

**AGENDA**  
**BELLEVILLE COMMITTEE OF ADJUSTMENT**  
**AUGUST 24, 2017**  
**3:30 P.M.**  
**COUNCIL CHAMBER**  
**CITY HALL**

.....

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

**2. WELCOME FROM CHAIRMAN & OPENING REMARKS**

**3. APPLICATIONS AND DECISIONS**

- a) Application A 14/17                      59 Russel Street  
Owner: Matt Carty, Hastings Local Housing Corp.  
Agent: Graeme Tubbs, Geertsma Homes Ltd.

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

Correspondence from Special Projects Planner, Development Technologist, Graeme Tubbs, Geertsma Homes Ltd. and Erin Rivers, Hastings County is enclosed. No other responses were received.

- b) Application A 15/17                      2-46 Elgin Street  
Owner: Matt Carty, Hastings Local Housing Corp.  
Agent: Graeme Tubbs, Geertsma Homes Ltd.

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

Correspondence from Special Projects Planner, Development Technologist, neighbours Dawn Sullivan, Deb Purchase, the Elgin Street Homeowners, Graeme Tubbs, Geertsma Homes Ltd. and Erin Rivers, Hastings County is enclosed. No other responses were received.

- c) Application A 17/17                      1048 Clearview Road  
Owner: Vicky Cusack

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

Correspondence from Special Projects Planner, Development Technologist and Chief Building Official is enclosed. No other responses were received.

- d) Application B 39/17                      15 Aldersgate Drive  
Owner: Amy Elliot, Aldersgate Garden Homes Inc.  
Agent: Shawn Legere, RFA Planning

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

Correspondence from Special Projects Planner and Development Technologist is enclosed. No other responses were received.

- e) Application B 38/17                      1004 Harmony Road  
Owner: Lloyd Prins  
Agent: Keith Watson, Watson Land Surveyors

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

Correspondence from Special Projects Planner and Development Technologist is enclosed. No other responses were received.

- f) Application B 37/17                      56 Maitland Drive  
Owner: Mark Geertsma, Royal LePage

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

Correspondence from Special Projects Planner, Development Technologist and Chief Building Official is enclosed. No other responses were received.

- g) Application B 36/17                      1683 Blessington Road  
Owner: Chris Sherman  
Agent: Jackie Jarrell

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

Correspondence from Special Projects Planner and Development Technologist is enclosed. No other responses were received.

## h) Application B 35/17

3858 Old Hwy #2

Owner: Kaye &amp; Eugene Manderville

Agent: Keith Watson, Watson Land Surveyors

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

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

**4. GENERAL BUSINESS**

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on July 20, 2017.

**5. CORRESPONDENCE****6. OLD BUSINESS**

## a) Application B 32/17

39 Garnet Crescent

Owner: Robert Whitfield Lough

Agent: Keith Watson, Watson Land Surveyors

Revise Condition in Decision, correspondence will be provided at the meeting.

## b) Application B 22/16

Part of Lots 32-36, Concession 2 Sidney, Now Belleville

Owner: Robert Jakes, Jenland Properties Ltd.

Agent: Keith Watson, Watson Land Surveyors

Revise Plan, correspondence will be provided at the meeting.

**7. NEXT MEETING:** Thursday September 21, 2017 at 3:30pm**8. ADJOURNMENT**

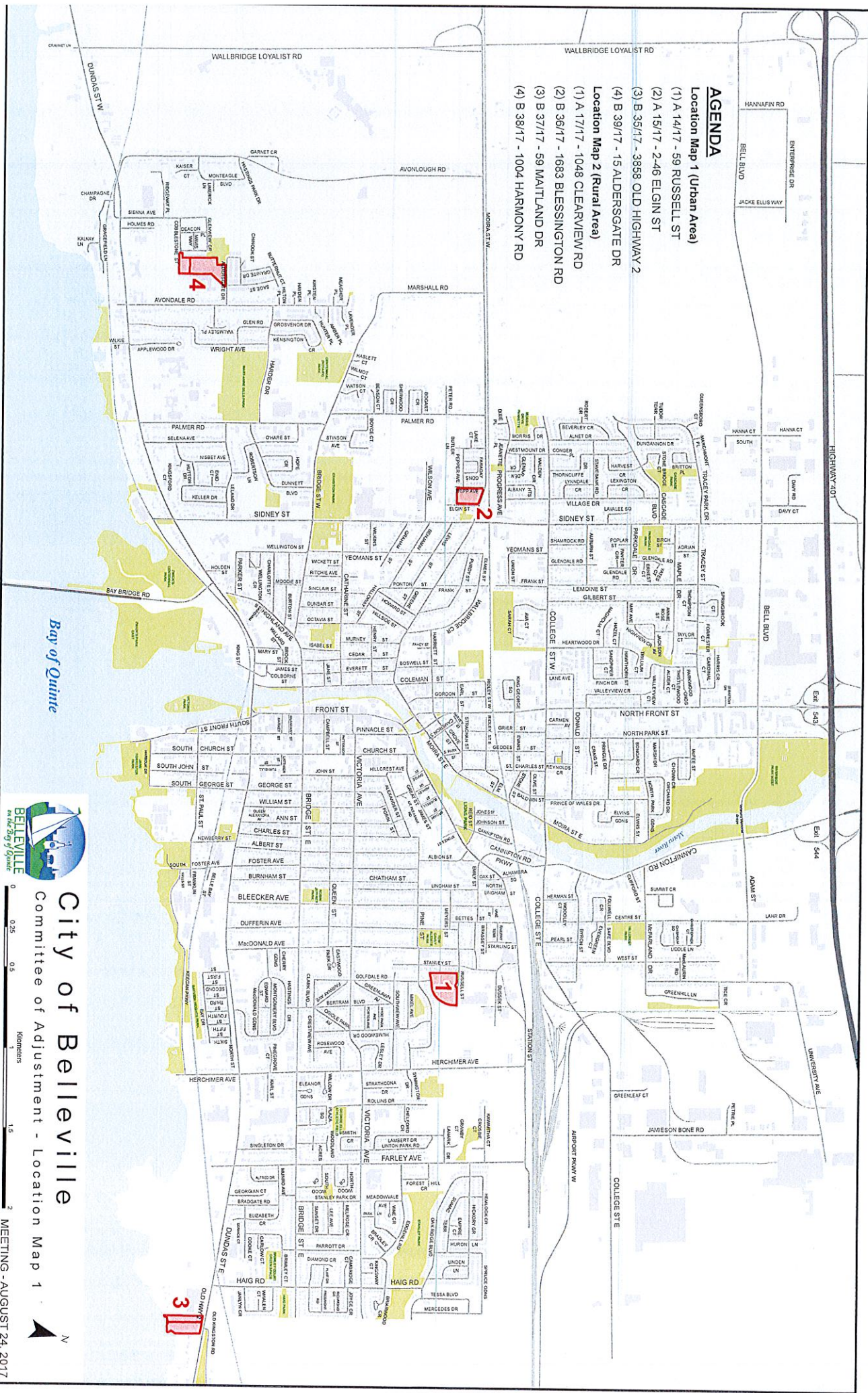
**AGENDA**

**Location Map 1 (Urban Area)**

- (1) A 14/17 - 59 RUSSELL ST
- (2) A 15/17 - 2-46 ELGIN ST
- (3) B 35/17 - 3858 OLD HIGHWAY 2
- (4) B 39/17 - 15 ALDESSGATE DR

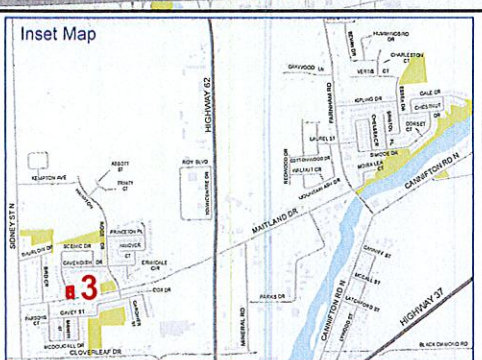
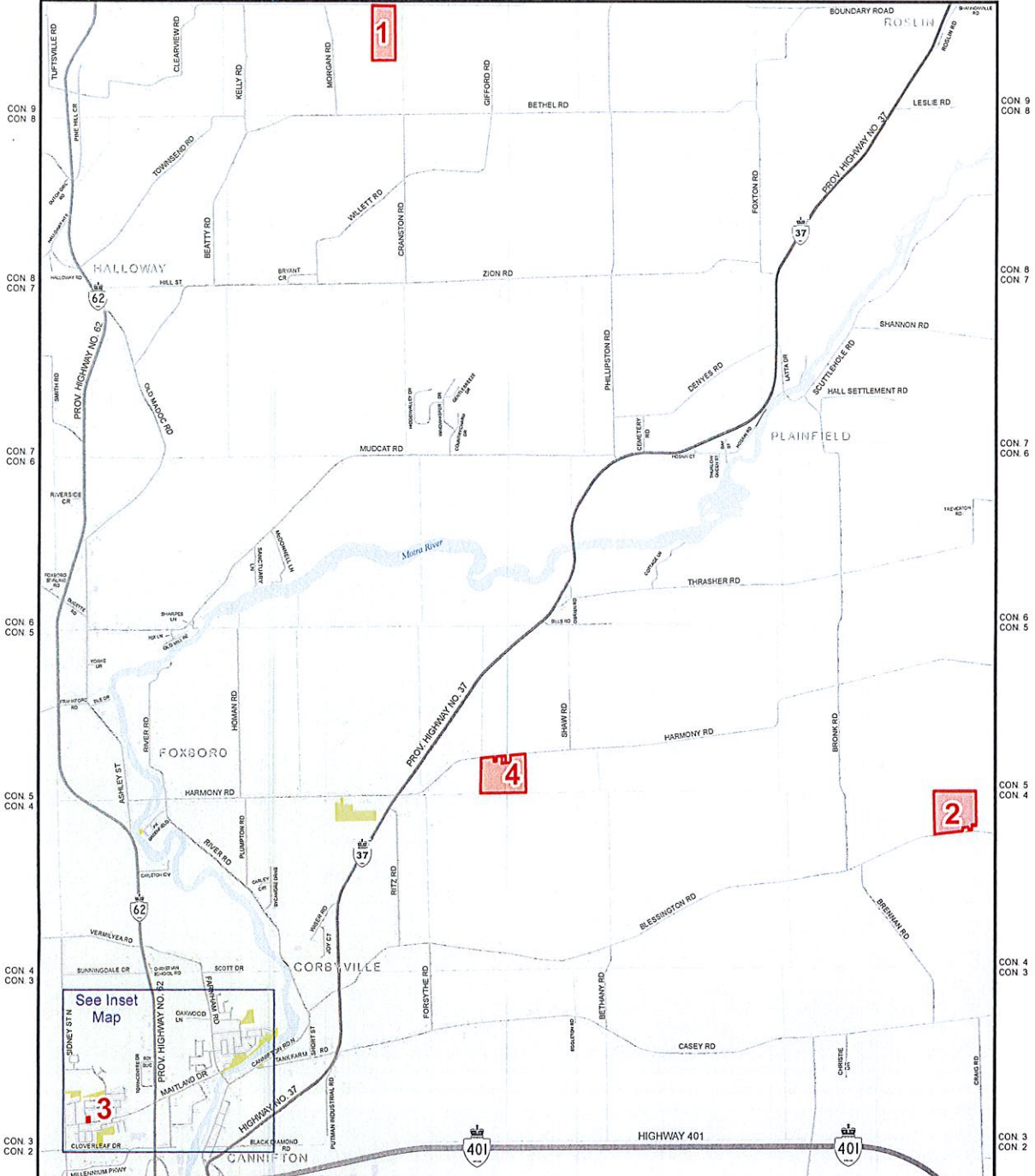
**Location Map 2 (Rural Area)**

- (1) A 17/17 - 1048 CLEARVIEW RD
- (2) B 36/17 - 1683 BLESSINGTON RD
- (3) B 37/17 - 59 MAITLAND DR
- (4) B 39/17 - 1004 HARMONY RD



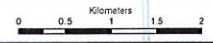
**City of Belleville**  
Committee of Adjustment - Location Map 1  
MEETING - AUGUST 24, 2017





**City of Belleville**  
 Committee of Adjustment -  
 Location Map 2

- (1) A 17/17 - 1048 CLEARVIEW RD
- (2) B 36/17 - 1683 BLESSINGTON RD
- (3) B 37/17 - 59 MAITLAND DR
- (4) B 38/17 - 1004 HARMONY RD



MEETING - AUGUST 24, 2017

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 July 20, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 45 of the Planning Act, submitted by Geertsma Homes Ltd. on behalf of Matt Carty, Hastings Local Housing Corp.

The subject property is municipally known as 59 Russel Street and is zoned R5-16 – Residential Fifth Density Exception No. 16 Zone which permits group housing. The Owner wishes to add a new 2-storey building containing 4 dwelling units in the southeast corner of the property.

This new building would be set back 4.01 metres from the adjacent driveway instead of the required 7.5 metres, be set back 9.4 metres from the building to the north instead of the required 15 metres and consist of a 4-unit dwelling. Therefore the Owner is requesting approval of a minor variance application to recognize these 3 noted deficiencies.

A location map showing the proposed variances 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, 2<sup>nd</sup> Floor, Belleville City Hall, 169 Front Street, Belleville.

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

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

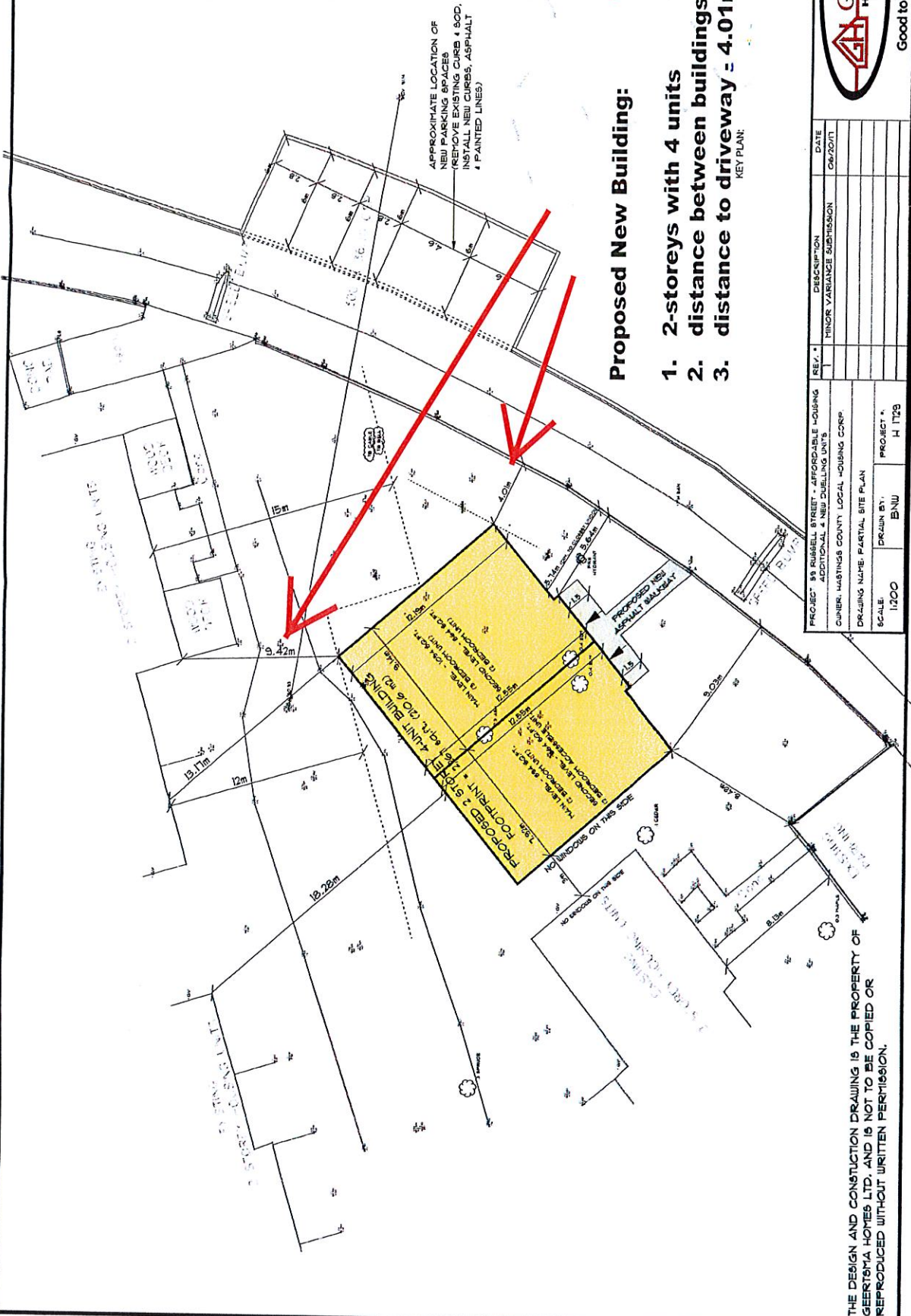
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Ontario Municipal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

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

Dated this 28<sup>th</sup> day of June, 2017.



