

4. GENERAL BUSINESS

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on May 23, 2019.

5. CORRESPONDENCE

6. OTHER BUSINESS

- a) Application B 20/18 Application for Severance
 Bell Boulevard, Belleville
 Owner: Jenland Properties Ltd.

Revise Decision from June 21, 2018.

7. NEXT MEETING: Thursday July 18, 2019 at 3:30pm

8. ADJOURNMENT

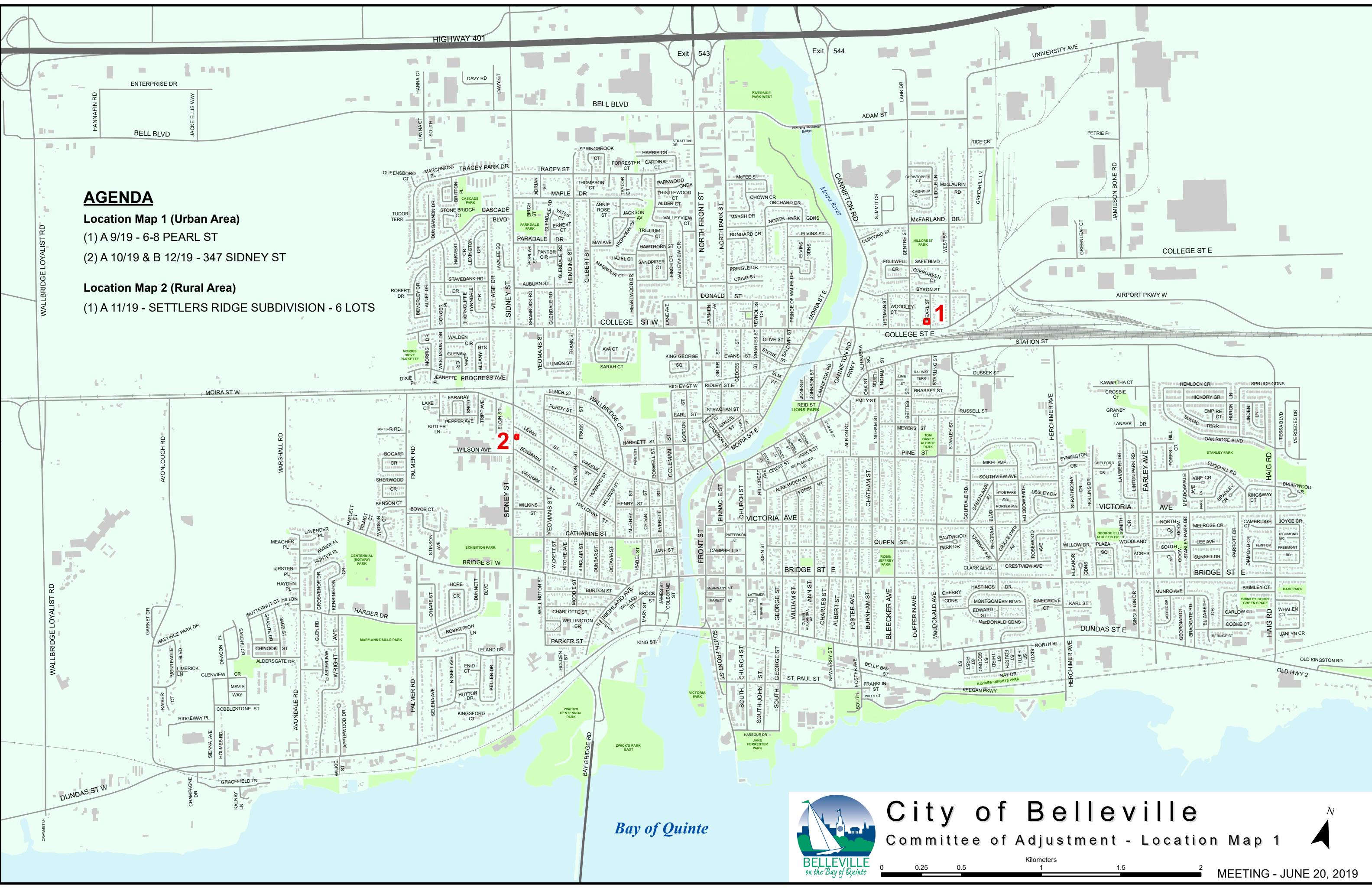
AGENDA

Location Map 1 (Urban Area)

- (1) A 9/19 - 6-8 PEARL ST
- (2) A 10/19 & B 12/19 - 347 SIDNEY ST

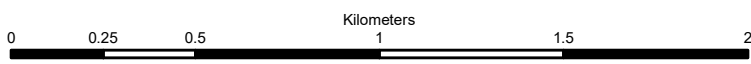
Location Map 2 (Rural Area)

