Phone: (613) 241-1177
 Fax: (613) 241-1171
 www.rlburnside.com

ScaleTIA GROUP
 800-361-1111
 1000-1111

BUILDING EXPANSION BELLEVILLE, ONTARIO MINERAL ROAD / PARKS DRIVE

SITE PLAN

Drawn	Checked	Design	Reviewed	Scale	Date
GP	JL	JL	JL	1:100 (A1)	11/16/13
Project No.	PH14080				

SP1