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



APPROXIMATE LOCATION OF  
NEW PARKING SPACES  
(REMOVE EXISTING CURB & SOD,  
& INSTALL NEW CURBS, ASPHALT  
& PAINTED LINES)

**Proposed New Building:**

1. 2-storeys with 4 units
2. distance between buildings = 9.4m
3. distance to driveway = 4.01m

KEY PLAN:

REV.	DESCRIPTION	DATE
1	MINOR VARIANCE SUBMISSION	06/20/11

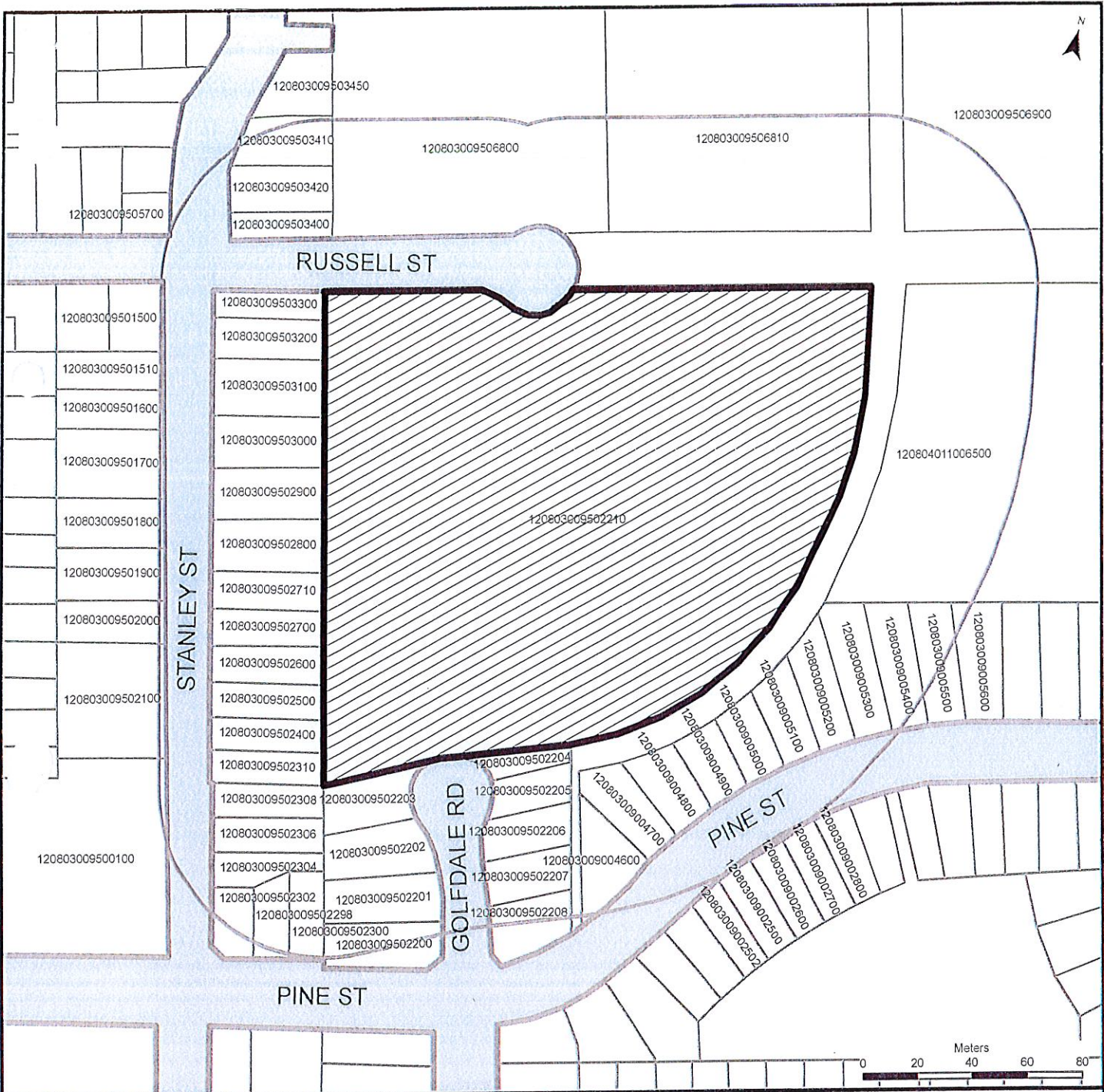
  

PROJECT: 59 RUSSELL STREET - AFFORDABLE HOUSING ADDITIONAL & NEW DUELING UNITS	PROJECT #: H 173
CUMBER, HASTINGS COUNTY LOCAL HOUSING CORP.	DRAWN BY: BNU
DRAWING NAME: PARTIAL SITE PLAN	SCALE: 1:200



Good to be home.

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**APPLICATION NO:**

**A 14/17**

**LOCATION:** 59 RUSSELL ST  
120803009502210

 Subject Property       Notification Area



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



**MINOR VARIANCE APPLICATION REVIEW**  
**City of Belleville**

**Date:**            **August 17, 2017**

**File No.:**        **A 14/17 & A 15/17**

**Location:**      **59 Russell Street and 2-46 Elgin Street**

**Applicant:**     **Graeme Tubbs, Geertsma Homes Ltd. on behalf of County of Hastings**

**Proposals:**    To construct an additional 4 dwelling units within each of the above-noted social housing complexes. The applications were deferred at the request of the applicant. Staff comments from July are before the Committee, as well as follow-up material that was submitted by the County of Hastings, as well as the applicant, Geertsma Homes.

**Comments:**    City Staff agree that the proposals meet the general intent and purpose of the Official Plan and Zoning By-Law, and that the relief being sought is minor.

Staff's only concerns were regarding the desirability of introducing additional units and reducing green space within the existing developments, essentially occupying spaces used by a playground and a basketball court.

The follow-up material from the applicants discusses issues of greenspace, density, lot coverage, and landscaped area, as well as relocation of outdoor amenities such as the playground and basketball court.

This information is before the Committee for consideration.



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Greg Pinchin  
Special Projects Planner

**MINOR VARIANCE APPLICATION REVIEW  
City of Belleville**

**Date:** July 11, 2017

**File No.:** A 14/17

**Location:** 59 Russell Street

**Applicant:** Graeme Tubbs, Geertsma Homes Ltd. on behalf of County of Hastings

**Proposal:** To construct an additional 4 dwelling units within the existing 88 unit social housing complex. This requires a variance to the definition of a horizontal multiple attached dwelling, and relief from the minimum distance between buildings from 15.0 m to 9.4 m and the minimum distance to a driveway from 7.5 m to 4.01 m.

**Official Plan:**

Current Designation: Residential Land Use

Permitted Uses: a range of residential land uses including group housing and townhouses

**Zoning By-law 10245:**

Current Zoning: R5-16 Zone

Permitted Uses: group housing; horizontal multiple attached dwelling

Proposed Use: to construct four additional dwelling units within the existing 88-unit complex

Definition of Horizontal Multiple Attached Dwelling:

"shall mean a building containing attached non-communicating one-family dwelling units divided vertically and/or horizontally, but shall not include any other dwelling defined in this By-Law"

Minimum distance between exterior walls  
both having windows: 15 m

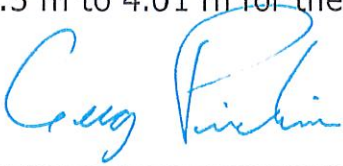
Minimum distance between a driveway or  
parking area to the wall of a building where  
there are windows: 7.5 m

## Comments:

1. the applicant proposes to construct a building containing two dwelling units on the main floor and two upstairs, effectively a double duplex dwelling;
2. this built form would also fit the above definition of a horizontal multiple attached dwelling were it not for the fact that a double duplex is defined separately;
3. thus the applicant seeks relief from the last part of the definition to allow it to include another type of dwelling that is defined in the by-law;
4. the proposal also requires a reduction in the minimum distance between walls of buildings with windows from 15 m to 9.4 m, and a reduction in the minimum separation between the wall of a building with windows and a driveway or parking area from 7.5 m to 4.01 m;
5. the location where the new building is proposed is currently occupied by a playground with a gravel surface and a children's play structure with a couple of slides;
6. the applicant notes that Hastings County intends to remove the playground equipment for their own internal reasons, and suggests that the park around the corner on Pine Street serves as an appropriate playground for the residents;
7. noting that the complex was designed and constructed in the early 1990s, and that it was designed to function as a unit, staff is concerned that the construction of additional units within the existing green space does not adequately consider the impacts on existing residents, or the needs of potential future residents;
8. staff observed that residents of the complex already make active use of the existing outdoor amenity space, and do not feel that intensification by the addition of units and residents in this location would be desirable;
9. thus the net impact of this application is to increase the number of dwelling units and residents while decreasing the overall amount of outdoor amenity space;
10. thus, while the relief sought may be minor in nature, it is felt that the variance requested would **not** allow for the appropriate development of the property.

## Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department **cannot** support the application by the County of Hastings to vary the definition of a horizontal multiple attached dwelling, and to grant relief from the minimum distance between buildings from 15.0 m to 9.4 m and the minimum distance to a driveway from 7.5 m to 4.01 m for the property municipally known as 59 Russell Street.



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Greg Pinchin  
Special Projects Planner

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**MEMORANDUM**

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: July 5, 2017

Application No. A14/17

Regarding: Committee of Adjustment Variance Application A14/17  
59 Russell Street, Belleville  
OWNER: Matt Carty  
AGENT: Graeme Tubbs

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

We have no objection to this application.



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Jason Pettit





Good to be home.

The City of Belleville  
Attn: Greg Pinchin  
Special Projects Planner  
Committee of Adjustments  
169 Front Street  
Belleville, ON

August 16, 2017

**Re: Minor Variance File No. A 14/17 - 59 Russell Street Belleville, ON**

The following is an itemized response to the comments issued within your Minor Variance Application Review report of July 11<sup>th</sup>, 2017

Comments 1-5 describe the nature of our application and the relief being requested.

Response to Comment 6:

There are two park/greenspace areas in the vicinity of the subject lands, which would provide adequate amenity area for residents, in addition to the remaining amenity space on site. Having said that, Hastings County (HC) is open to considering re-locating the existing playground to another more suitable location on the site. It should be noted that the playground equipment is the property of HC and the inspection and maintenance of the equipment is becoming tedious and a strain to their resources. Vandalism of the play structure and its surroundings (with intent to injure users) is an ongoing concern and presents great risk/liability to HC as well as their tenants.

Response to Comment 7-9:

For medium density residential development the City of Belleville Official Plan provides for densities up to 60 units/ha (net). With the additional proposed 4 units the density of the subject lands would be approximately 34 units/ha (net). The City of Belleville Zoning By-law permits a maximum lot coverage of 30% and a minimum landscaped area of 40% in the R5-6 Zone.

Including the proposed new development, the lot coverage on the subject lands will be approximately 17% and the landscaped area will be approximately 62.4%, both well within the requirements of the ZBL.

In addition, this application is seeking permission to permit the double-duplex style of building in order to reduce the building footprint and maximize the amenity/landscaped area; in lieu of constructing the permitted multi-unit townhomes which have larger footprints. For 4 units, the double-duplex style of construction reduces the building footprint by approx. 400SqFt.

Based on the above, the proposed development maintains the intent of the City's Official Plan and Zoning By-law with respect to density and provision of amenity space.

The proposed development also represents infilling and intensification which is appropriate and desirable, given the lack of suitable and affordable land for affordable housing developments. It also results in efficient and cost effective use of the lands and public services which is encouraged/required by Provincial Policy Statement as well as the City's Official Plan. Further, the requested variances are minor in nature which is supported in the City Planning Staff report dated July 11, 2017.


Ultimately, the construction of these units which is supported by the City of Belleville as part of the Community and Human Services Committee increases the number of Family affordable housing units within the City of Belleville while also incorporating a fully accessible unit in to the design; both of which are in high demand/need in the city.

Based on the above, the proposed variances meet the four (4) tests established by Section 45(1) of the Planning Act, against which the Committee of Adjustment must consider in granting approval of proposed variances, which includes:

1. Maintains the intent of the Official Plan;
2. Maintains the intent of the Zoning by-law;
3. Represents appropriate development; and,
4. Is minor in nature

The above responses should address the concerns with regard to this project.

Yours truly,  
GEERTSMA HOMES LTD.



Graeme Tubbs  
Project Manager



**Erin Rivers, Director**  
Community and Human Services  
228 Church St., Postal Bag 6300  
K8N 5E2

613-966-1311 Ext. 2333  
Fax: 613-968-3187  
Toll Free: 1-800-267-0575

The City of Belleville  
Attention: Committee of Adjustment  
169 Front Street  
Belleville, ON

August 15, 2017

Re: Proposal for New Affordable Housing Units in the City of Belleville

This letter serves to address the concerns that have been expressed on behalf of residents in the City of Belleville regarding the construction of eight (8) new family units to be built on the exiting social housing properties located on Elgin/Tripp/West Moira & Russell Streets.

Hastings County enjoys a long standing tradition of supporting people and our communities in partnership with the City of Belleville. We are recognized province wide as an industry leader as a current, accessible and reliable resource in providing safe and suitable affordable housing. As of June 30<sup>th</sup>, 2017 there were 1581 households on the social housing waitlist in Hastings; of this total 1149 households are waiting for available housing units in the City of Belleville. Consequently, Hastings remains committed in our efforts to address the lack of available and affordable housing for residents in the County of Hastings including the fourteen (14) member municipalities and the two (2) separated cities of Belleville and Quinte West.

In November 2014, Hastings County Council approved a nine (9) year plan to build more social housing to provide people secure tenure and affordable places to live within our communities. This foresight addressed a noteworthy lack of suitable land and available market properties. This issue remains an impediment in our current efforts to address our affordable housing crisis. As such, Phase 1 of the plan sanctioned the construction of fourteen (14) new multi-residential units between 2015 & 2017 on existing County of Hastings owned properties.

This approach, as identified in Phase 1 takes into account the recommendations and direction of the Canada and Housing Corporation as well as the Provincial Ministry of Housing and the Ministry of Municipal Affairs who encourage and promote increasing density and intensification of existing properties through lot size and design as a strategy for creating new affordable housing.

The two properties being considered for enhancement are virtually self-contained neighbourhoods and are functionally appropriate for the construction of additional units. Our proposal has been carefully designed to maximize available green space while minimizing the carbon footprint. Both developments are close to amenities like public transportation, schools and public park space which is desirable for families with children and promotes community and social inclusion. In addition, County staff have committed to relocating existing recreational equipment as required as well as providing alternate recreational equipment and/or opportunities for outdoor recreation based on the needs of tenants and their families.

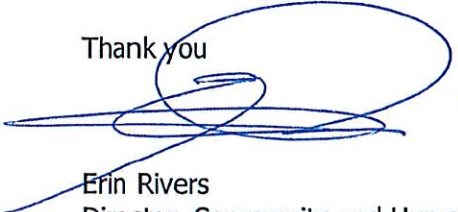


The Community and Human Services Department is very proud of our current Housing portfolio; staff consistently strive to increase our community involvement, engagement and ongoing partnerships which is key to our success in building stronger, healthier and more vibrant affordable and supportive housing models within our communities.

Social housing is more than bricks and mortar: it's a whole system and community and the County strives to be a hands on landlord that actively addresses all the challenges associated with making sure our tenants are safe and comfortable in their homes and are good neighbours.

As the need for affordable housing in our communities continues to rise we know our work is not done and I welcome and look forward to all opportunities to discuss any existing and future development and associated concerns.

Thank you

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Erin Rivers  
Director, Community and Human Services  
Hastings County

**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 July 20, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 45 of the Planning Act, submitted by by Graeme Tubbs, Geertsma Homes Ltd. on behalf of Matt Carty, Hastings Local Housing Corp..

The subject properties are municipally known as 2-46 Elgin Street and is zoned R5 – Residential Fifth Density. The property is occupied by a County-run housing complex comprised of horizontal multiple-attached dwellings. The Owner seeks relief from the definition of “horizontal multiple-attached dwelling”, and relief from the minimum distance between dwellings on a lot from 15m to 13m in order to construct an additional building containing 4 dwelling units.

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, 2<sup>nd</sup> Floor, Belleville City Hall, 169 Front Street, Belleville.

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

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

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

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

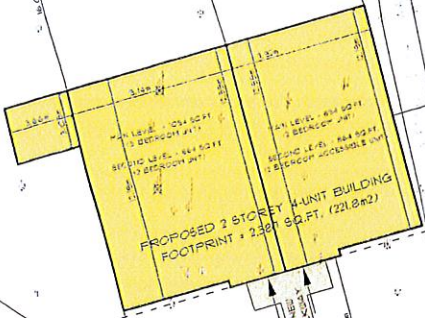
Dated this 28<sup>th</sup> day of June, 2017.