- (1) A 11/19 - SETTLERS RIDGE SUBDIVISION - 6 LOTS



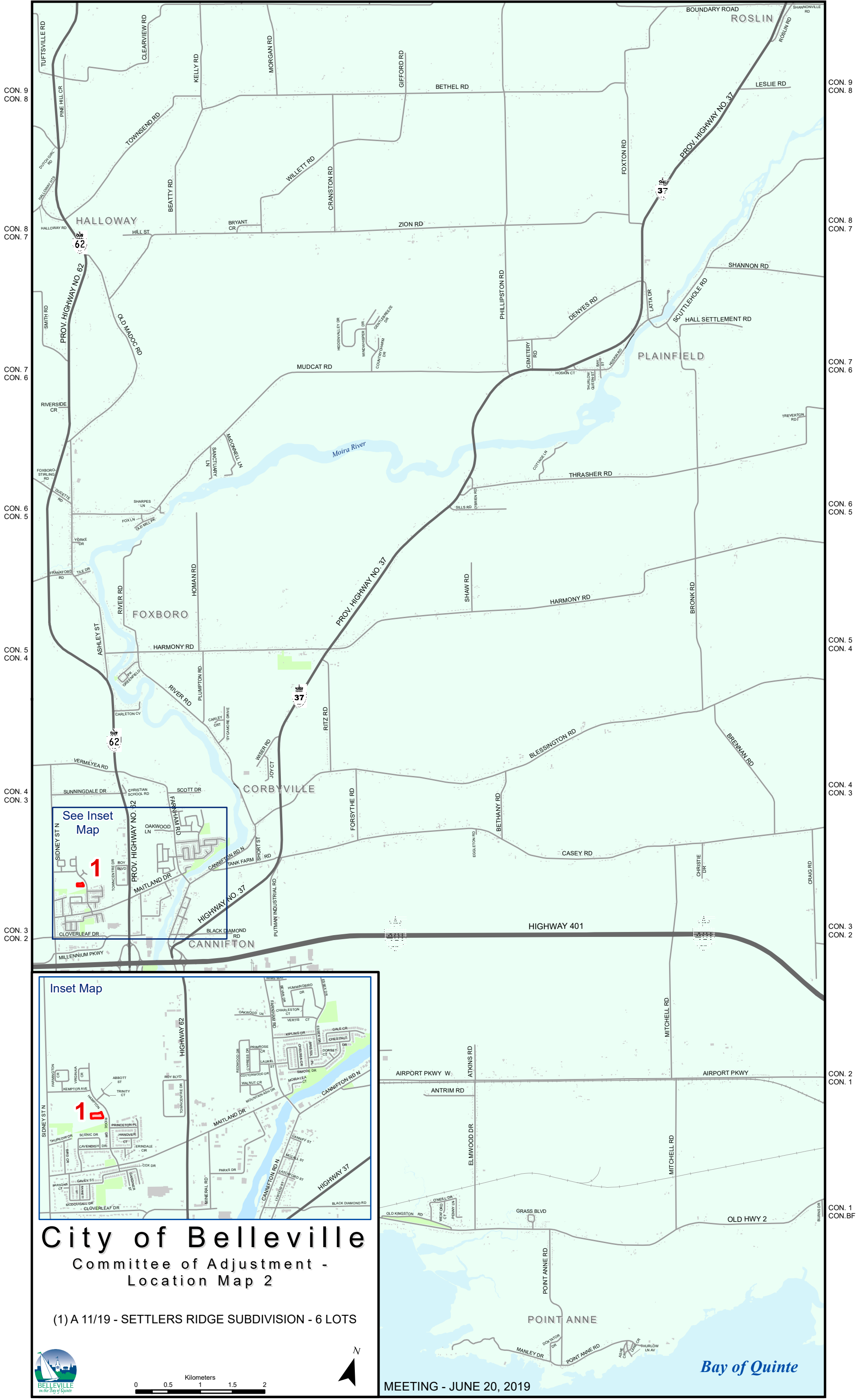
City of Belleville

Committee of Adjustment - Location Map 1



MEETING - JUNE 20, 2019

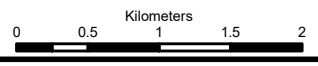




TOWNSHIP OF TENDINAGA

City of Belleville
 Committee of Adjustment -
 Location Map 2

(1) A 11/19 - SETTLERS RIDGE SUBDIVISION - 6 LOTS



MEETING - JUNE 20, 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 June 20, 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 Keith Watson, Watson Land Surveyors on behalf of James & Anita Catterson.

The subject property is known as 232 College Street East. The variance relates to proposed lots at 6 and 8 Pearl Street that are zoned R2 – Residential Second Density. Lot creation was approved through applications B 25/18 and B 26/18 on August 23, 2018. In the course of completing the survey, it was noted that the proposed lots are actually undersized by 3.51 m² and 1.63 m², respectively. Proposed lot areas are further reduced by the requirement to dedicate land for future road widening on Pearl Street, leaving proposed parcels with lot areas of 398 m² and 400 m², respectively, instead of the required 464.5 m².

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.

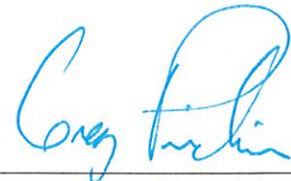
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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.

