

# DECISION

of the

## BELLEVILLE COMMITTEE OF ADJUSTMENT

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Belleville, Ontario  
Date: January 16, 2020  
File: A 1/20

RE: Minor Variance  
2 Dundas Street West  
Owner: Mohammad Shahid, Integrated Real Estate Investment Platform Ltd.  
Agent: Blake Keyes, Alexander Wilson Architect Inc.

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The Belleville Committee of Adjustment has reached the following decision:

THAT the application requesting relief from the C2-49 – Commercial Exception No. 49 Zone of By-Law No. 10245, as amended,

to permit the development of the subject property with the provision of 3.5 parking spaces per 93 sq. m of commercial space, and 1.0 spaces per residential unit;

which parcels are shown on the sketch which accompanied the application;

### BE APPROVED

The Committee concluded that with respect to Section 45 (1) of the *Planning Act*, as amended:

1. City Staff and Agencies offered no objection to the application.
2. The Committee concluded that with respect to Section 45 (1) of the *Planning Act*, as amended:
  - (a) The variance is minor;
  - (b) The general intent and purpose of the Official Plan and relevant Zoning By-law are being maintained;
  - (c) In the Committee's opinion, the variance is desirable for the appropriate development or use of land, building or structure.

Certified a true and correct copy of the Decision of the Belleville Committee of Adjustment with respect to Application Number A 1/20 passed at a meeting of the said Committee held on the 16<sup>th</sup> day of January, 2020.

  
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SECRETARY-TREASURER

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

(Sgd.) B. Miller

(Sgd.) R. Kranendonk

(Sgd.) G. May-Anderson

(Sgd.) C. Merrill

(Sgd.) C. Ripley

(Sgd.) S. Smith

(Sgd.) P. Culhane

# DECISION

of the

## BELLEVILLE COMMITTEE OF ADJUSTMENT

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Belleville, Ontario  
Date: January 16, 2020  
File: B 1/20

RE: Land Severance  
96 Lywood Street  
Owner: William Mitchell  
Agent: Keith Watson, Watson Land Surveyors

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The Belleville Committee of Adjustment has reached the following decision:

THAT the Committee gives its consent to the separation and conveyance of part of the property municipally known as 96 Lywood Street;

to existing dwelling from the lot creating a retained vacant building lot with a lot frontage of 24.92 m, and a lot area of approximately 682.4 m<sup>2</sup> along the west side of Lywood Street;

**Retained Parcel:** frontage: 24.92 m  
area: 682.4 m<sup>2</sup>

**Severed Parcel:** frontage: 23.38 m  
area: 610.5 m<sup>2</sup>

the said parcel of land being within the R1 – Low Density Residential Type 1 Zone of By-law 3014, as amended;

and is that parcel outlined on the sketch which accompanied the application.

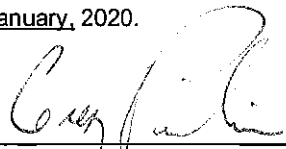
The conveyance of the above-described parcel of land being subject to and provided that:

- (a) The financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property be satisfied;
- (b) 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 be lodged with the Treasurer of the City of Belleville;
- (c) The Owner provide a drainage plan for the severed and retained lots to the satisfaction of the City of Belleville;
- (d) 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 Lywood Street to a width of 10m from the centreline of the street;
- (e) The necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan) or a legal description acceptable to the Registrar of Deeds, and Conditions (a) to (d) inclusive be fulfilled prior to the issuance of the Consent Certificate;
- (f) Conditions (a) to (e) inclusive be fulfilled prior to the 16<sup>th</sup> day of January, 2021;
- (g) Development charges will be payable for any future development of the lands; separate Municipal services will be required for both the severed and retained parcels of land.

The Decision has been made for the following reasons:

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

Decision of the Belleville Committee of Adjustment with respect to Application Number B 1/20 passed at a meeting of the said Committee held on the 16<sup>th</sup> day of January, 2020.