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



EXISTING  
2 STOREY HOUSING UNITS



EXISTING HOUSING UNITS  
2 STOREY HOUSING UNITS

EXISTING  
2 STOREY HOUSING UNITS

EXISTING  
PARKING LOT

EXISTING  
2 STOREY HOUSING UNITS

TRIPP AVE

KEY PLAN:



RECEIVED

JUN 20 2017

BELLEVILLE COMMITTEE  
OF ADJUSTMENT



PROJECT/ELGIN TRIPP + MCKENZ STREETS - AFFORDABLE HOUSING - ADDITIONAL 4 NEW DWELLING UNITS	REV. #	DESCRIPTION	DATE
1	MINOR VARIANCE SUBMISSION	06/20/17	
OWNER: HASTINGS COUNTY LOCAL HOUSING CORP.			
DRAWING NAME: PARTIAL SITE PLAN			
SCALE: 1:250		DRAWN BY: BNU	PROJECT #: HIT50

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**MINOR VARIANCE APPLICATION REVIEW**  
**City of Belleville**

**Date:**        **August 17, 2017**

**File No.:**    **A 14/17 & A 15/17**

**Location:**    **59 Russell Street and 2-46 Elgin Street**

**Applicant:**   **Graeme Tubbs, Geertsma Homes Ltd. on behalf of County of Hastings**

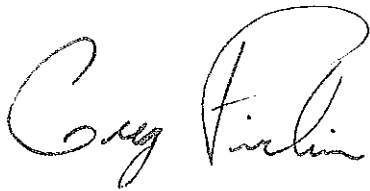
**Proposals:**   To construct an additional 4 dwelling units within each of the above-noted social housing complexes. The applications were deferred at the request of the applicant. Staff comments from July are before the Committee, as well as follow-up material that was submitted by the County of Hastings, as well as the applicant, Geertsma Homes.

**Comments:**   City Staff agree that the proposals meet the general intent and purpose of the Official Plan and Zoning By-Law, and that the relief being sought is minor.

Staff's only concerns were regarding the desirability of introducing additional units and reducing green space within the existing developments, essentially occupying spaces used by a playground and a basketball court.

The follow-up material from the applicants discusses issues of greenspace, density, lot coverage, and landscaped area, as well as relocation of outdoor amenities such as the playground and basketball court.

This information is before the Committee for consideration.



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Greg Pinchin  
Special Projects Planner

**MINOR VARIANCE APPLICATION REVIEW**  
**City of Belleville**

**Date:**        **July 13, 2017**

**File No.:**    **A 15/17**

**Location:**    **2-46 Elgin Street**

**Applicant:**    **Graeme Tubbs, Geertsma Homes Ltd. on behalf of County of Hastings**

**Proposal:**    To construct an additional 4 dwelling units within the existing 53 unit social housing complex. This requires a variance to the definition of a horizontal multiple attached dwelling, and relief from the minimum distance between buildings from 15.0 m to 13 m.

**Official Plan:**

Current Designation: Residential Land Use

Permitted Uses:        a range of residential land uses including group housing and townhouses

**Zoning By-law 10245:**

Current Zoning: R5 Zone

Permitted Uses: group housing; horizontal multiple attached dwelling

Proposed Use: to construct four additional dwelling units within the existing 53-unit complex

Definition of Horizontal Multiple Attached Dwelling:

"shall mean a building containing attached non-communicating one-family dwelling units divided vertically and/or horizontally, but shall not include any other dwelling defined in this By-Law"

Minimum distance between exterior walls both having windows: 15 m

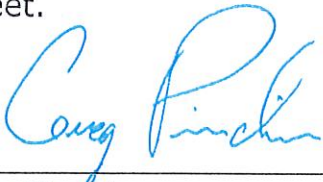
**Comments:**

1. the applicant proposes to construct a building containing two dwelling units on the main floor and two upstairs, effectively a double duplex dwelling;
2. this built form would also fit the above definition of a horizontal multiple attached dwelling were it not for the fact that a double duplex is defined separately;
3. thus the applicant seeks relief from the last part of the definition to allow it to include

- another type of dwelling that is defined in the by-law;
4. the proposal also requires a reduction in the minimum distance between walls of buildings with windows from 15 m to 13 m;
  5. the location where the new building is proposed is currently occupied by a basketball court;
  6. neighbouring property owners have expressed concern about the proposal to intensify the concentration of residents living in the complex;
  7. noting that the complex was designed to function as a whole, staff is concerned that the construction of additional units within the existing basketball court and green space does not adequately consider the impacts on existing residents, or the needs of potential future residents;
  8. staff observed that residents of the complex already make active use of this existing outdoor amenity space, and do not feel that intensification by the addition of units and residents in this location would be desirable;
  9. thus the net impact of this application is to increase the number of dwelling units and residents while decreasing the overall amount of outdoor amenity space;
  10. thus, while the relief sought maybe minor in nature, it is felt that the variance requested would **not** allow for the appropriate development of the property.

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department **cannot** support the application by the County of Hastings to vary the definition of a horizontal multiple attached dwelling, and to grant relief from the minimum distance between buildings from 15.0 m to 13.0 m for the property municipally known as 2-46 Elgin Street.



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Greg Pinchin  
Special Projects Planner

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**MEMORANDUM**

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: July 5, 2017

Application No. A15/17

Regarding: Committee of Adjustment Variance Application A15/17  
2-46 Elgin Street, Belleville  
OWNER: Matt Carty  
AGENT: Graeme Tubbs

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

We have no objection to this application.



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Jason Pettit

## Keays, Christina

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**From:** Pinchin, Greg  
**Sent:** Wednesday, July 05, 2017 8:29 AM  
**To:** Keays, Christina  
**Cc:** Hutchison, Spencer  
**Subject:** FW: Attention Committee of adjustment

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**From:** dawn sullivan  
**Sent:** Tuesday, July 04, 2017 11:19 PM  
**To:** Pinchin, Greg  
**Subject:** Attention Committee of adjustment

Further to the email from the four homeowners on Elgin Street, I personally would like to air some of my own grievances not detailed in our email. I have lived here for almost thirteen years and have had multiple things happen to our property which gets a little costly. When we first moved in we had bushes across the front of our property. The children would drive their bikes into the hedge which left bare spaces. For that reason, we dug out the hedge and had a wire fence put in. Well it didn't take long for the children to bend the bar across the top. They would do this at night while prowling around. Our fence in the very back of our yard is completely ruined. In fact on one end after destroying it by stepping on it to get up into one of the city trees at the back of our property. Recently they even stole the 8 to 10 foot pole which held up the fence. The neighbour on one side of me has had similar damage to his fence. One evening six children jumped the fence and decided they were going to jump on our trampoline that I had set up for my small grandchildren. They cracked the bar which left the trampoline very dangerous and we had to get rid of it for fear of my grandchildren being hurt. Last summer I had family from down east visiting me for a few days. While sitting in our backyard talking, a group of young boys climbed the city tree in the back of our property and called us names for absolutely no reason at all. This was 12 o'clock at night, long after 10 to 12 year olds should be out of the house. I was very embarrassed. We ignored them, hoping they would just leave but this went on for almost an hour. Finally they all took off running yelling filthy names for no reason. This is just a sample of what the children are like in this area. I could go on and on with things we have had to put up with but the neighbours have dealt with the same type of problems. Mr. Douglas, a 90 year old man has been harassed for years. Children sitting



on the roof of his deck, throwing things into his yard, stealing his lawn chairs and breaking into his garage several times. It does no good to call the police because they are so used to the children in this area that they make no effort to come or if they do come it will be hours later. We have never called the police because we know that nothing will be done anyway. Their parents cannot handle their children or some simply don't care. These children know they will not be punished so there is no reason for them to stop. It makes it a living hell and we all feel it is going to get even worse when more families are crammed into the small space that is being allowed, taking away the one play area that they can even call a park. And you think the children are bad, believe you me some of the things we see going on with the adults are simply ridiculous. There are a lot of good people around here but they are far outnumbered. In our email there was mention of "couch surfers" and you may not know what was meant by that but we watch tenants moving in and a few weeks or months later there will be others move into the same apartment, probably a way of supplementing their income especially for the alcoholics and drug dealers. Yes, we have drug dealers in our midst. We were told there were 6 just in our small area alone. One household in the units have Hastings Co. so brainwashed thinking that he needs a third bedroom when the actual fact is that he needs that room available when he moves relatives in, again supplementing his income.

You wonder why we are so disgusted with this area and the thought of it increasing and all the problems that will come with it, well you would be right. I could go on and on but I think I have said quite enough. I don't know if the others with write their own individual letters or not but I know for a fact that they have a long, long list of grievances some of which are a lot worse than mine. I definitely would appreciate that the committee should be made aware of what has been created and adding to this problem I feel is just not the answer. This whole housing project needs some serious attention and should not be allowed to continue as it without something being done to correct some of the problems. We all feel that everyone has just thrown up their arms and by not knowing how to correct the situation, do nothing. Something is just not right.

## Keays, Christina

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**From:** Pinchin, Greg  
**Sent:** Thursday, July 06, 2017 9:22 AM  
**To:** Keays, Christina  
**Cc:** Hutchison, Spencer  
**Subject:** FW: proposed units for Elgin St.

RECEIVED

JUL 06 2017

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

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**From:** deb purchase  
**Sent:** Thursday, July 06, 2017 8:31 AM  
**To:** [gpinchin@citybelleville.on.ca](mailto:gpinchin@citybelleville.on.ca)  
**Subject:** proposed units for Elgin St.

This street is only ¼ of a mile long. We have several apartment buildings , an already large mass of low rental Hastings county buildings and just 4 houses. You should buy us out as you have ruined this area for single family dwellings already. If you buy us out you could build for the foreseeable future all the low cost housing you should need and no homeowners would be affected.

This is a stress full area to live in. All the home owners on this street are senior citizens from their 60's, 70's and 90's in age range. I would like to relate some of the problems I have had to deal with as a single woman since moving here 14 years ago:

- laser lights shone in my windows the first night all night
- dead squirrels, crow fish, poop bags, balls, garbage and trespassers in my back yard which has a 6 foot fence around it with no trespassing signs posted
- my neighbours 9 year old granddaughter coming to me crying for help because as she went to walk to the corner store she was aimed at and shot with a bee bee gun by a child from the low rental units. The police said the could do nothing as the shooter was underage.
- my 11 year old nephew delivering newspapers on his first day was beaten up for just being on the low rental property. Again the police could do nothing . The officer asked me how long I had lived in the area, said it was a very dangerous area ,that I should not call them as some of the people in the units where in gangs and would get even with me.
- my house was then egged for over a year almost daily, and I could not go out at night without threats and name calling being shouted from one of the windows from the units across the street. I could not tell what unit as voices bounce of all the buildings.
- kids jumping my fence at all hours of the night ( no curfew around here) to use my trampoline all night until I had no choice but to get rid of it
- watching children chase children with long sharp kitchen knives, constant fights, stolen bikes and shopping carts left abandoned on street or in our yards
- when I complained long enough to Hastings County a few years back about the piles of garbage bags that stayed and where added to all week long attracting mice and rats they did put in bins but not before threatening me that they would put the bin directly across from my house for complaining.
- a year ago watching as one dead teenager left in an ambulance, one very high teenager was attended to and taken into an ambulance just outside my front door and another was taken out of one of the units across the road. Drug use is rampant in this area
- fireworks on any night of the week, at all hours of the night , all year long are shot off from the units across the road. My house and shed are wooden and my shed has a burn mark form one of them.
- the outside of the front units on Elgin St are a disgrace

And on and on and on it goes. It is unsafe for seniors to live in their homes alone in this area. We get little support from the police due in large part to the young offenders act. We get no response from Hastings County. I have worked all my life in Belleville just to afford the house I live in. I deserve to be able to enjoy it like I'm sure you do yours. Would you like to live here would you let your daughter or mother live here alone. **Please don't make an already bad situation worse "No more not even Four"**

Debra Purchase

RECEIVED

Mr. Greg Pinchin  
Special Projects Planner  
City of Belleville  
Committee of Adjustment  
169 Front Street  
Belleville, ON  
K8N 2Y8

JUL 04 2017  
File A15/17  
BELLEVILLE COMMITTEE  
OF ADJUSTMENT

Dear Mr. Pinchin

In response to your letter dated June 28, 2017, we the four home owners on Elgin Street object to another building being crammed onto the existing property and to the variance that would allow for a vertical building on the following grounds:

- 1) This area (Elgin Street) is densely populated, the crime rate is high, a very high noise level from people, vehicles, constant police and fire sirens. There is a total disregard for private property (trespassing) and the overall look is unkept. Packing housing in like sardines will not help.
- 2) Hastings County does not take care of the present situation with chalk and paint on brick walls, multiple borders (couch surfers) constant garbage flying down the street. There are no cameras to pick up the goings on and there is no accountability.
- 3) The children often play on the road as they have little space to play even though they have a playground, it is often littered with glass and needles making it unfit for children to play. Even the present tenants refer to the area as "The Ghetto". Taking away any green space is not acceptable. Think of them.
- 4) We object to removing green space from these already stressed families.
- 5) In the very vague and almost unreadable drawing that was sent out to three households only, no reference points to our properties, no property lines, and no indication of where these four units would have at least a back yard is indicated.
- 6) We do not want you to think that in future having allowed a vertical building, you tear down the existing buildings and go higher.
- 7) Belleville should give Hastings County vacant land (we have plenty) so that decent living accommodations can be built with the money already set aside.

8) If against our wishes you proceed anyway, we ask that you put in writing an assurance that you will not build any more units on this property.

9) If Belleville has in mind to repurpose the small parkett on Elgin Street to make up for "Green Space", we object. Balls, people and garbage already come into our yards from this park. Driving all the kids across the road takes away what little enjoyment we have of our properties. It also does not increase the area of green space.

In conclusion, this penny pinching exercise is thoughtless of the actual people who live in the area. More housing is necessary and we do not dispute this so please do what is right and build it in a proper manner in a proper place.

Lastly, property values will continue to decrease as this area becomes more and more Belleville's slum area. So, if you plan to proceed, also plan to lower taxes in the area as the home owners are not being treated fairly or equally to the rest of Belleville homeowners. We already have more than our share of problems on this street. It is our understanding that no social environmental study was conducted.

**"NO MORE ----- NOT EVEN FOUR"**

We await a decision.

c.c.

Brian and Vera Knight, 11 Elgin Street (no email)

Theodore and Dawn Sullivan, 15 Elgin Street (c

Deborah Purchase, 19 Elgin Street (

Donald Douglas, 25 Elgin Street c/o Jennifer Wickman (

**c.c. Mayor Taso A. Christopher (mayorchristopher@city.belleville.on.ca)**



**Good to be home.**

The City of Belleville  
Attn: Greg Pinchin  
Special Projects Planner  
Committee of Adjustments  
169 Front Street  
Belleville, ON

August 16, 2017

**Re: Minor Variance File No. A 15/17 – 2-46 Elgin Street Belleville, ON**

The following is an itemized response to the comments issued within your Minor Variance Application Review report of July 11<sup>th</sup>, 2017

Comments 1-5 describe the nature of our application and the relief being requested.

Response to Comment 7-9:

There is a parkette/greenspace area across the road from the subject lands which helps to provide additional nearby amenity area for residents, this is in addition to the remaining landscaped area on site which conforms to the current zoning by-law. Having said that, Hastings County (HC) is open to considering re-locating the existing basketball court to a suitable location on the site. Vandalism of the court structures is an ongoing concern and HC needs to consider the risk/liability associated with maintaining these structures.

For medium density residential development the City of Belleville Official Plan provides for densities up to 60 units/ha (net). With the additional proposed 4 units the density of the subject lands would be approximately 41 units/ha (net).

The City of Belleville Zoning By-law permits a maximum lot coverage of 30% and a minimum landscaped area of 40% in the R5-6 Zone.

Including the proposed new development, the lot coverage on the subject lands will be approximately 18% and the landscaped area will be approximately 68%, both well within the requirements of the ZBL.

In addition, this application is seeking permission to permit the double-duplex style of building in order to reduce the building footprint and maximize the amenity/landscaped area; in lieu of constructing the permitted multi-unit townhomes which have larger footprints. For 4 units, the double-duplex style of construction reduces the building footprint by approx. 400SqFt.

Based on the above, the proposed development maintains the intent of the City's Official Plan and Zoning By-law with respect to density and provision of amenity space.

The proposed development also represents infilling and intensification which is appropriate and desirable, given the lack of suitable and affordable land for affordable housing developments. It also results in efficient and cost effective use of the lands and public services which is encouraged/required by Provincial Policy Statement as well as the City's Official Plan. Further, the requested variances are minor in nature which is supported in the City Planning Staff report dated July 11, 2017.

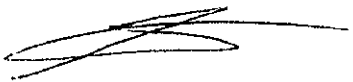
Ultimately, the construction of these units which is supported by the City of Belleville as part of the Community and Human Services Committee increases the number of Family affordable housing units within the City of Belleville while also incorporating a fully accessible unit in to the design; both of which are in high demand/need in the city.

Based on the above, the proposed variances meet the four (4) tests established by Section 45(1) of the Planning Act, against which the Committee of Adjustment must consider in granting approval of proposed variances, which includes:

1. Maintains the intent of the Official Plan;
2. Maintains the intent of the Zoning by-law;
3. Represents appropriate development; and,
4. Is minor in nature

The above responses should address the concerns with regard to this project.