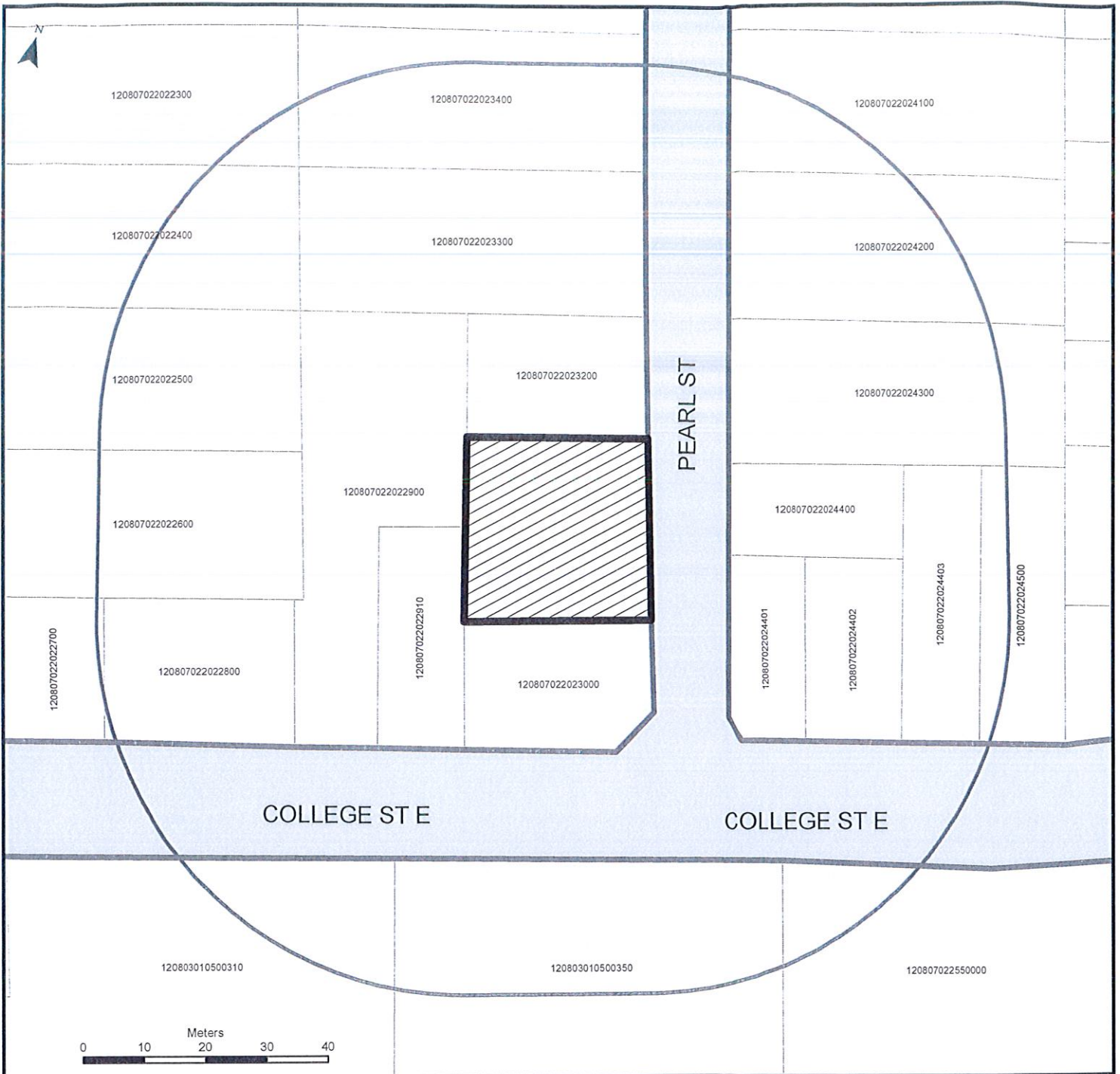
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning 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 30th day of May, 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 9/19

LOCATION: 6-8 PEARL ST
120807022023100



Subject Property



Notification Area



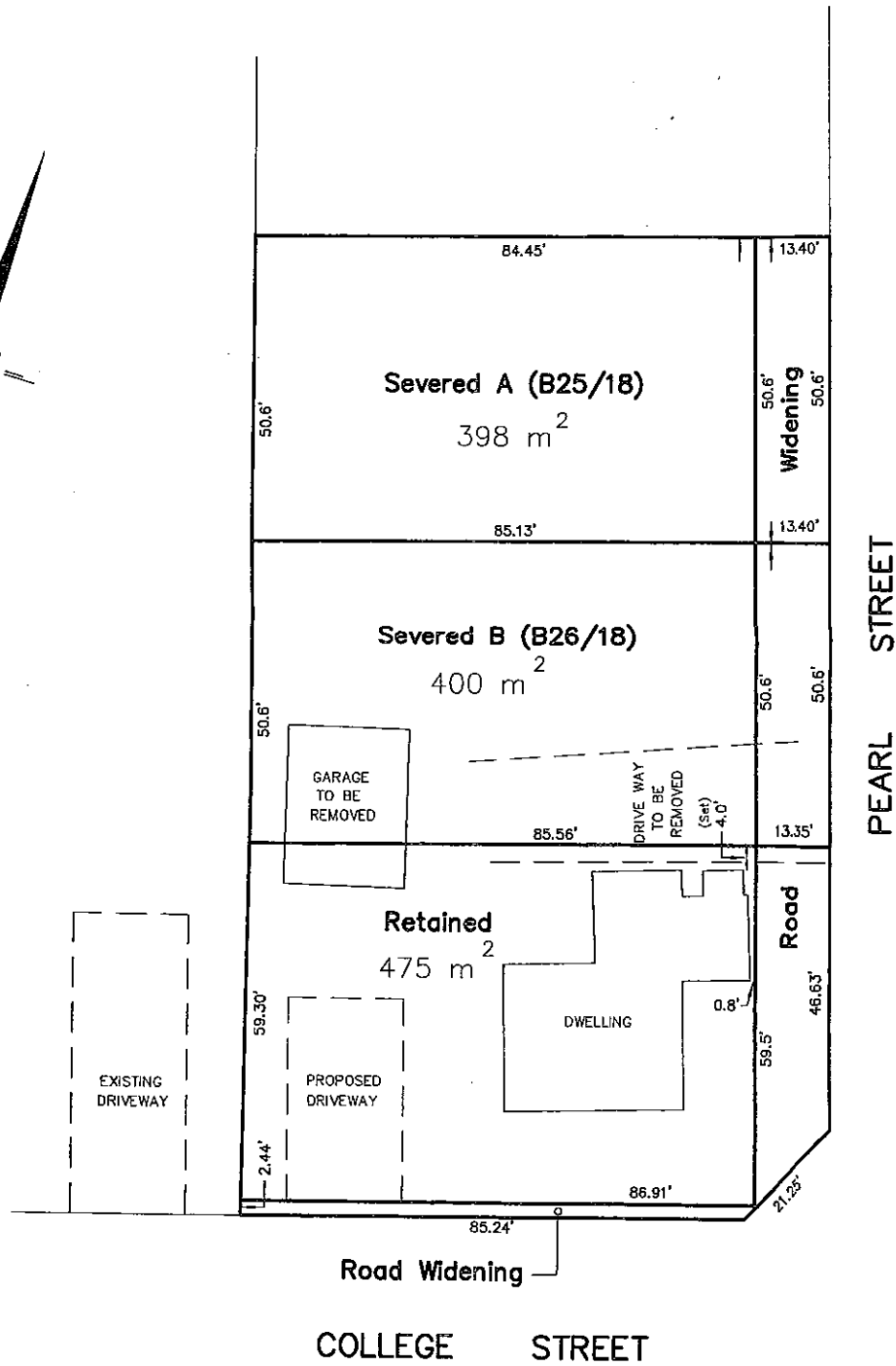
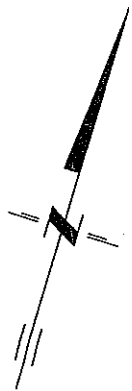
CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE SKETCH