Yours truly,  
GEERTSMA HOMES LTD.



Graeme Tubbs  
Project Manager



**Erin Rivers, Director**  
Community and Human Services  
228 Church St., Postal Bag 6300  
K8N 5E2

613-966-1311 Ext. 2333  
Fax: 613-968-3187  
Toll Free: 1-800-267-0575

The City of Belleville  
Attention: Committee of Adjustment  
169 Front Street  
Belleville, ON

August 15, 2017

Re: Proposal for New Affordable Housing Units in the City of Belleville

This letter serves to address the concerns that have been expressed on behalf of residents in the City of Belleville regarding the construction of eight (8) new family units to be built on the existing social housing properties located on Elgin/Tripp/West Moira & Russell Streets.

Hastings County enjoys a long standing tradition of supporting people and our communities in partnership with the City of Belleville. We are recognized province wide as an industry leader as a current, accessible and reliable resource in providing safe and suitable affordable housing. As of June 30<sup>th</sup>, 2017 there were 1581 households on the social housing waitlist in Hastings; of this total 1149 households are waiting for available housing units in the City of Belleville. Consequently, Hastings remains committed in our efforts to address the lack of available and affordable housing for residents in the County of Hastings including the fourteen (14) member municipalities and the two (2) separated cities of Belleville and Quinte West.

In November 2014, Hastings County Council approved a nine (9) year plan to build more social housing to provide people secure tenure and affordable places to live within our communities. This foresight addressed a noteworthy lack of suitable land and available market properties. This issue remains an impediment in our current efforts to address our affordable housing crisis. As such, Phase 1 of the plan sanctioned the construction of fourteen (14) new multi-residential units between 2015 & 2017 on existing County of Hastings owned properties.

This approach, as identified in Phase 1 takes into account the recommendations and direction of the Canada and Housing Corporation as well as the Provincial Ministry of Housing and the Ministry of Municipal Affairs who encourage and promote increasing density and intensification of existing properties through lot size and design as a strategy for creating new affordable housing.

The two properties being considered for enhancement are virtually self-contained neighbourhoods and are functionally appropriate for the construction of additional units. Our proposal has been carefully designed to maximize available green space while minimizing the carbon footprint. Both developments are close to amenities like public transportation, schools and public park space which is desirable for families with children and promotes community and social inclusion. In addition, County staff have committed to relocating existing recreational equipment as required as well as providing alternate recreational equipment and/or opportunities for outdoor recreation based on the needs of tenants and their families.

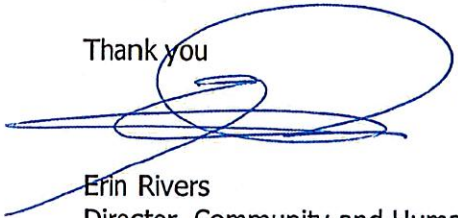


The Community and Human Services Department is very proud of our current Housing portfolio; staff consistently strive to increase our community involvement, engagement and ongoing partnerships which is key to our success in building stronger, healthier and more vibrant affordable and supportive housing models within our communities.

Social housing is more than bricks and mortar: it's a whole system and community and the County strives to be a hands on landlord that actively addresses all the challenges associated with making sure our tenants are safe and comfortable in their homes and are good neighbours.

As the need for affordable housing in our communities continues to rise we know our work is not done and I welcome and look forward to all opportunities to discuss any existing and future development and associated concerns.

Thank you

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Erin Rivers  
Director, Community and Human Services  
Hastings County

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

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday August 24, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 45 of the Planning Act, submitted by Vicky Cusack.

The subject property is municipally known as 1048 Clearview Road and is zoned PA – Prime Agriculture with a portion zoned H - Hazard. The applicant is seeking relief from the provisions of Zoning By-Law 3014 in order to construct a detached garage closer to the road than the dwelling on the lot. The garage is proposed to be located 24 m back from the front lot line, well in excess of the otherwise required 15.24 m

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

Additional information relating to this 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 Approvals Section, 2<sup>nd</sup> Floor, Belleville City Hall, 169 Front Street, Belleville.

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

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

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

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

Dated this 3<sup>rd</sup> day of August, 2017.



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

Centre Hastings

CLEARVIEW RD

Length: 37.85 m

Length: 24.12 m

Proposed garage

House

1048

1054

RECEIVED

JUL 28 2017

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

**MINOR VARIANCE APPLICATION REVIEW  
City of Belleville**

**Date:**            **August 14, 2017**

**File No.:**        **A 17/17**

**Location:**       **1048 Clearview Road** (Part of Lot 12, Concession 9)

**Applicant:**      **Vicky Cusack**

**Proposal:**        To construct a detached accessory structure (garage) on the subject property that would have a front yard setback greater than the required 15.24 metres from Clearview Road but be closer to the road than the main dwelling.

**Official Plan:**

Current Designation: Rural Land Use

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

**Zoning By-law 3014:**

Current Zoning: PA – Prime Agriculture Zone

Permitted Uses:        single detached dwelling with accessory structures/garage

Proposed Use:         same

Front yard setback (minimum) for accessory building:        rear of front yard

Accessory buildings or structures which are not attached to the main building on the lot, shall be erected in conformity with the minimum front yard and outside side yard regulations of the Zone in which such main building is located (15.24 metres), but shall **not** be located closer to the street line than the main building on the lot. (existing dwelling has a yard setback of approximately 38 metres)

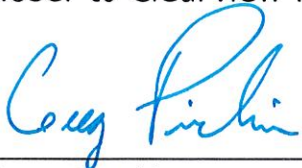
**Comments:**

1. The property is situated on the south side of Clearview Road;
2. the house on the property is located significantly farther back on the lot than is required under zoning;
3. this in turn has limited where structures can be located on this property and resulted in this minor variance application;
4. the request is to locate an accessory building closer to the road than the main dwelling;

5. the proposed accessory structure meets all of the setback requirements of the PA Zone, except for the requirement to not locate closer to the street line than the main building;
6. the frontage of the property is planted with thick mature trees that will make the new building difficult to see;
7. the proposed accessory structure is proposed to be set back approximately 24 metres from Clearview Road, a more than adequate front yard setback;
8. the proposed variance for the location of the structure is considered minor in nature and would allow for the appropriate development of the subject lands;

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Vicky Cusack to construct a detached accessory structure (garage) on the subject property that would be located closer to Clearview Road than the main dwelling.



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Greg Pinchin  
Special Projects Planner

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**MEMORANDUM**

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: August 2, 2017

Application No. A17/17

Regarding: Committee of Adjustment Variance Application A17/17  
1048 Clearview Road, Belleville  
OWNER: Vicky Cusack

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

We have no objection to this application.



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Jason Pettit

Spencer:

Comments for recently circulated applications:

**A17/17 – 1048 Clearview Road**

Please have the applicant provide a site plan showing the location of the existing septic system and bed with setbacks to the proposed garage.

Ted J Marecak CET CBCO  
Chief Building Official  
Manager Building Section  
Engineering and Development Services Department  
City of Belleville  
613-967-3200 x 3406



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

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday August 24, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Shawn Legere, RFA Planning Consultant on behalf of Amy Elliot, Aldersgate Garden Homes Inc..

The subject property is municipally known as 15 Aldersgate Drive and is zoned R4-5-H – Residential with Special Provision-Holding. The applicant wishes to sever off the southern vacant 0.84 ha of the existing lot, with 20 m of frontage on Glenview Crescent, and add it onto the property to the east owned by Aldersgate Homes Inc. The application is also for an access easement over portions of both severed and retained parcels, as well as the benefitting property to the east to connect to and extend the existing private lane.

A sketch of the proposed severance 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, 2<sup>nd</sup> 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 Ontario Municipal Board may dismiss the appeal.

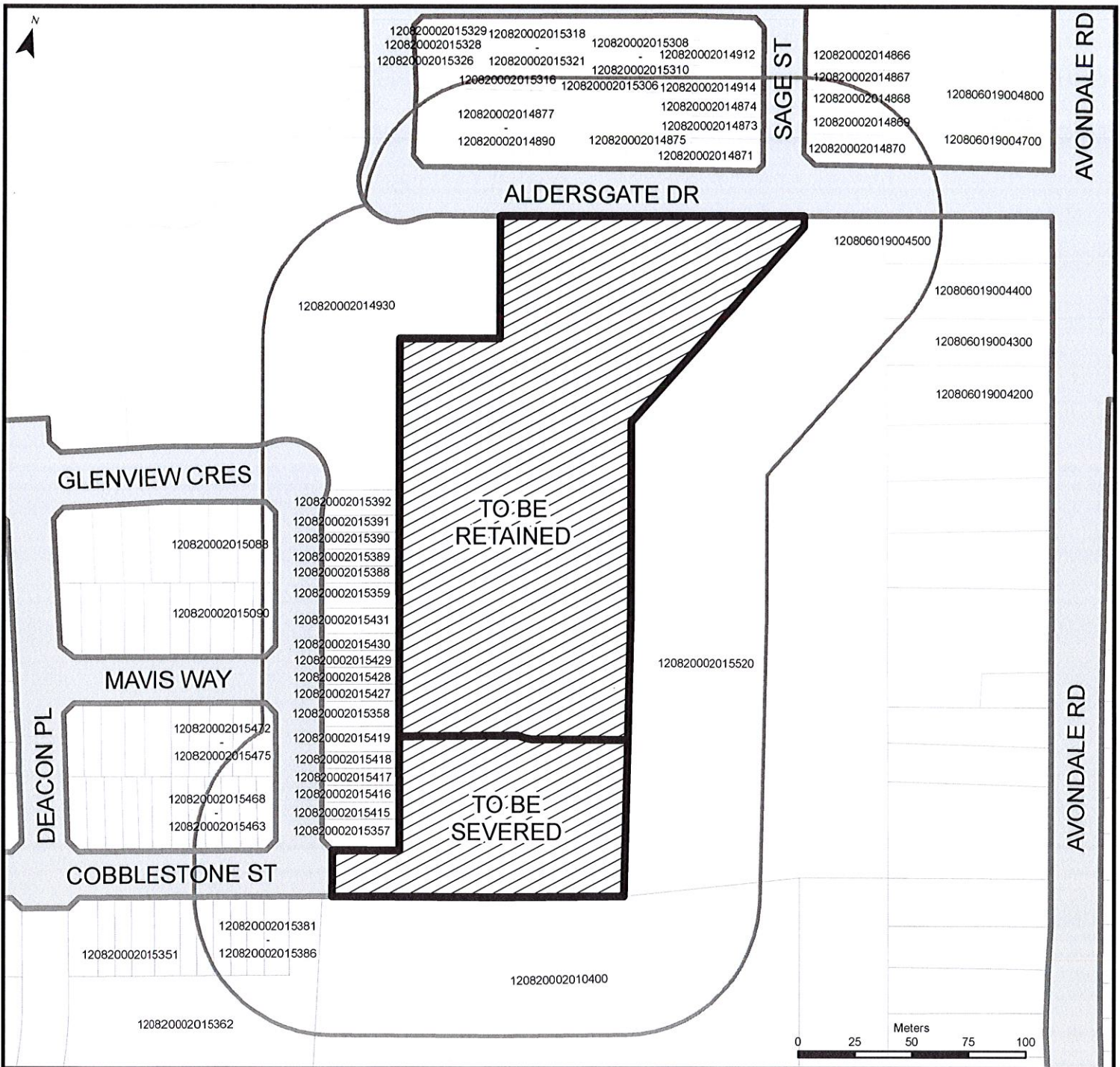
The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 3<sup>rd</sup> day of August, 2017.



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





**APPLICATION NO:**

**B 39/17**

**LOCATION:** 15 ALDERSGATE DR  
120820002015530



Subject Property



Notification Area



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



**CONSENT APPLICATION REVIEW**  
**City of Belleville**

- Date:** August 16, 2017
- File No.:** B 39/17
- Location:** 15 Aldersgate Drive
- Applicant:** Shawn Legere, RFA Planning Consultant on behalf of Amy Elliot, Aldersgate Garden Homes
- Proposal:** To sever the southern vacant portion of the property at 15 Aldersgate Drive to be added onto the property immediately to the east, and to create an easement across the property for a shared driveway and parking area that would connect to Glenview Crescent in the future.
- Severed:** frontage: 20 m on Glenview Crescent  
area: 0.84 ha
- Retained:** frontage: 142.9 m on Aldersgate Drive  
area: 2.45 ha
- Easement:** width: up to 20 m in places  
length: through the subject and benefitting properties, as shown on the enclosed sketch as Appendix 'A'  
proposed use: future driveway and parking area

**Official Plan (Loyalist Secondary Plan):**

Current Designation: Residential

Permitted Uses: a range of residential uses

**Zoning By-law 2076-80:**

Current Zoning: R4-5-H – Residential Zone

Permitted uses: 24 apartment units; 25 townhouse units

**Comments:**

1. the applicant notes that both the subject and benefitting properties are currently managed by Aldersgate Village, and offer seniors housing;
2. the subject property at 15 Aldersgate Drive is developed with townhouse units, but the southern portion is vacant;
3. the applicant wishes to sever the vacant southern 0.84 ha portion with 20 m of frontage on Glenview Crescent and have it deeded as a lot addition to the property

- to the east at 7 Aldersgate Drive;
4. the applicant further wishes to create an access easement over portions of both the severed and retained parcels, as well as the benefitting property to the east to connect to and extend the existing private lane;
  5. the applicant includes a concept plan of the site that shows potential future development for a townhouse unit and single storey apartment buildings – such development would be subject to re-zoning of the property and site plan control. The current application only deals with the lot addition and the creation of the proposed right-of-way;

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Shawn Legere, RFA Planning Consultant on behalf of Amy Elliot, Aldersgate Garden Homes to sever the southern vacant portion of 15 Aldersgate Drive with an area of 0.84 ha and a frontage of 20 m on Glenview Crescent, and to add it onto the property to the east, as well as to create an access easement through the severed and retained parcels and onto the benefitting property at 7 Aldersgate Drive subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. the severed parcel be deeded as a lot addition to the adjoining property at 7 Aldersgate Drive, and that Subsection 50(3) and (5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcels of land that are subject to this consent;
3. the necessary deeds to be submitted in triplicate and Conditions 1 to 2 inclusive be fulfilled prior to the issuance of the Consent Certificate;
4. Conditions 1 to 3 inclusive to be fulfilled within one (1) year of the Committee's Decision.



---

Greg Pinchin  
Special Projects Planner

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## MEMORANDUM

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: August 2, 2017

Application No. B39/17

Regarding: Committee of Adjustment Application for Consent B39/17  
15 Aldersgate Drive, Belleville  
OWNER: Amy Elliot  
AGENT: Shawn Legere

---

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. Development of each subsequent phase requires Site Plan approval through the Approvals Section of the City of Belleville's Engineering and Development Services Department.



---

Jason Pettit

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

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday August 24, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Keith Watson on behalf of Lloyd Prins.

The subject property is municipally known as 1004 Harmony Road and is zoned PA – Prime Agriculture. The applicant wishes to sever the existing farm house from the remaining acreage. This will create a severed parcel with 45 m of frontage, approximately 0.4 ha in size. The retained parcel would have a frontage of  $\pm 417$  m and an area of  $\pm 23.8$  ha. As a condition of severance, the retained parcel would need to be rezoned to ensure that no new dwellings could be constructed.

A sketch of the proposed severance 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, 2<sup>nd</sup> 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 Ontario Municipal Board may dismiss the appeal.