CONSENT FILES B25/18 & B26/18

PART OF LOT 1
EAST OF CENTRE STREET
REGISTERED PLAN 3
CITY OF BELLEVILLE
COUNTY OF HASTINGS
IMPERIAL SCALE 1" = 20'



RECEIVED

MAY 14 2019

BELLEVILLE COMMITTEE
OF ADJUSTMENT

218 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS Ltd.

K8N - 3C3
(613) 962 - 9521

MAY 7, 2019

PROJECT № 10497-C-18

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: June 11, 2019

File No.: A 9/19

Location: 6-8 Pearl Street

Applicant: Keith Watson, Watson Land Surveyors on behalf of James & Anita Catterson

Proposal: To permit the creation of two new development parcels that are ultimately undersized by 3.51 m² and 1.63 m², respectively. Once required road widening is decided to the City, the parcels would have lot areas of 398 and 400 m² instead of the required 464.5 m².

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 10245

Current Zoning: R2 – Residential Second Density Zone

Permitted Use: single detached dwelling

Minimum lot area: 464.5 m² (5,000 ft²)

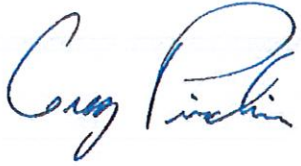
Comments:

1. provisional consent was granted for the subject lots through applications B25/18 and B 26/18 on August 23, 2018;
2. upon completing the survey for the lots, it was determined that the lot areas were slightly deficient by 3.51 m² and 1.63 m², respectively;
3. a condition of approval also requires that the owner convey land for road widening across severed and retained parcels to the City, such that the Pearl Street road allowance be extended to a width of 10 m from the centreline of the road allowance;
4. Part B, Subsection 2(3) of the zoning by-law notes that “no person shall be deemed to have contravened any provision of this By-Law by reason of the fact that any part or parts of any lot has or have been conveyed to or acquired by any Public Authority.”
5. The approval of the requested variance would see the creation of two new residential lots with lot areas of 398 m² and 400 m², respectively.
6. The proposed variance allows for the construction of two new single detached dwellings in the R2 zone;
7. the Provincial Policy Statement (PPS) supports residential infill on full municipal services rather than utilizing greenfield sites which would provide a range of housing types and tenures;
8. the City’s Official Plan also promotes infill residential development;

9. the proposed variance is considered minor in nature and reflects 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 Keith Watson, Watson Land Surveyors on behalf of James & Anita Catterson to permit reductions in minimum lot area under the R2 zone for parcels known as 6 and 8 Pearl Street with lot areas of 398 and 400 m² instead of the required 464.5 m².



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: June 5, 2019

Application No. A9/19

Regarding: Committee of Adjustment Variance Application A9/19
232 Pearl Street, Belleville
OWNER: James and Anita Catterson
AGENT: Keith Watson

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**

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 an application under Section 45 of the Planning Act, submitted by Caitlin Sheahan, Ainley Group on behalf of Andy Geertsma.

The subject land makes up six (6) lots in the Settlers Ridge, Phase 5 Subdivision that are zoned R1-22 – Low Density Residential Type 1. Council recently approved a zoning by-law amendment to permit the reconfiguration of the subdivision as shown. Through an oversight, the Owner did not specifically request to amend the R1-22 zone applying to these lots at that time. To permit development as shown, the Owner is seeking relief to reduce the minimum lot frontage from 18.0 m to 15.0 m in order to make the lots compatible with adjacent zones. The proposal would comply with all other provisions of the R1-22 zone.

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.

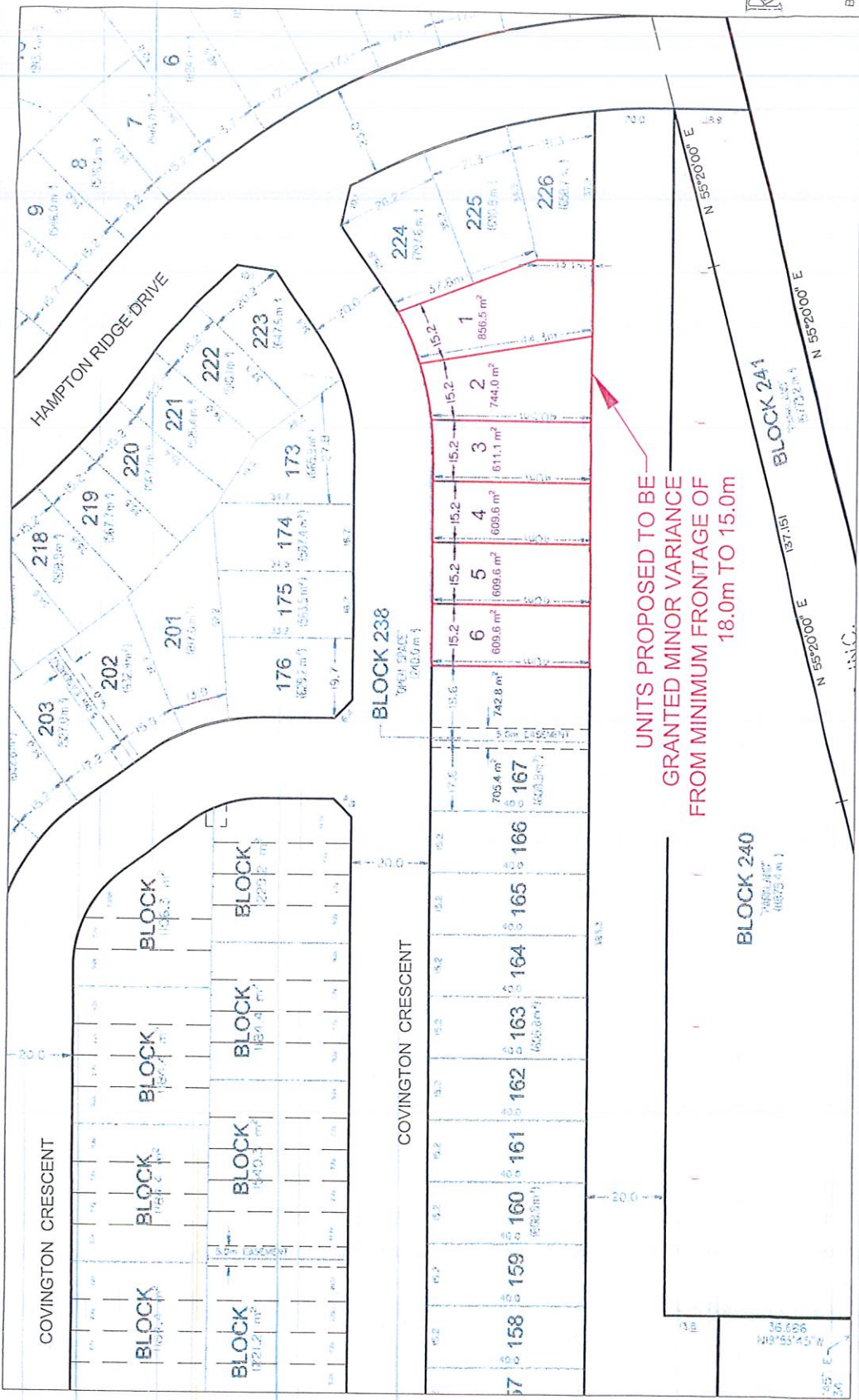
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The lands subject to this application for a minor variance are **not** subject to any other type of planning application.

Dated this 30th day of May, 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



UNITS PROPOSED TO BE
 GRANTED MINOR VARIANCE
 FROM MINIMUM FRONTAGE OF
 18.0m TO 15.0m

RECEIVED

MAY 21 2019

BELLEVILLE COMMITTEE
 OF ADJUSTMENT

LOTS 1-6 PRESENT ZONING: R1-22
 LOTS TO COMPLY WITH ALL R1-22 PROVISIONS EXCEPT FRONTAGE



SETTLERS RIDGE
 PHASE 5
 CITY OF BELLEVILLE
 MINOR VARIANCE SKETCH



MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: June 11, 2019

File No.: A 11/19

Location: 3-13 Covington Crescent

Applicant: Caitlin Sheahan, Ainley Group on behalf of Andy Geertsma, Covington Cres J/V

Proposal: To permit six building lots with a minimum lot frontage of 15 metres instead of the required 18 metres.

Official Plan:

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

Zoning By-law 3014:

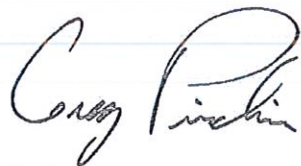
Current Zoning:	R1-22 – Low Density Residential Type 1 Zone
Permitted Uses:	single detached dwelling
Proposed Use:	same
Lot frontage (minimum)	18.0 metres

Comments:

1. the subject lands (6 lots) are within Phase 5 of the Settlers Ridge Subdivision and are to be developed with single detached dwellings;
2. Council recently approved amendments to the zoning of the subdivision to adjust the mix of single detached and townhouse dwellings;
3. the application that Council reviewed also included amendments to the lot fabric for the subject lands, but this change from 18.0 metre to 15.0 metre minimum lot frontage was not specifically requested through the application, or captured in the amending zoning by-law;
4. the requested relief would provide the same minimum lot frontage for these lots as is required for the other lots within Phase 5;
5. it is not known why the first six lots on the south side were originally designed to have larger lot frontages, but this was unfortunately overlooked by the applicant in their most recent zoning by-law amendment application;
6. the proposed variances would allow for the appropriate development of the subject lots in a manner similar to the lots and houses in the surrounding subdivision.

Conclusion:

Based on the foregoing, the Development Services Department has no objection to the application by Caitlin Sheahan, Ainley Group on behalf of Andy Geertsma, Covington Crescent J/V to permit six building lots (3 to 13 Covington Crescent, inclusive) with a minimum lot frontage of 15 metres instead of the required 18 metres.

A handwritten signature in black ink, appearing to read "Greg Pinchin". The signature is written in a cursive style with a large, prominent initial "G".

Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: June 5, 2019

Application No. A11/19

Regarding: Committee of Adjustment Variance Application A11/19
Settlers Ridge Subdivision Phase 5, Belleville
OWNER: Andy Geertsma

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 & 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 an application under Sections 45 and 53 of the Planning Act, submitted by David Kapuscinski.

The subject property is municipally known as 347 Sidney Street, and is zoned R4 – Residential Fourth Density. The property has 26.75 m of frontage on Sidney Street and 529.9 m² of lot area. The applicant wishes to sever, in order to create a new building lot on which could be constructed a single detached dwelling. The applicant seeks relief from the provisions of the R4 zone for the severed parcel for lot frontage from 12.0 m to 11.8 m and lot area from 371.5 m² to 237.7 m², and for the retained parcel lot area from 371.5 m² to 295.19 m². As shown on the enclosed sketch, the proposal would comply with the other requirements of the zoning by-law.

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

Additional information relating to the proposed minor variance and consent applications in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the 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 and consent, you must make a written request to the City of Belleville Committee of Adjustment.