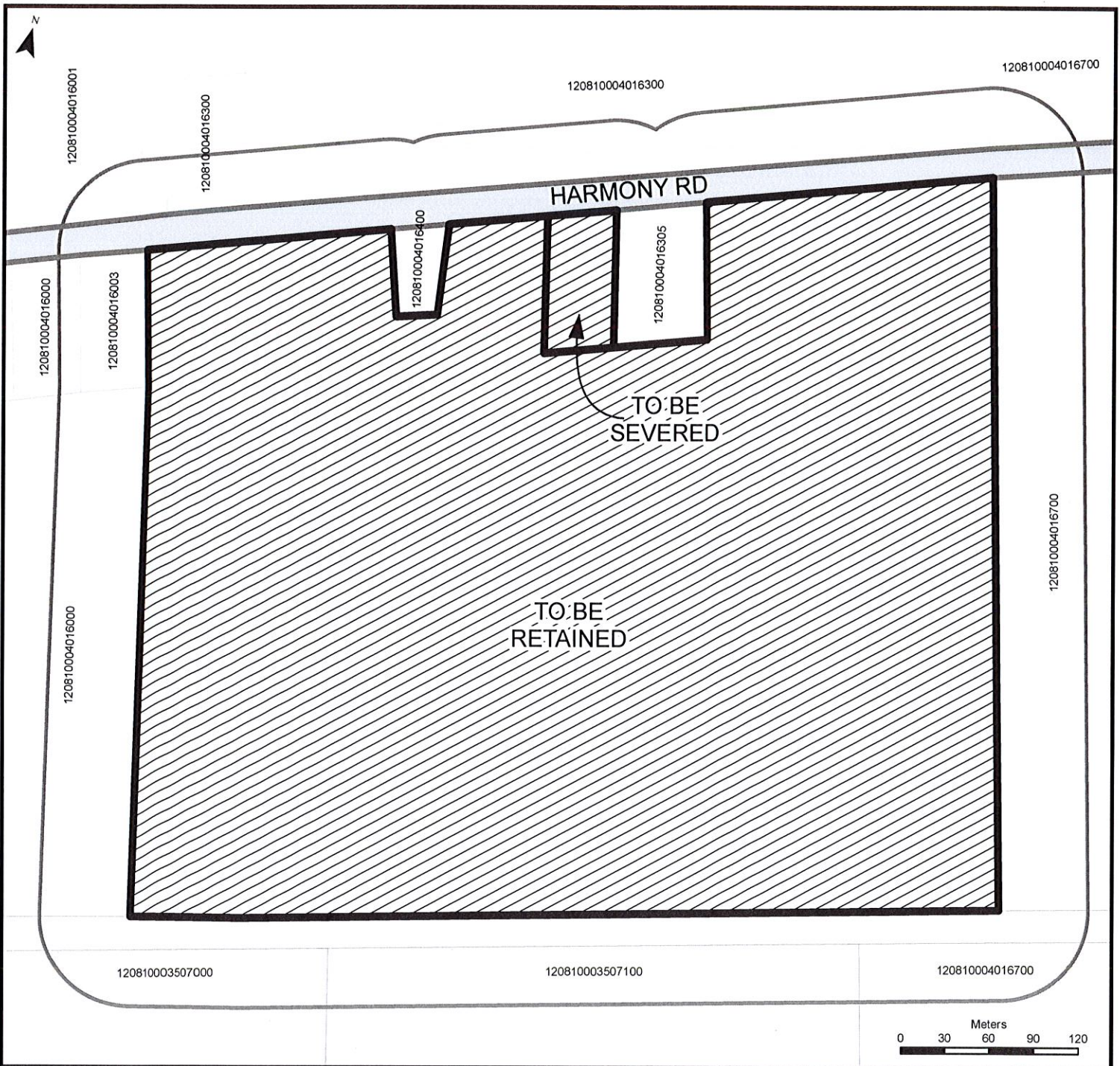
The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 3<sup>rd</sup> day of August, 2017.



Greg Pinchin  
Special Projects Planner  
City of Belleville  
Committee of Adjustment  
169 Front Street  
BELLEVILLE, ON  
K8N 2Y8  
Tel: (613) 967-3319

Email: [gpinchin@city.belleville.on.ca](mailto:gpinchin@city.belleville.on.ca)



**APPLICATION NO:**

**B 38/17**

**LOCATION:** 1004 HARMONY RD  
120810004016300



Subject Property



Notification Area

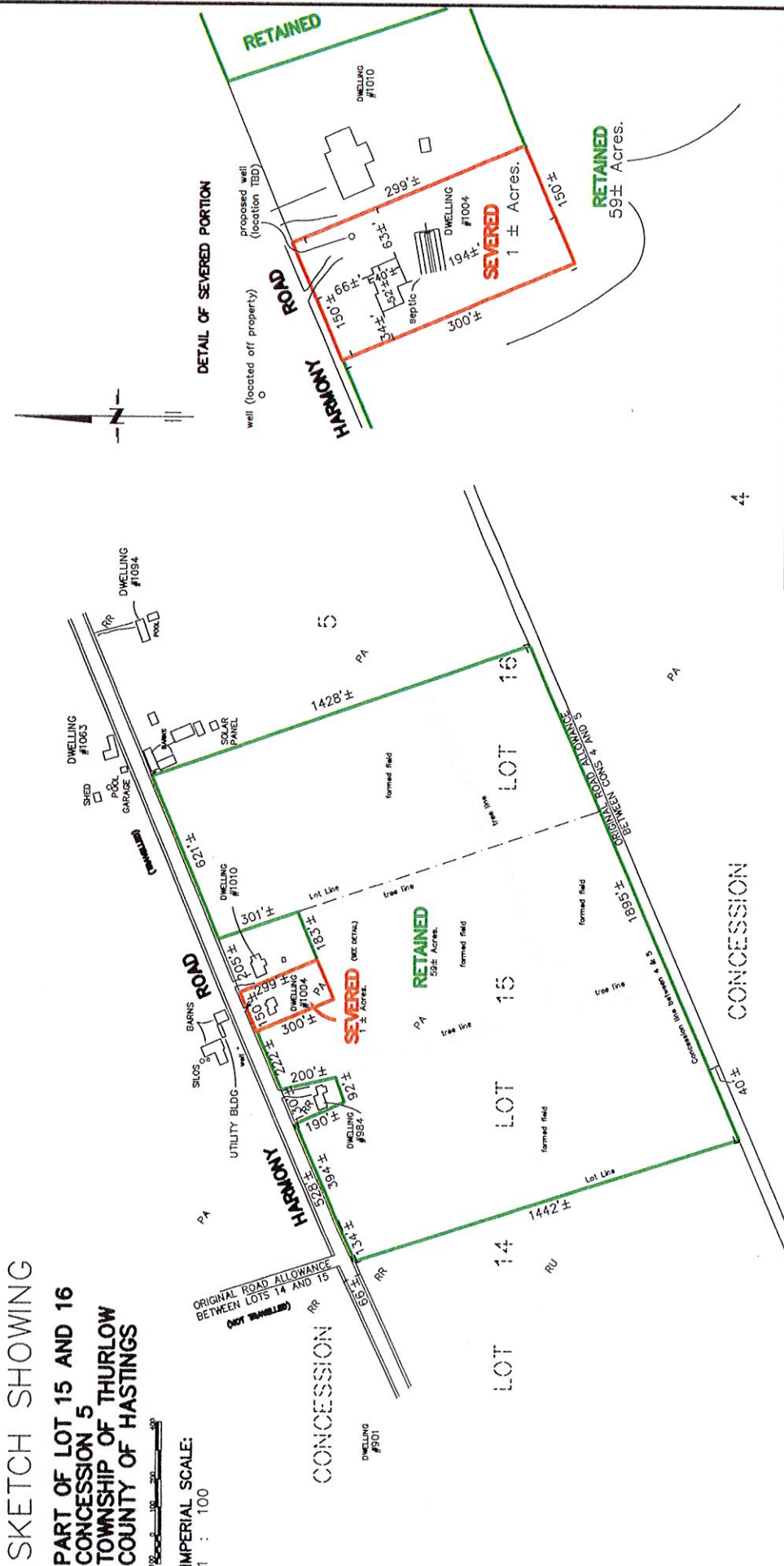


**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

SKETCH SHOWING  
 PART OF LOT 15 AND 16  
 CONCESSION 5  
 TOWNSHIP OF THURLOW  
 COUNTY OF HASTINGS

IMPERIAL SCALE:  
 1 : 100



**IMPERIAL:**  
 DISTANCES SHOWN ON THIS SKETCH ARE  
 IN FEET AND CAN BE CONVERTED TO  
 METRES BY MULTIPLYING BY 0.3048

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

218 CHURCH STREET  
 BELLEVILLE, ONTARIO

**WATSON**  
 LAND SURVEYORS Ltd.

K8N - 3C3  
 (613) 962 - 9521

July 13, 2017

PROJECT No 9913-P-17



# CONSENT APPLICATION REVIEW

## City of Belleville

**Date:** August 15, 2017

**File No.:** B 38/17

**Location:** 1004 Harmony Road

**Applicant:** Lloyd Prins

**Proposal:** To sever the existing farm house, municipally known as 1004 Harmony Road, from the surrounding farm fields so as to be able to consolidate the farm fields with a nearby farming operation. In doing so, a severed parcel with a lot frontage of 45 m along Harmony Road and a lot area of  $\pm 0.4$  ha containing an existing single detached dwelling would be created.

**Severed Parcel:**

frontage:	$\approx 45$ m
area:	$\approx 4,047$ m <sup>2</sup>
current use:	single detached dwelling
proposed use:	no change

**Retained Parcel:**

frontage:	$\approx 250$ m
area:	$\approx 23.9$ ha
current use:	farmland
proposed use:	no change

### **Official Plan:**

Current Designation: Agricultural Land Use

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

Consent Policies: New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes.

A consent to enable disposal of a surplus dwelling created through the consolidation of lands may be permitted, as would a technical severance to correct a lot boundary, provided that:

- inappropriate fragmentation of agricultural land is not promoted;  
and
- the Provincial minimum distance separation formulae has been met.

## **Provincial Policy Statement:**

- 2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:
- a. *agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
  - b. *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
  - c. *a residence surplus to a farming operation* as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective;
- 2.3.4.2 The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 2.3.4.1(c).

[Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.]

## **Zoning By-law 3014:**

### PA – Prime Agriculture Zone

Permitted Uses: 1. farm  
2. single family dwelling

Minimum lot area: 4,047 m<sup>2</sup> (residential)  
25 ha (non-residential)

Minimum lot frontage: 45 m (residential)  
100 m (non-residential)

## **Comments:**

1. the applicant wishes to consolidate the farm land on the subject property with a nearby farming operation while removing the existing single detached dwelling from the farm land;
2. thus this severance would allow the existing farmland to be separated from the existing farm house and the future owner of the farmland would not have to worry about being a landlord for a residential property;
3. according to provincial policies, farm consolidation can be approved as long as the land in question is rezoned so that a new dwelling cannot be constructed on the

- farmland from which the existing dwelling is severed;
4. in this way no new or additional dwellings can be constructed on the severed or retained parcels thereby preventing any additional residential development or the creation of a new residential parcel;
  5. 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., local road);
  6. the proposed severance represents appropriate development in a manner consistent with the City's Official Plan and the Provincial Policy Statement.

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Lloyd Prins to sever the existing farm house, municipally known as 1004 Harmony Road, from the surrounding farm fields so as to be able to consolidate the farm fields with a nearby farming operation. In doing so, a severed parcel with a lot frontage of approximately 45 m along Harmony Road and a lot area of 4,047 m<sup>2</sup> containing an existing single detached dwelling would be created, subject to the following conditions:

1. that both the severed and retained parcels are rezoned to an appropriate zone category that prohibits any residential development on the retained parcel of land, recognizes the reduced lot area of the retained parcel of land for farm use, and reflects the use of the severed parcel of land;
2. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed and retained parcels to widen Harmony Road to a width of 10 metres from the centreline of the road allowance;
3. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
4. the necessary deeds to be submitted in triplicate and Conditions 1 to 3 inclusive be fulfilled prior to the issuance of the Consent Certificate;
5. Conditions 1 to 4 inclusive to be fulfilled within one (1) year of the Committee's Decision.



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Greg Pinchin  
Special Projects Planner

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## MEMORANDUM

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: August 2, 2017

Application No. B38/17

Regarding: Committee of Adjustment Application for Consent B38/17  
1004 Harmony Road, Belleville  
OWNER: Lloyd Prins  
AGENT: Keith Watson

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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 Harmony Road is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.
2. 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 new lot is to have its own septic and well.



---

Jason Pettit



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

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday August 24, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Mark Geertsma, Royal LePage.

The subject property is municipally known as 59 Maitland Drive and is zoned R1 – Low Density Residential Type 1. The applicant wishes to sever the rear yard from the existing dwelling in order to create a new residential building lot with the necessary lot area and frontage to construct a single detached dwelling. Approval of the application would create a lot with a frontage of 22m and an area of 660m<sup>2</sup>.

A sketch of the proposed severance 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, 2<sup>nd</sup> 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.

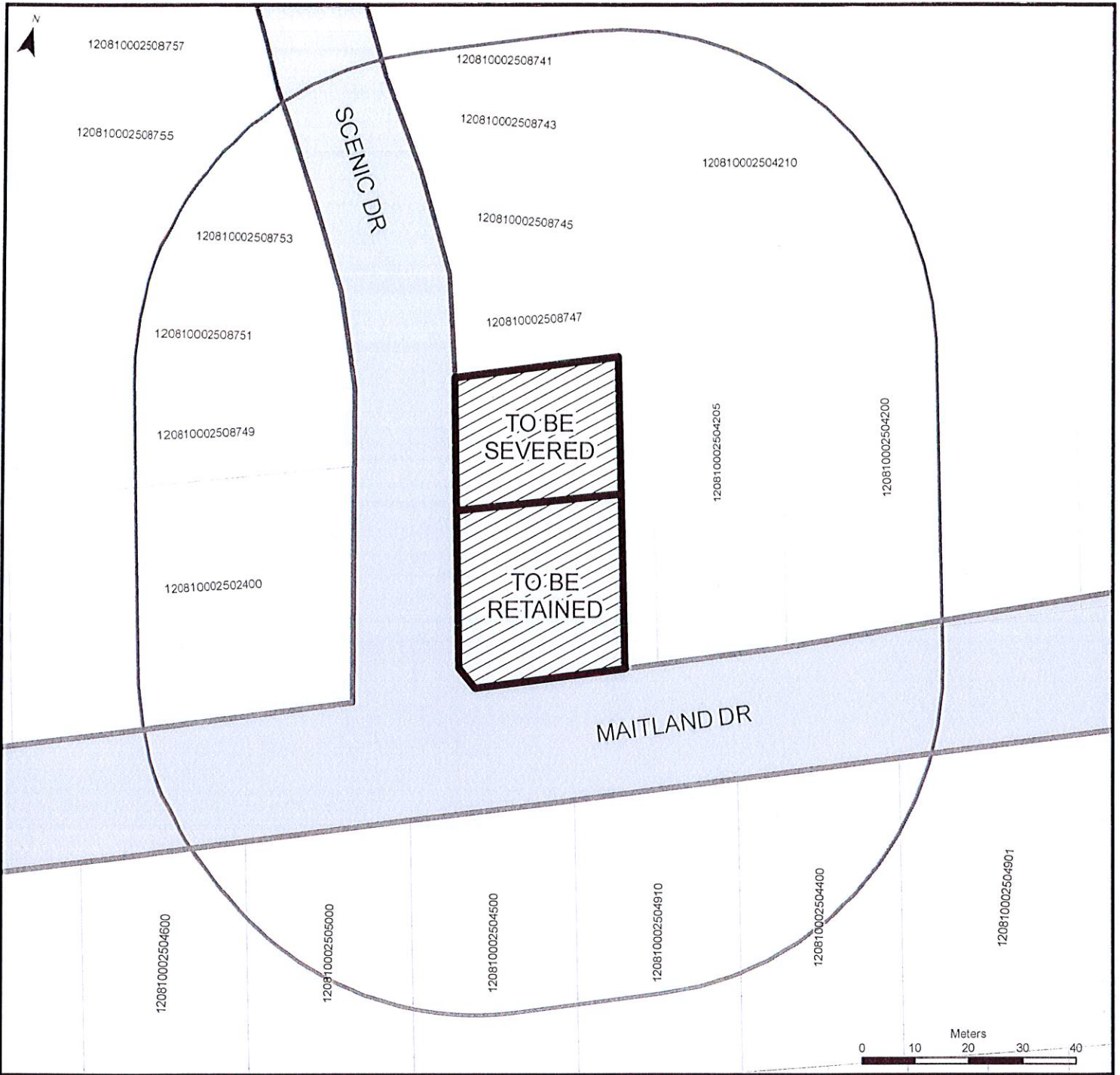
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario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

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

Dated this 3<sup>rd</sup> day of August, 2017.



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



**APPLICATION NO:**

**B 37/17**

**LOCATION:** 59 MAITLAND DR  
120810002502500



Subject Property



Notification Area



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT



RECEIVED

JUL 25 2017

BELLEVILLE COMMITTEE  
OF ADJUSTMENT



**CONSENT APPLICATION REVIEW  
City of Belleville**

**Date:**            **August 15, 2017**

**File No.:**        **B37/17**

**Location:**      **59 Maitland Drive  
(Scenic Drive)**

**Applicant:**     **Mark Geertsma**

**Proposal:**      To sever the subject property to create one (1) new residential building lot, fronting onto Scenic Drive, with a lot frontage of 22 metres and a lot area of 660 m<sup>2</sup>.

**Severed Parcel #1:**    frontage:            22 m  
                                 area:                 660 m<sup>2</sup>  
                                 current use:        vacant rear yard  
                                 proposed use:     single-family dwelling

**Retained Parcel:**     frontage:            30 m  
                                 area:                 1,050 m<sup>2</sup>  
                                 current use:        single-family dwelling  
                                 proposed use:     no change

**Official Plan:**

Current Designation:    Residential Land Use

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

**Zoning By-law 3014**

Current Zoning:

R1 – Low Density Residential Type 1 Zone

Permitted Uses:    single detached dwelling

Minimum lot area (with public water and sanitary sewers):        550 m<sup>2</sup>  
Minimum lot frontage (with public water and sanitary sewers):    18 m

## **Comments:**

1. a new subdivision has been constructed to the north of the property located at 59 Maitland Drive;
2. as part of this new subdivision Scenic Drive was constructed immediately west of the subject property;
3. the existing dwelling on the subject property fronts onto Maitland Drive, and the retained parcel of land on which it is situated, meets the lot frontage and lot area requirements of the R1 – Low Density Residential Type 1 Zone, subject to being connected to public water and sanitary sewers;
4. the proposed severed parcel is also zoned R1 and has the required lot area and lot frontage for development of a single detached dwelling connected to public water and sanitary sewer;
5. the severed and retained parcels will require their own separate water and sewer services;
6. a drainage plan for the severed parcel will be required to ensure stormwater does not negatively impact abutting properties;
7. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
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., local road, collector road);
9. development charges will be payable when the severed lands are developed;
10. the proposed severance represent appropriate development in a manner consistent with the City's Official Plan and the zoning of the other properties fronting onto Scenic Drive.

## **Conclusion:**

Based on the foregoing, the Development Services Department has no objection to the application by Mark Geertsma to sever the subject property to create one (1) new building lot, with a lot frontage of approximately 22 m and a lot area of 660 m<sup>2</sup>, subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. the City Parks Policy with respect to cash-in-lieu contribution established by the Council of the Corporation of the City of Belleville shall apply to the severed parcels and the necessary payment lodged with the Treasurer of the City of Belleville;
3. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the retained parcel to widen Maitland Drive to a width of 13 metres from the centreline of the road allowance;
4. the Owner providing, and receiving approval, for a servicing and drainage plan for the severed parcel to the satisfaction of the City;
5. the Owner connecting the retained parcel to municipal water and sanitary sewer;

6. the existing well and septic system on the subject property being decommissioned, with necessary permits being obtained through the Building Section;
7. the necessary deeds to be submitted in triplicate and Conditions 1 to 6 inclusive be fulfilled prior to the issuance of the Consent Certificate;
8. Conditions 1 to 7 inclusive to be fulfilled within one (1) year of the Committee's Decision;
9. Development charges will be payable for any future development of the severed parcels;
10. the severed parcels and the retained parcel will have to be independently connected to Municipal services.



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Greg Pinchin  
Special Projects Planner

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## MEMORANDUM

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: August 2, 2017

Application No. B37/17

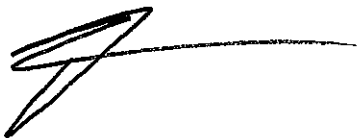
Regarding: Committee of Adjustment Application for Consent B37/17  
56 Maitland Drive, Belleville  
OWNER: Mark Geerstma

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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 Maitland Drive is designated as a collector road and requires 26 metres or 85 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 26 metres or 85 feet along both the severed and retained portions of the property.
2. The existing well and septic must be decommissioned as a condition of the approved severance, and both properties connected with independent laterals to municipal services on Scenic Drive.



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Jason Pettit

**Keays, Christina**

---

**Subject:** FW: C of A Comments

Spencer:

Comments for recently circulated applications:

**B37/17 – 56 Maitland Drive**

Please advise the applicant that a demolition permit would be required to remove the existing on-site sewage system along with the associated contaminated soil. As part of the approval process for the removal the applicant will be required to provide written confirmation of the proper disposal of the contaminated material.

Ted J Marecak CET CBCO  
Chief Building Official  
Manager Building Section  
Engineering and Development Services Department  
City of Belleville  
613-967-3200 x 3406



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

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday August 24, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Jaclyn Jarrell on behalf of Chris Sherman.

The subject property is municipally known as 1683 Blessington Road and is zoned PA – Prime Agriculture and H - Hazard. The applicant wishes to sever off a portion approximately 60 metres wide abutting the adjacent property to the southeast, with a depth of approximately 16.7 metres to add onto the rear yard of a smaller residential lot. This would leave the retained parcel with its existing frontage of 407 m and an area of approximately 26.5 hectares.

A sketch of the proposed severance 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, 2<sup>nd</sup> Floor, Belleville City Hall, 169 Front Street, Belleville.

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

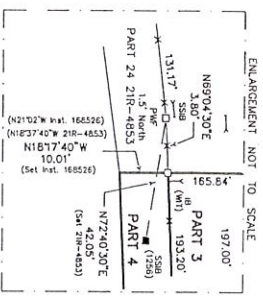
The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 3<sup>rd</sup> day of August, 2017.



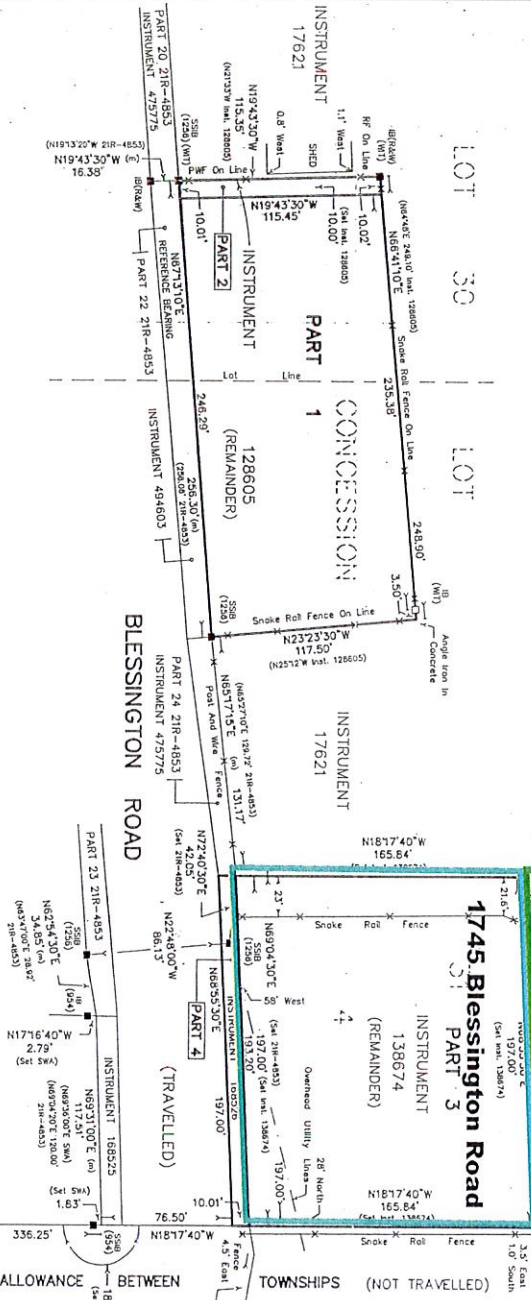
Greg Pinchin  
Special Projects Planner  
City of Belleville  
Committee of Adjustment  
169 Front Street  
BELLEVILLE, ON  
K8N 2Y8  
Tel: (613) 967-3319  
Email: [gpinchin@city.belleville.on.ca](mailto:gpinchin@city.belleville.on.ca)

**PLAN OF SURVEY**  
**PART OF LOT 30**  
**PARTS OF LOT 31**  
**CONCESSION 4**  
**TOWNSHIP OF THURLOW**  
**NOW IN THE CITY OF BELLEVILLE**  
**COUNTY OF HASTINGS**  
**IMPERIAL SCALE 1" = 50'**  
**KEITH WATSON O.L.S.**



**Lot Addition to rear of**  
**1745 Blessington Road**

**55' deep**  
**197' wide**



ORIGINAL ROAD ALLOWANCE  
 BETWEEN CONCESSIONS 4 AND 5

PART	DESCRIPTION	INSTRUMENT	AREA
1	PART OF LOTS 30 AND 31 CONCESSION 4	128605	0.648 Acres
2	PART OF LOT 30 CONCESSION 4		0.028 Acres
3	PART OF LOT 31 CONCESSION 4	138674	0.750 Acres
4	CONCESSION 4	186526	0.044 Acres

**PLAN 21R-21098**  
 RECEIVED AND DEPOSITED  
 (Date) June 9, 2004  
 FOR THE REGISTRY  
 DIVISION OF HASTINGS (21)  
 110 LAND REGISTRAR

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.  
 (Date) JUNE 7, 2004  
 Keith Watson  
 KEITH WATSON  
 ONTARIO LAND SURVEYOR.

**LEGEND :**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB SHORT STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IRON BAR
- IRON BAR
- WATSON & WATSON O.L.S.
- (778) S. W. ALLAN O.L.S.
- (1226) B. J. RAYMOND O.L.S.
- (M7) WITNESS
- (M) MEASURE
- RF RAIL FENCE
- PMF POST AND WIRE FENCE

**IMPERIAL :**  
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**NOTES :**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF PART 22, PLAN 21R-4853 HAVING A BEARING OF N87°31'0\"/>

**TOWNSHIP OF THURLOW**

**TOWNSHIP OF TENDINAGA**

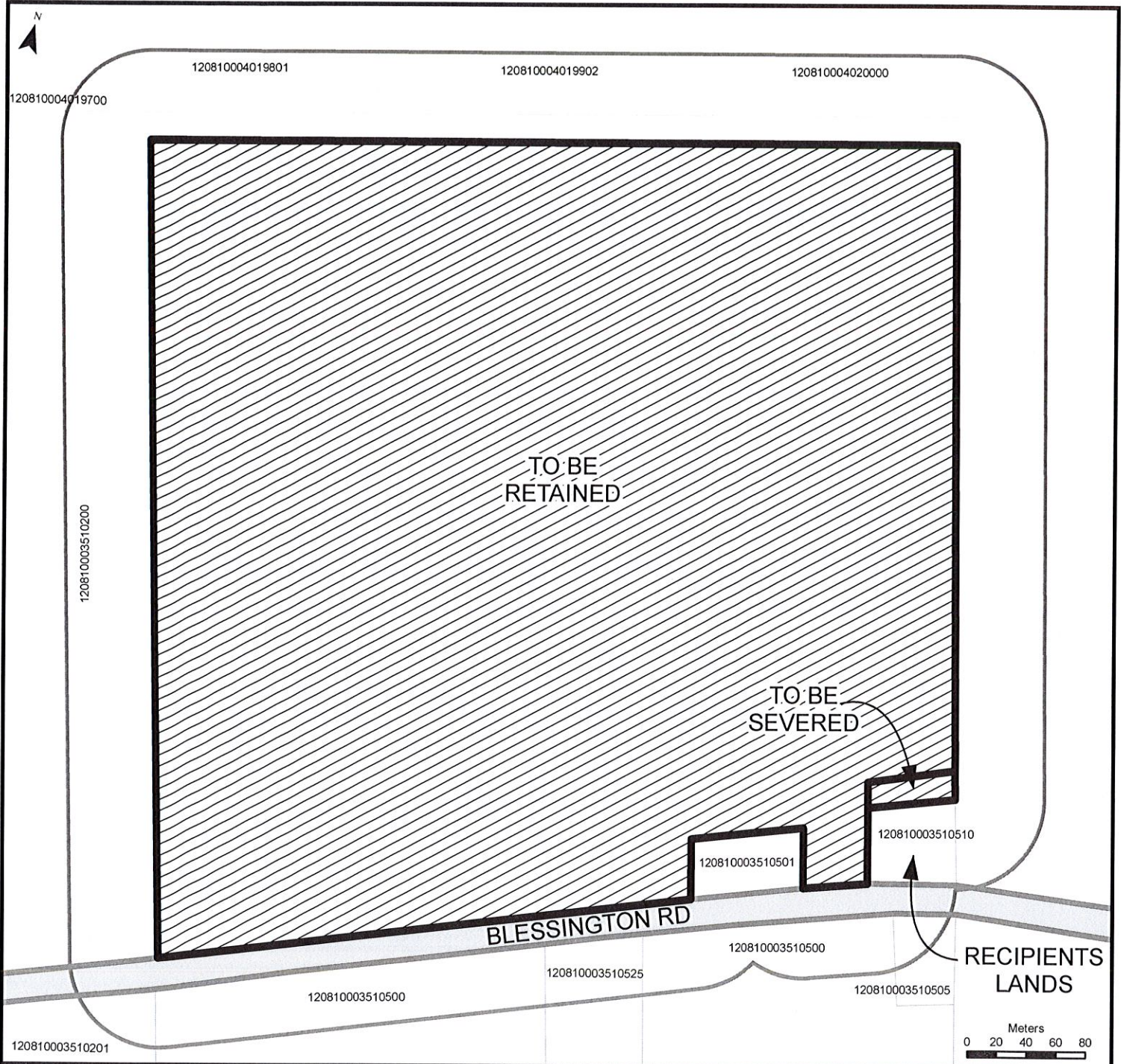
**SURVEYOR'S CERTIFICATE :**

I CERTIFY THAT :  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 21<sup>st</sup> DAY OF MAY, 2004.

JUNE 7, 2004

Keith Watson  
 KEITH WATSON  
 ONTARIO LAND SURVEYOR

218 CHURCH STREET  
 BELLEVILLE, ONTARIO  
**WATSON**  
 LAND SURVEYORS LTD.  
 KEM - 323  
 (416) 962 - 9521  
 PROJECT N.S. 3067-E-03  
 1513086



**APPLICATION NO:**

**B 36/17**

**LOCATION:** 1683 BLESSINGTON RD  
120810003510700



Subject Property



Notification Area



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT



**CONSENT APPLICATION REVIEW  
City of Belleville**

**Date:** August 14, 2017

**File No.:** B 36/17

**Location:** 1683 Blessington Road Concession 4, Part of Lot 31

**Applicant:** Jaclyn Jarrell on behalf of Chris Sherman

**Proposal:** To add a portion of the subject property approximately 60 metres wide and 16.7 metres deep to the rear yard of the adjacent property at 1745 Blessington Road.

**Retained Parcel:** frontage: 407 m  
area: ± 26.5 ha  
current use: farm  
proposed use: no change

**Severed Parcel:** frontage: nil  
width: 60 m  
area: ± 1,012 m<sup>2</sup> (0.1 ha)  
current use: farm land  
proposed use: lot addition (rear yard)

**Official Plan:**

Current Designation: Agricultural Land Use

Permitted Uses: on lands designated Agricultural Land Use agricultural and residential uses are permitted

**Zoning By-law 3014:**

Current Zoning: PA – Prime Agriculture Zone and H – Hazard Zone

Permitted Uses:

**farm**

Minimum lot area: 25 ha  
Minimum lot frontage: 100 m

**single detached dwelling**

Minimum lot area: 4,047 m<sup>2</sup>  
Minimum lot frontage: 45m

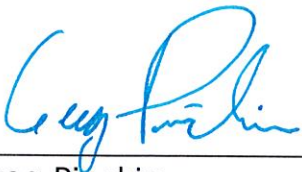
**Comments:**

1. this proposed severance is in effect a lot line adjustment to increase the rear yard of the property at 1745 Blessington Road; land is being added to the north of that property;
2. the existing property at 1745 Blessington Road is smaller than what would currently be required for a lot in the RR – Rural Residential Zone;
3. the overall size of the property at 1745 Blessington Road will increase from 3,035 m<sup>2</sup> to approximately 4,047 m<sup>2</sup>;
4. no new lot is being created;
5. this realignment transfers property to an abutting landowner in order to provide them with an appropriately sized rear yard, and to permit an addition to be made to the rear of the existing dwelling that would comply with the requirements of the RR zone;
6. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (ie: collector roads);
7. it is felt that this application is minor in nature and represents appropriate development.

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Jaclyn Jarrell on behalf of Chris Sherman to add a portion of the subject property approximately 60 metres wide and 16.7 metres deep to the rear yard of the adjacent property at 1745 Blessington Road subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. the severed parcel be deeded as a lot addition to the adjoining property at 1745 Blessington Road, and that Subsection 50(3) and (5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcels of land that are subject to this consent;
3. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the retained parcel to widen Blessington Road to a width of 13 m from the centreline of the street;
4. the necessary deeds to be submitted in triplicate and Conditions 1 to 3 inclusive be fulfilled prior to the issuance of the Consent Certificate;
5. Conditions 1 to 4 inclusive to be fulfilled within one (1) year of the Committee's Decision.



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Greg Pinchin  
Special Projects Planner

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## MEMORANDUM

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: August 2, 2017

Application No. B36/17

Regarding: Committee of Adjustment Application for Consent B36/17  
1683 Blessington Road, Belleville  
OWNER: Chris Sherman  
AGENT: Jaclyn Jarrell

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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 Blessington Road is designated as a collector road and requires 26 metres or 85 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 26 metres or 85 feet along both the severed and retained portions of the property.
2. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.



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Jason Pettit

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

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday August 24, 2017 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Keith Watson on behalf of Kaye & Eugene Manderville.

The subject property is municipally known as 3858 Old Hwy #2 and is zoned RR – Rural Residential with a portion zoned H - Hazard. The applicant wishes to create a new residential lot with a frontage of 38.78 m and an area of approximately 1 hectare on the west side of the existing dwelling. As a condition of approval, relief will be needed from the minimum 45 m lot frontage requirement of the RR zone.