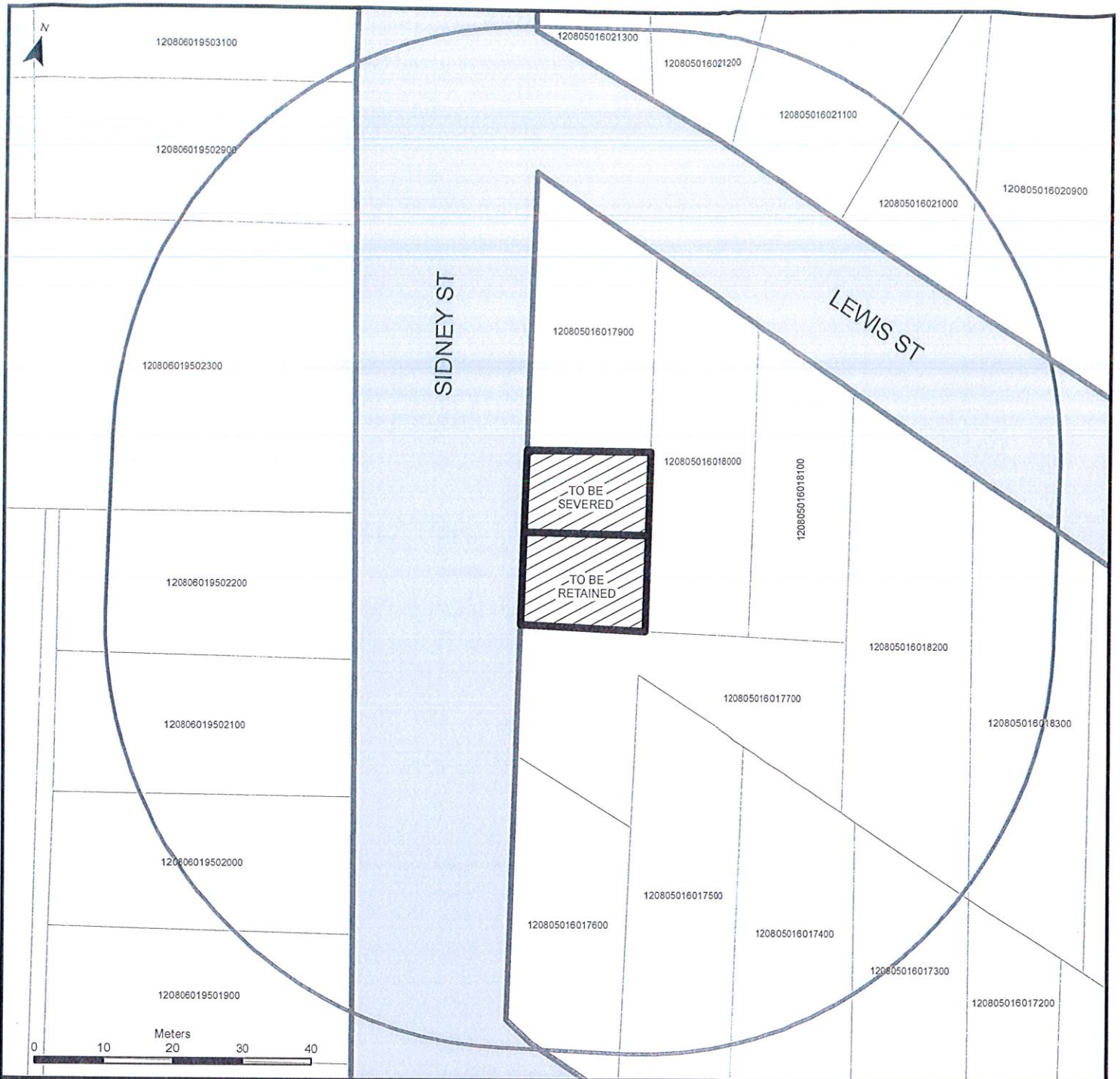
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Both a severance application **and** a minor variance application have been submitted for the subject lands.

Dated this 30th day of May, 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:

B 12/19

LOCATION: 347 SIDNEY ST
120805016017800



Subject Property

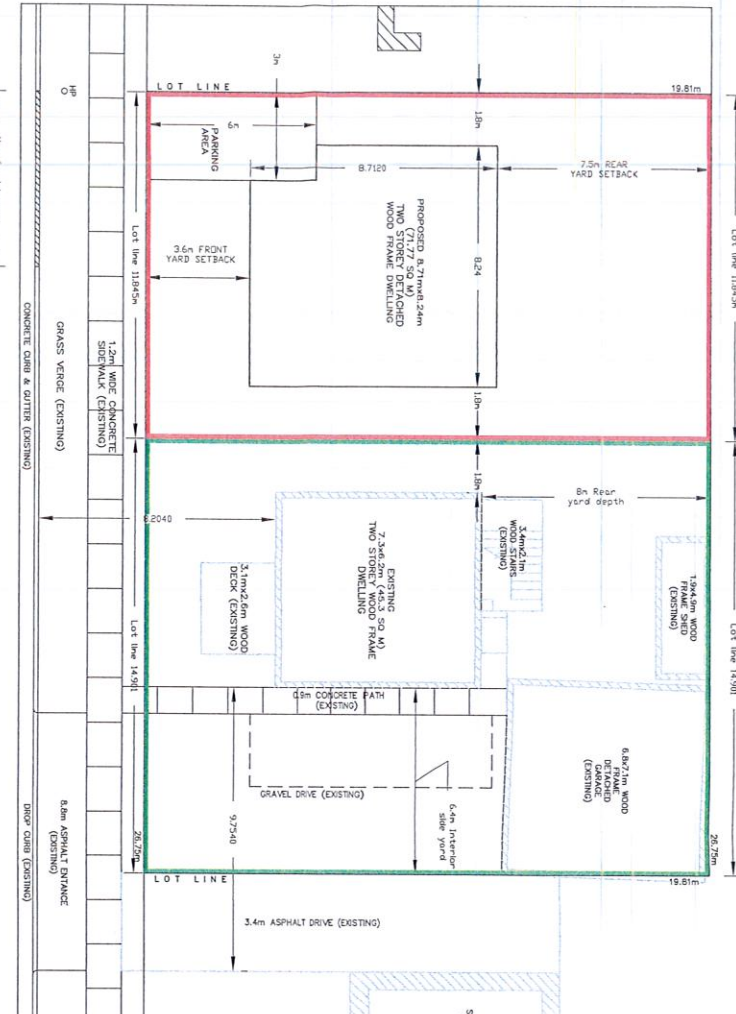


Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



LOT PLAN OF PROPOSED SEVERED LOTS OF 347 SIDNEY STREET

Scale 1:100

SIDNEY STREET

SITE DEVELOPMENT INFORMATION

CURRENT ZONING: R4 - RESIDENTIAL

ITEMS THAT DO NOT COMPLY	EXISTING BLDG	PROPOSED BLDG	ZONE REQUIREMENT
GROSS LOT AREA	* 29,519 sqm = 100%	* 23,477 sqm = 100%	371,5 sqm
LOT COVERAGE	63.33 sqm	71.7 sqm	35 %
DWELLING	48.3 sqm	21.6 sqm	
GRAVEL AREA:	109.8 sqm = 23.6%	135.4 sqm = 57.7%	
CONCRETE WALKS:	7.7 sqm	1.8 m	
LOT FRONTAGE:	14.9 m	11.8 m	12.6 m
FRONT YARD DEPTH:	14.9 m	3.6 m	3.6 m
FRONT LOT LINE:	6.2 m	1.8 m	1.8 m
INTERIOR SIDE YARD:	1.8 m	1.8 m	1.8 m
INTERIOR SIDE YARD BARRIER HEIGHT:	6.4 m	1.8 m	1.8 m

* ITEMS THAT DO NOT COMPLY
 PARKING PROVISIONS: OFF STREET
 TYPICAL PARKING SPACE = 2.7m WIDE x 6.0m DEEP

RECEIVED
 APR 21 3
 BELLEVILLE COMMITTEE
 OF ADJUSTMENT

<p>EAYTER ENGINEERING 350 Riverside Street Suite D Belleville, ON N8B 3N8 Tel: 519 526 7155 Fax: 519 566 7159</p>	<p>D K ELECTRIC LTD PROPOSED SEVERANCE AT 347 SIDNEY STREET BELLEVILLE, ONTARIO DATE: APRIL 2019 DRAWN BY: D BOKSER</p>
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CONSENT & MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: June 11, 2019

File No.: A 10/19 and B 12/19

Location: 347 Sidney Street

Applicant: David Kapuscinski

- Proposal:**
1. To sever the subject lands to create a new building lot with a frontage of 11.8 m instead of the required 12.0 m on the east side of Sidney Street, and a lot area of 234.7 m² instead of the required 371.5 m²;
 2. To recognize that the severed parcel of land would have a lot area of 295.19 m² instead of the required 371.5 m².

Severed Parcel:

frontage:	11.8 m on the east side of Sidney Street
area:	234.7 m ²
current use:	vacant side yard
proposed use:	single detached dwelling

Retained Parcel:

frontage:	14.9 m on the east side of Sidney Street
area:	295.19 m ²
current use:	two-storey wood frame dwelling, detached garage
proposed use:	no change

Official Plan:

Current Designation: Residential Land Use

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

Zoning By-law 10245:

Current Zoning: R4 – Residential Second Density Zone

Permitted Use: detached one family dwelling

Proposed Use: detached one family dwelling on the severed lot and the retained lot

Minimum lot area: 371.5 m²

minimum lot frontage: 12.0 m

Comments:

1. the proposed severance would create a new residential building lot on full municipal services;
2. the application is consistent with the *Provincial Policy Statement 2014* that calls for the promotion of intensification of settlement areas on full municipal services;

3. the City's Official Plan also promotes infill residential development, and this meets the general intent of the Plan;
4. staff sees the proposed reduction in lot frontage for the severed parcel from 12.0 m to 11.845 m as minor, and it is not of concern;
5. the proposed severed and retained parcels are well below the lot area requirements of the Zoning By-law, and similarly the lots are much smaller than what can be seen in the surrounding area;
6. the applicant shows through the proposed severance sketch how all provisions of the by-law, aside from lot area, and the frontage of the severed parcel could be met in constructing a proposed two-storey dwelling on the severed parcel;
7. the Policy section comments that they would encourage higher density uses and further intensification on the site;
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 road); it is noted that the City recommends that the Sidney Street road allowance be widened to 15 metres from the centerline of the street, which would amount to approximately 3.5 metres from the front of both severed and retained parcels;
9. as noted in another application, parcels are still deemed to comply with the by-law after dedication of road widening, however when a building permit is applied for the proposed layout would no longer be able to meet the required 3.6 metre front yard setback from the newly created lot line;
10. an encroachment agreement would most likely be required for a portion of the existing deck on the retained parcel that would encroach onto the land dedicated as road allowance;
11. the applicant should consider whether they wish to amend their application for minor variance to include a reduced "front yard setback" for a proposed dwelling on the severed parcel – if so, they should first verify the amount of land necessary for road widening with the help of a surveyor;
12. the required off-street parking space is also to be located on the property, not on the boulevard - the applicant should verify whether this can be accomplished when developing the property in future;
13. a drainage plan for the severed parcel will be required to ensure stormwater does not negatively impact abutting properties;
14. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
15. the severed and retained parcels will each require their own separate water and sewer services;
16. the proposed retained parcel is 295.19 m², already developed with a small dwelling, and appears that it could still function appropriately once the severed parcel is removed;
17. the reduction in lot area for road widening is less of a concern for the retained parcel as it is already developed and no new construction is proposed
18. the proposed severed parcel is smaller at 234.7 m² (instead of the required 371.5 m²);
19. should the consent be approved, and road widening taken, it is estimated that the severed parcel would be reduced to approximately 193 m² in size, creating a two-storey building footprint of only 39 m² (420 sq. ft.);