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

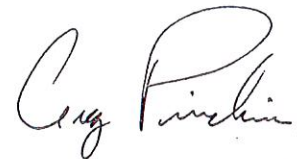
Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2<sup>nd</sup> Floor, Belleville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

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

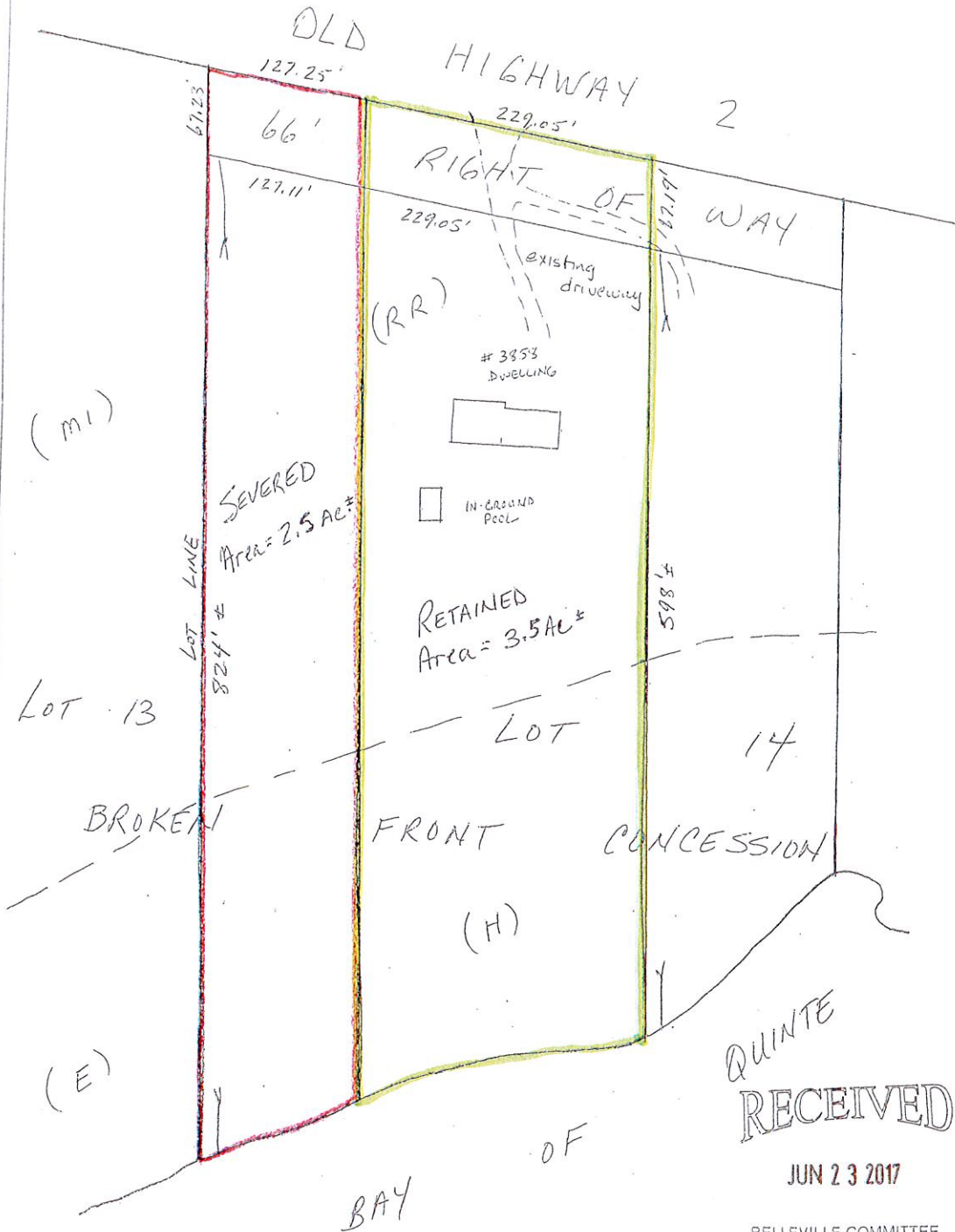
Dated this 3<sup>rd</sup> day of August, 2017.



Greg Pinchin  
Special Projects Planner  
City of Belleville  
Committee of Adjustment  
169 Front Street  
BELLEVILLE, ON  
K8N 2Y8  
Tel: (613) 967-3319

Email: [gpinchin@city.belleville.on.ca](mailto:gpinchin@city.belleville.on.ca)

SKETCH  
PART OF LOT 14  
BROKEN FRONT CONCESSION  
THURLOW, NOW CITY OF BELLEVILLE  
SCALE: 1" = 100'



QUINTE  
RECEIVED

JUN 23 2017

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

Watson Land Surveyors Ltd.  
218 Church St., Belleville  
K8N 3C3 613-962-9521  
surveyor@watsonsurveyors.ca

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## MEMORANDUM

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To: Spencer Hutchison  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: August 2, 2017

Application No. B 35/17

Regarding: Committee of Adjustment Application for Consent B 35/17  
3858 Old Highway 2, Belleville  
OWNER: Kaye & Eugene Manderville  
AGENT: Keith Watson

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

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

1. The applicant shall be advised that Old Highway 2 is designated as an arterial road and requires 30 metres or 100 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 30 metres or 100 feet along both the severed and retained portions of the property.
2. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
3. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.



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Jason Pettit

# CONSENT APPLICATION REVIEW

## City of Belleville

**Date:** August 17, 2017

**File No.:** B35/17

**Location:** 3858A Old Highway 2

**Applicant:** Eugene & Kaye Manderville

**Proposal:** To sever the subject lands to create a new rural residential building lot (Parts 5 and 6 on Plan HSR-140) with a lot area of approximately 1.0 hectare (2.5 acres) and lot frontage of 38.8 metres (127.25 feet) along the south side of Old Highway 2;

**Retained Parcel:**

frontage:	69.8 metres
area:	approximately 1.42 hectares
current use:	single detached house and detached garage
proposed use:	no change

**Severed Parcel:**

frontage:	38.8 metres
area:	approximately 1.0 hectare
current use:	wooded side yard
proposed use:	single detached dwelling

**Right of Way:**

width:	20.1 metres
length:	69.8 metres

### **Official Plan:**

Current Designation: Rural Land Use

#### 3.3.1 Permitted Uses

Within areas designated Rural land use, a variety of land uses will be permitted including those permitted uses within the Agricultural land use designation, as well as limited **residential**, commercial/industrial and conservation and small-scale outdoor recreation uses.

#### 3.3.3 Residential Policies

b) Only residential development that has minimal impact on natural environmental features and the rural character should be permitted. To that end, residential uses in areas designated Rural land use

should reflect the character of existing development in the area, and should be encouraged on lots minimum .4 hectares in size with at least 50 metres of frontage on a public street.

Such development may be approved provided that:

- there is sufficient capacity in the natural systems to adequately service the residential use;
- the development does not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands;
- the development fully complies with the minimum distance separation formulae discussed in Section 3.2.2 a) of this Plan;
- there is safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential development; and
- it does not preclude or hinder aggregate extraction in areas designated Mineral Aggregate (licensed and reserve areas) according to the policies of Section 3.7.2 of this Plan.

#### 7.2.1 Policies Respecting Subdivision of Land Applicable to All Land Use Designations

- a) When any application to subdivide land is considered, the approval authority should employ the following policies and principles:
  - i) No subdivision of land should be approved which would contravene the policies of this Plan.
  - ii) The approval authority should be satisfied all development parcels would be appropriate (i.e. sufficient frontage and area, configuration, alignment) for their intended uses.
  - iii) No subdivision of land should be granted which would result in any landlocked parcel being created.
  - iv) Development parcels should have direct access to an open municipal road (excluding individual units within condominium developments).
  - v) New development parcels should not be created without access to services adequate to meet the needs of the use anticipated for the lot, including access to fire and police services, hydro, telephone and other utilities.
  - vi) There should be no significant negative impact upon the environment, either directly or through the cumulative impact of development in the area; where private services are proposed (i.e. septic system and well), the adequacy of natural systems to provide required services should be confirmed. The means by which cumulative impacts are to be assessed should



- be addressed.
- vii) No development parcel should be created such that buildings, structures or private services would have to be located in very close proximity to or within areas of natural heritage or hazard; where any lot includes lands designated Environmental Protection, there should be sufficient area outside such areas to accommodate buildings, sewage disposal systems and accessory uses with appropriate setbacks.
  - viii) Development parcels for residential uses should be located an appropriate distance from designated aggregate resource areas.
  - ix) No development parcel should be created which would create a hazard to any person using the lot, adjoining lands, or an abutting road.
  - x) Where approvals or certificates are required from other agencies or government departments (i.e. access permit from the Ministry of Transportation), no subdivision of land should be granted unless such approvals or certificates are first obtained or otherwise assured.
  - xi) The approval authority may impose any conditions to the subdivision of land that it believes are necessary and prudent to ensure the policies of this Plan are addressed adequately, which may include but not necessarily be restricted to:
    - laying out and naming of roads and the provision of road widenings;
    - installation or upgrading of municipal services (i.e. sewers, water lines, streets, curbs and sidewalks, street lights) and private utilities;
    - establishment of stormwater management facilities;
    - provision of open space, including trails and pedestrian links;
    - allocation of sufficient lands for community facilities (i.e. schools);
    - completing studies to address issues such as noise attenuation, traffic and traffic control, servicing capacity, soil conditions and archaeological remains; and
    - establishment of appropriate land use controls.

Conditions of the approval authority to the granting of any subdivision of land may be secured through execution of agreements and posting of securities.

## **4.1 Special Policy Area #1 – Bayshore Planning Area**

### 4.1.1 Policies

- a) The main objective for the bayshore planning area is:

To more fully develop the recreational potential of the bayshore planning area through the establishment of a combination of open spaces, and compatible commercial, public facility and residential land uses, employing sensitivity to issues of urban design, environmental conditions and the area's setting along the shores of the Bay of Quinte, creating a destination within the City which is strongly oriented to the needs of all residents of and visitors to the community.

### **Zoning By-law 3014:**

Current Zoning: RR – Rural Residential Zone

Permitted Use: single family dwelling

Minimum lot area: 0.40 hectares

Minimum lot frontage: 45 metres

### **Comments:**

1. it would appear that almost 50 years ago (1969/1970) the subject lands were planned to be subdivided into two separate parcels; Plan HSR-140 indicates Parts 5 and 6 along with Parts 4 and 7 and with a right of way to provide shared access to Old Highway 2;
2. Consent B-149-41-69 was granted in 1970 by the then Thurlow Committee of Adjustment to separate Parts 5 and 6 from Parts 4 and 7;
3. moving forward to 2017, Parts 4, 5, 6 and 7 are under one ownership and this application has been made by the property owners to separate Parts 5 and 6 from Parts 6 and 7 and create the shared right of way to Old Highway 2;
4. this is being done because it has not been possible to clearly ascertain if the 1970 consent is still valid;
5. the subject lands are located in the Urban Serviced Area of the municipality as set out in Schedule "B" to the Official Plan;
6. thus these lands are part of the Municipality's main settlement or urban area;
7. however because these lands do not have access to Municipal services instead of being designated Residential Land Use, it appears that these lands were designated Rural Land Use;
8. in addition, the subject lands are located at the old boundary between the City of Belleville and the Township of Thurlow;
9. therefore prior to amalgamation in 1998 these lands would not have been part of the former City of Belleville Official Plan;

10. the Rural Land Use designation as noted above, allows for the severance of the subject lands although a minor variance would be required to account for the proposed lot frontage of 38.8 metres instead of the 50 metres encouraged in the Official Plan;
11. it is also important to note that the lands to the west of the subject property are currently designated Industrial Land Use and placed within the special "Bayshore Planning Area";
12. as was noted at the top of the previous page, the City's policy for the Bayshore Planning Area is "To more fully develop the recreational potential of the bayshore planning area through the establishment of a combination of open spaces, and compatible commercial, public facility and residential land uses";
13. thus the City's policy is to replace industrial uses from the waterfront areas of the municipality and locate open spaces and compatible residential land uses there;
14. this is what is envisioned for the former "Bakelite" lands located two properties west of the subject lands;
15. the proposed severance allows for the creation of a new building lot that would meet the lot area but not lot frontage requirements of the current RR zoning;
16. it is felt that the severed parcel is large enough that it will be possible to construct a single detached dwelling on this lot that would meet all of the zoning requirements of the RR Zone except for lot frontage;
17. as noted above, a minor variance application will be required to be submitted, and approved, to account for the proposed 38.8 metre frontage of the severed parcel; a deficiency of approximately 6 metres;
18. the retained lot meets the requirements of the RR Zone;
19. a safe source of drinking water needs to be provided for the severed parcel; confirmation of the quality and quantity of the water supply for the severed parcel needs to be documented;
20. a safe and appropriate septic system needs to be provided for the severed parcel;
21. a drainage plan for the severed parcel will be required to ensure stormwater does not negatively impact abutting properties;
22. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
23. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (ie: arterial road);
24. in addition to the standard "rural" lot creation conditions outlined above, several site specific conditions need to be added;
25. concerns have been raised by the abutting property owner to the west about having a new residential use in close proximity to their industrially zoned property;
26. these concerns are quite understandable but the following comments are provided for context;
27. while the City's Official Plan does contain policies to buffer incompatible uses from sensitive land uses, the policies reference railways, highways, airports and similar uses but not industrial uses;
28. of the range of industrial uses possible it would appear that the abutting lands are used for warehousing and not heavy manufacturing and definitely without outside storage of raw materials or products;

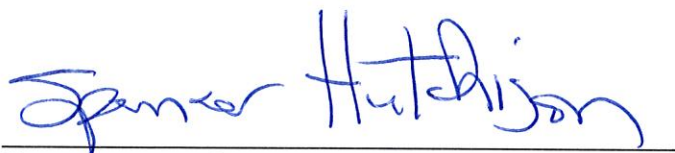
29. so clearly while truck traffic on the east of the property could potentially be significant at times, actual noise from industrial activities would be considered non-existent;
30. it is also important to note that as seen from air photos and from visiting the subject property there currently is substantial vegetation located on the severed and retained parcels;
31. thus arguably these residentially zoned lands are buffered and protected from the adjacent non-residential activity to the west;
32. nevertheless to help address the neighbour's concerns is it recommended that as a condition of approval, the following warning clause be included in all sales agreements for the severed lands, "WARNING: "Purchasers are advised that adjacent to the western boundary of this property is an existing industrial and non-residential use. This use may involve hours of operation and activities that at times throughout the year may create noise, dust, fumes or other forms of nuisance which may occasionally interfere with some activities of the dwelling occupants."
33. in addition, there should be a condition requiring that the existing vegetation on the severed parcel, located within 10 metres of the western property line of the severed parcel, must be left in place and not removed;
34. in summary, it is felt that the proposed severance meets the intent of the City's Official Plan and Zoning By-law and represents appropriate development.

### **Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Eugene & Kaye Manderville to sever the subject lands to create a new rural residential building lot with a lot area of approximately 1 hectare and lot frontage of 38.8 metres along the south side of Old Highway 2, subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. The City Parks Policy with respect to cash-in-lieu contribution established by the Council of the Corporation of the City of Belleville shall apply to the severed parcel and the necessary payment lodged with the Treasurer of the City of Belleville;
3. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the subject and retained parcels to widen Old Highway 2 to a width of 30 metres from the centerline of the Old Highway 2 road allowance;
4. the Owner to provide a properly completed Water Well Record for the severed parcel, certifying that the quantity of water on this parcel is not less than 3½ gallons per minute and that the water has passed the Health Unit Bacteriological Test;
5. the Owner to document that a proper sewage system can be accommodated on the severed parcel to the satisfaction of the City of Belleville;
6. a drainage plan to be prepared to the satisfaction of the City of Belleville for the severed parcel to ensure stormwater does not negatively impact abutting properties;

7. that a minor variance application is submitted, and approved, to account for the proposed lot frontage of the severed parcel;
8. that an application is submitted, and approved, to grant a right of way over Part 7 of the retained parcel to provide shared access to Old Highway 2;
9. that the following warning clause be included in all Offers of Purchase and Sale and any subsequent Offers of Purchase or Sale related to the severed parcel: "WARNING: "Purchasers are advised that adjacent to the western boundary of this property is an existing industrial and non-residential use. This use may involve hours of operation and activities that at times throughout the year may create noise, dust, fumes or other forms of nuisance which may occasionally interfere with some activities of the dwelling occupants."
10. that an agreement is registered on title of the subject lands stating that all of the existing vegetation on the severed parcel located within 10 metres of the western property line of the severed parcel must be left in place and not removed without the written permission of the City of Belleville;
11. the necessary deeds to be submitted in triplicate and Conditions 1 to 10 inclusive be fulfilled prior to the issuance of the Consent Certificate;
12. Conditions 1 to 11 inclusive to be fulfilled within one (1) year of the Committee's Decision;
13. Any new development of the severed parcel will be subject to the payment of the applicable development charge.