Conclusion:

Based on the foregoing, staff is concerned that the proposed parcels are uncharacteristically small for the area, and that the proposed severed parcel may not be able to be developed without seeking further relief from the provisions of the zoning by-law. It may be appropriate to defer the application so that the applicant and staff can re-visit the proposed form of development as a result of comments received through the application process. Should the Committee wish to approve the applications for minor variance and consent, it is recommended that the consent 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. 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 parcel and the necessary payment lodged with the Treasurer of the City of Belleville;
3. The Owner shall provide a drainage plan for the severed parcel to the satisfaction of the City;
4. 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 the Sidney Street road allowance to a width of 15 m from the centreline of the street;
5. The Owner shall submit the necessary deeds in triplicate and Conditions 1 to 4 inclusive be fulfilled prior to the issuance of the Consent Certificate;
6. Conditions 1 to 5 inclusive to be fulfilled within one (1) year of the Committee's Decision;
7. The severed and retained parcels each shall be individually connected to the City's water system;
8. The severed and retained parcels each shall be individually connected to the City's sanitary sewer system;
9. The Development Charges Policy established by the Council of Corporation of the City of Belleville shall apply to all newly created building lots.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: June 5, 2019

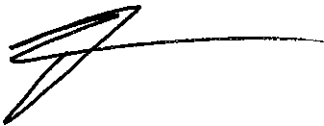
Application No. B12/19

Regarding: Committee of Adjustment Application for Consent B12/19
347 Sidney Street, Belleville
OWNER: David Kapuscinski

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 Sidney Street 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 lot will be required to have its own municipal sanitary and water service.
5. A drainage plan will be required as a condition of the severance to ensure stormwater runoff doesn't adversely affect neighbouring properties.



Jason Pettit

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: June 5, 2019

Application No. A10/19

Regarding: Committee of Adjustment Variance Application A10/19
347 Sidney Street, Belleville
OWNER: David Kapuscinski

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

We have no objection to this application.



Jason Pettit

DECISION

of the

BELLEVILLE COMMITTEE OF ADJUSTMENT

Belleville, Ontario
Date: June 21, 2018
File: B 20/18

RE: Land Severance
Bell Boulevard
Owner: John Belanger, Jenland Properties Ltd.

The Belleville Committee of Adjustment has reached the following decision:

THAT the Committee gives its consent to the separation and conveyance of part of the property municipally known as Bell Boulevard;

to sever the subject lands to create a new commercial building lot with a frontage of approximately 242m on the north side of Bell Boulevard, west of the Casino and Towne Place Suites, with a lot area of 10.1ha;

Retained Parcel: frontage: ≈790m on the south side of Bell Boulevard
area: 24.3ha

Severed Parcel: frontage: ≈242m on the north side of Bell Boulevard
area: 10.1ha

the said parcel of land being within the CH-28/MS-H – Highway Commercial Exception No. 28 and Special Industrial, Holding Zone of By-law 2076-80, as amended;

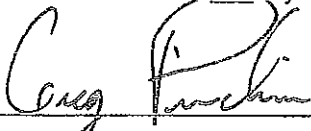
The conveyance of the above-described parcel of land being subject to and provided that:

- (a) A survey registered on title for the severed parcel be submitted (two full-size paper copies and a digital copy) to the Secretary-Treasurer of the City of Belleville Committee of Adjustment;
- (b) The financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
- (c) 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 parcel and the necessary payment lodged with the Treasurer of the City of Belleville;
- (d) The necessary deeds to be submitted in triplicate and Conditions (a) to (c) inclusive be fulfilled prior to the issuance of the Consent Certificate;
- (e) Conditions (a) to (d) inclusive be fulfilled prior to the 21st day of June, 2019;
- (f) Development charges will be payable for any future development of the severed parcel;
- (g) Before development of the severed parcel can take place the existing H – Holding Zone designation on the severed parcel has to be removed.

The Decision has been made for the following reasons:

1. City Staff and Agencies circulated this application offered no objection to the consent.
2. The Committee of Adjustment was satisfied that a Plan of Subdivision, under Section 51 of the *Planning Act*, as amended, of the land described in the application is not necessary for the proper and orderly development of the Municipality.
3. In considering the application, the Committee had regard to all items listed in Subsection 51(24) of the *Planning Act*, as amended, and felt that granting Consent to the application subject to the above conditions should not prejudice the public interest.

Decision of the Belleville Committee of Adjustment with respect to Application Number B 20/18 passed at a meeting of the said Committee held on the 21st day of June, 2018.



 SECRETARY-TREASURER

Members of the Committee present who concur in the above decision:

(Sgd.) K. Manderville

(Sgd.) J. Alexander

(Sgd.) G. Beer

(Sgd.) G. Locklin

(Sgd.) M. Plewes

(Sgd.) C. Ripley

TownePlace Suites
by Marriott

Bonneville
Homes

HIGHWAY 401

SHORELINES
CASINO

SEVERED

25 ACRES

(10.1 ha)

RETAINED
60 ACRES
(24.3 ha)

OFFICE
±6.2 acres

20500 m²
5.1 acres
2.05 ha

±19 acres *

±15.5 acres *

±12.8 acres *

40554.74 m²
10.02 acres
4.055 ha

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RECEIVED

MAY 23 2018

BELLEVILLE COMMITTEE
OF ADJUSTMENT

PROJ # 1253-5
DRAWN: AM
CHECKED: HAR
DATE: 2017/05/12

BELL BOULEVARD
CITY OF BELLEVILLE
CONCEPT PLAN SHOWING POSSIBLE
LOT CONFIGURATION

Ainley
CONSULTING
ENGINEERS
PLANNERS

* DOES NOT INCLUDE AREA OF
CONCEPTUAL ROAD ALLOWANCE