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Spencer Hutchison  
Manager of Approvals

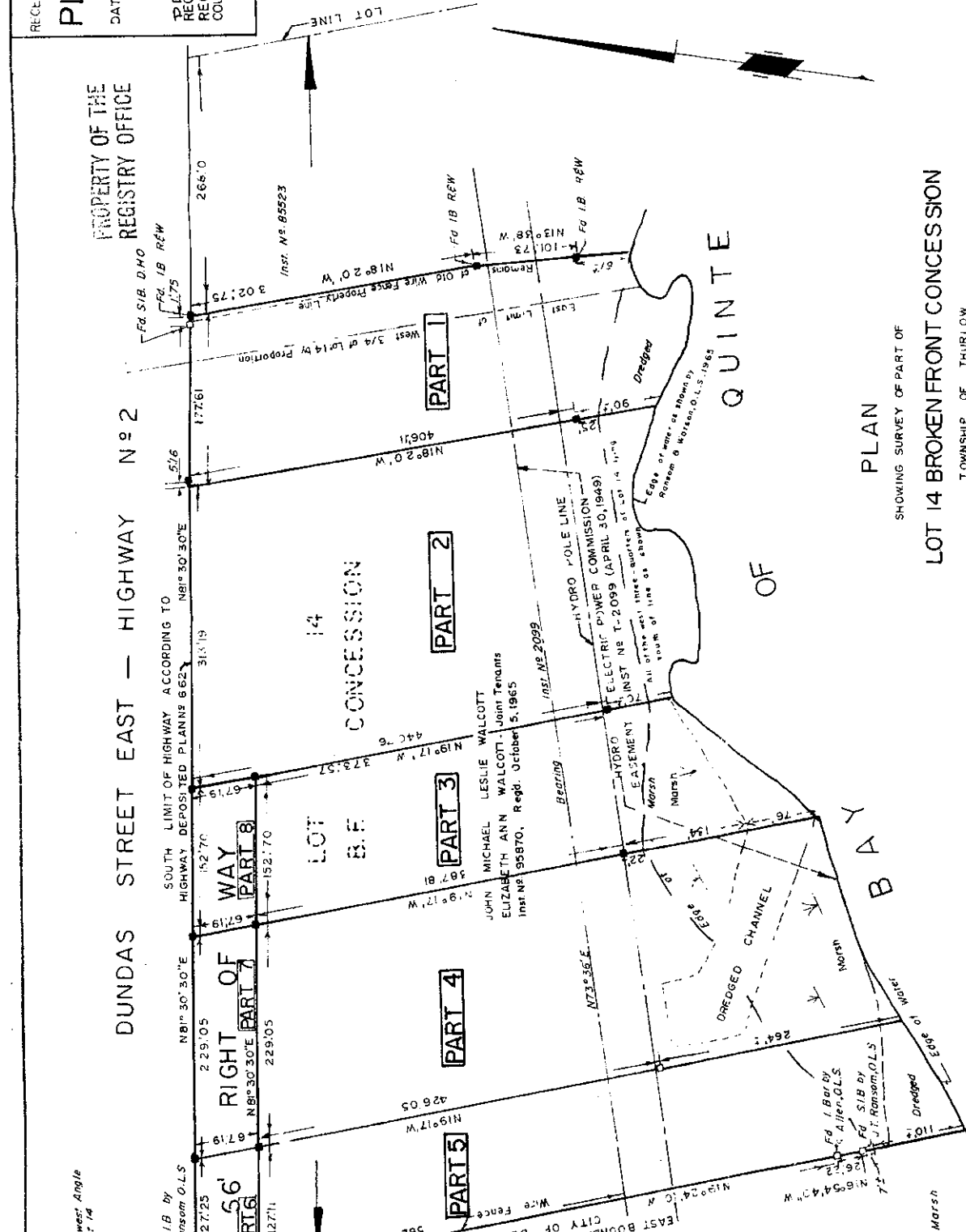
RECEIVED AND DEPOSITED AS

PLAN HSR-140

DATE October 16, 1969

REGISTER FOR THE  
REGISTRY DIVISION OF THE  
COUNTY OF HASTINGS  
*S.L. Longo*

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER PART II OF  
THE SURVEY ACT



PROPERTY OF THE  
REGISTRY OFFICE

DUNDAS STREET EAST — HIGHWAY N<sup>o</sup> 2

LOT 14  
B.E. CONCESSION

LOT 13

LOT LINE

LOT 13

LOT 14  
B.E. CONCESSION

DUNDAS STREET EAST — HIGHWAY N<sup>o</sup> 2

RIGHT OF WAY

LOT 13

LOT 14

LOT LINE

CHROMALLOY CANADA LTD  
Inst. N<sup>o</sup> 12934  
Regd. July 8/1969

LOT 13

LOT 14

LOT LINE

LOT 13

LOT 14

LOT LINE

LOT 13

LOT 14

LOT LINE

PLAN

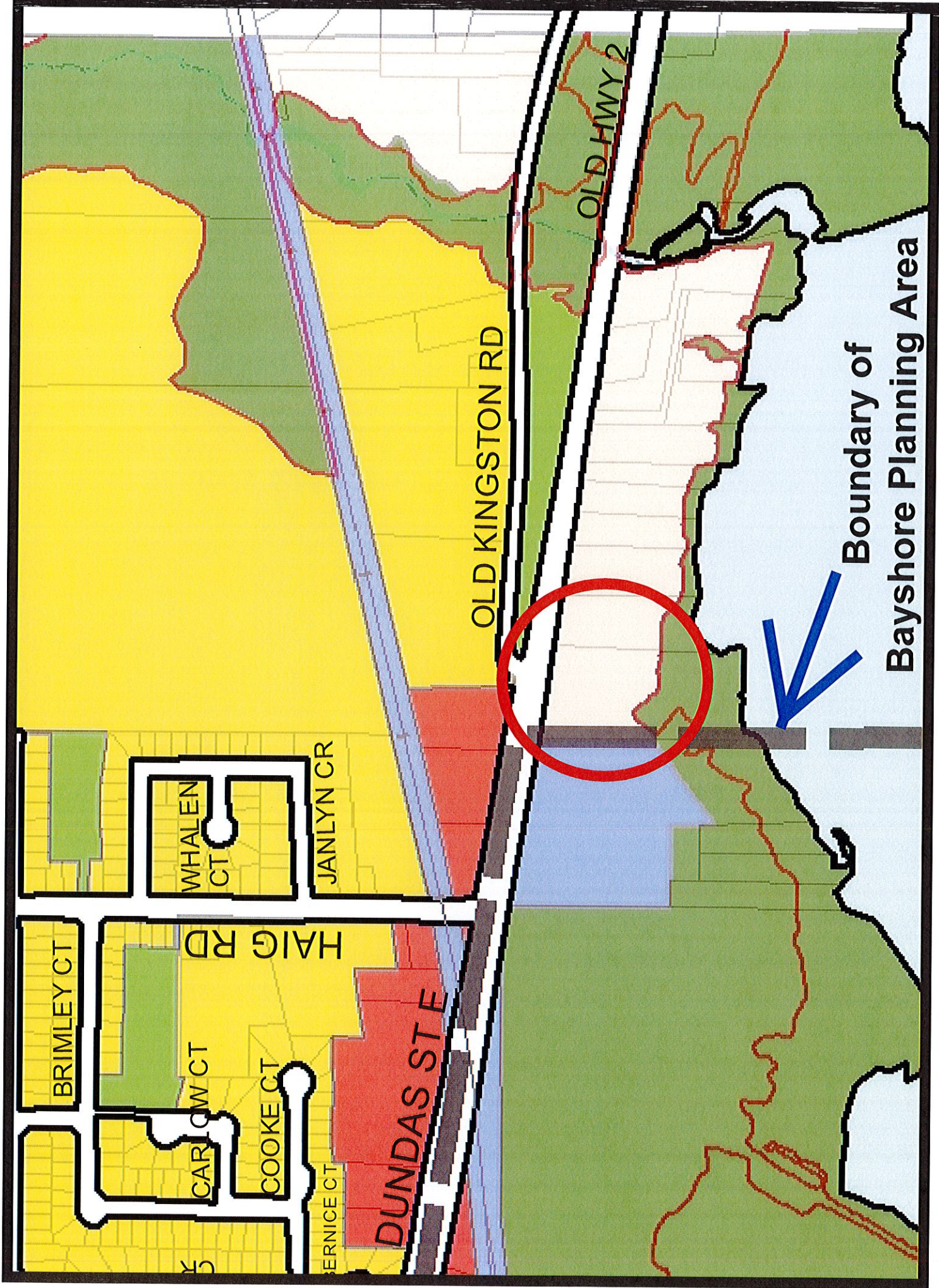
SHOWING SURVEY OF PART OF

LOT 14 BROKEN FRONT CONCESSION

TOWNSHIP OF THURLLOW  
COUNTY OF HASTINGS  
SCALE 1"=100'

SURVEYOR'S CERTIFICATE

I hereby certify that



OLD KINGSTON RD

OLD HWY 2

Boundary of Bayshore Planning Area

BRIMLEY CT

HAIG RD

CARLQW CT

COOKE CT

ERNICE CT

DUNDAS STE

WHALEN CT

JANLYN CR

# LEGEND



CITY CENTRE



COMMERCIAL  
LAND USE



COMMUNITY  
FACILITY



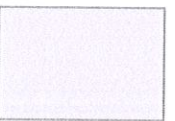
EMPLOYMENT  
AREA



ENVIRONMENTAL  
PROTECTION



INDUSTRIAL  
LAND USE



MINERAL AGGREGATE



OPEN SPACE



RESIDENTIAL  
LAND USE



RURAL LAND USE

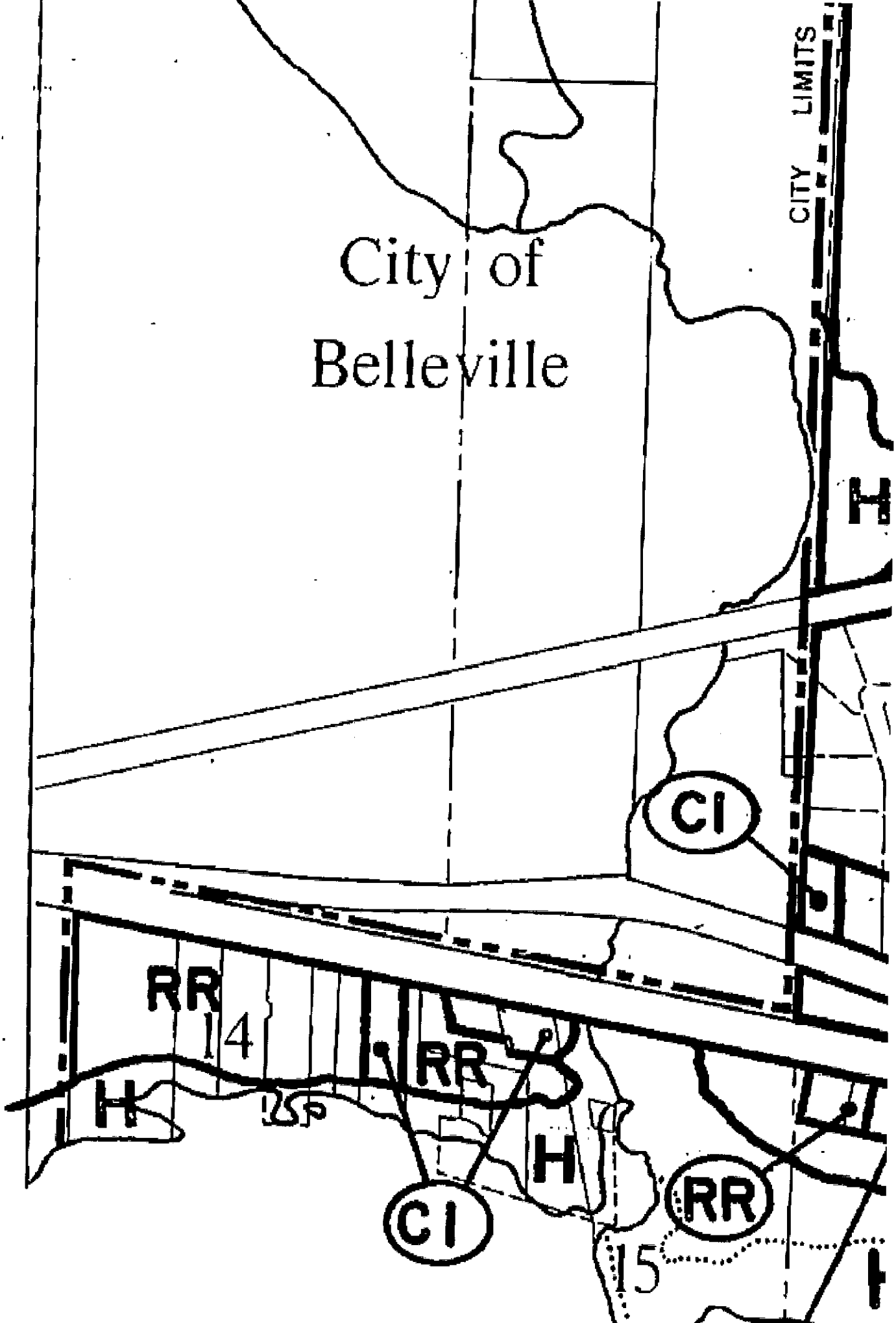


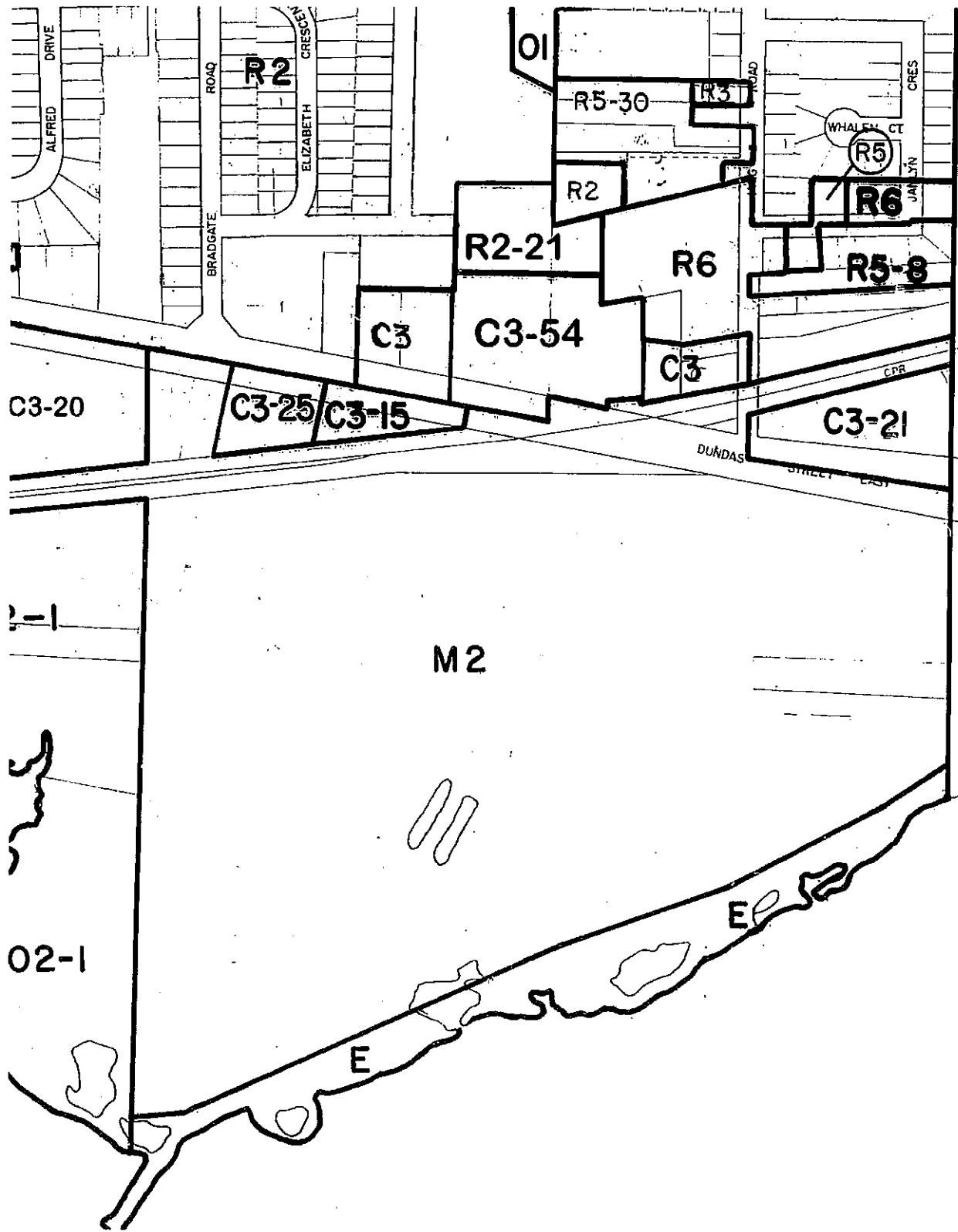
BOUNDARY OF SPECIAL  
POLICY AREAS



# City of Belleville

CITY LIMITS





East Side  
Franco's Express



Mr Convenience



Belleville Stor N Lok  
Dundas St E



Dundas St E

Old Kingstone Rd

2

2

2