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SECRETARY-TREASURER

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

(Sgd.) B. Miller \_\_\_\_\_

(Sgd.) R. Kranendonk \_\_\_\_\_

(Sgd.) G. May-Anderson \_\_\_\_\_

(Sgd.) C. Merrill \_\_\_\_\_

(Sgd.) C. Ripley \_\_\_\_\_

(Sgd.) S. Smith \_\_\_\_\_

(Sgd.) P. Culhane \_\_\_\_\_

# DECISION

of the

## BELLEVILLE COMMITTEE OF ADJUSTMENT

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Belleville, Ontario  
Date: January 16, 2020  
File: B 2/20

RE: Land Severance  
8 & 12 King Street  
Owner: Mohammad Shahid, Integrated Real Estate Investment Ltd.  
Agent: Blake Keyes, Alexander Wilson Architect

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The Belleville Committee of Adjustment has reached the following decision:

THAT the Committee gives its consent to the granting of a blanket easement across the property municipally known as 8 & 12 King Street, in favour of the abutting property to the south, located at 2 Dundas Street West to allow for off-street parking in association with 2 Dundas Street West;

the said parcel of land being within the C3 – Highway Commercial Zone of By-law 10245, being re-zoned to C2 – General Commercial with special provisions to permit parking for 2 Dundas Street West as amended;

and is that parcel outlined on the sketch which accompanied the application.

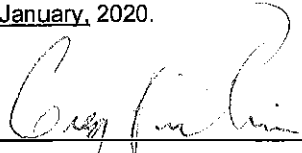
The conveyance of the above-described parcel of land being subject to and provided that:

- (a) The financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property be satisfied;
- (b) The necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan) or a legal description acceptable to the Registrar of Deeds, and Condition (a) be fulfilled prior to the issuance of the Consent Certificate;
- (c) Conditions (a) to (b) inclusive be fulfilled prior to the 16<sup>th</sup> day of January, 2021.

The Decision has been made for the following reasons:

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

Decision of the Belleville Committee of Adjustment with respect to Application Number B 2/20 passed at a meeting of the said Committee held on the 16<sup>th</sup> day of January, 2020.




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SECRETARY-TREASURER

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

(Sgd.) B. Miller \_\_\_\_\_

(Sgd.) R. Kranendonk \_\_\_\_\_

(Sgd.) G. May-Anderson \_\_\_\_\_

(Sgd.) C. Merrill \_\_\_\_\_

(Sgd.) C. Ripley \_\_\_\_\_

(Sgd.) S. Smith \_\_\_\_\_

(Sgd.) P. Culhane \_\_\_\_\_

**DECISION**

**of the**

**BELLEVILLE COMMITTEE OF ADJUSTMENT**

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Belleville, Ontario  
Date: January 16, 2020  
File: B 3/20

RE: Land Severance  
218 & 218A Coleman Street  
Owner: Shawn Moore & Sara Maracle  
Agent: Keith Watson, Watson Land Surveyors

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The Belleville Committee of Adjustment has reached the following decision:

THAT the Committee gives its consent to the separation and conveyance of part of the property municipally known as 218 & 218A Coleman Street;

to sever the subject lands to create two (2) building lots, on each of which would be located a semi-detached dwelling unit, with a lot frontage of approximately 25.5 feet and 24.5 feet respectively, on the west side of Coleman Street and a lot area of approximately 1,810ft<sup>2</sup> and 1,910ft<sup>2</sup> respectively;

**Retained Parcel:** frontage: 24.5 feet  
area: 1,910ft<sup>2</sup>

**Severed Parcel:** frontage: 25.5 feet  
area: 1,810ft<sup>2</sup>

the said parcel of land being within the R4 – Residential Fourth Density Zone of By-law 10245, as amended;

and is that parcel outlined on the sketch which accompanied the application.

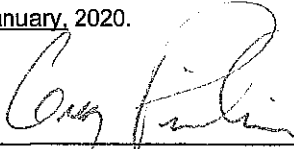
The conveyance of the above-described parcel of land being subject to and provided that:

- (a) The financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property be satisfied;
- (b) Both the severed and retained lot to be independently connected to Municipal services (water, sewer and electricity);
- (c) The necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan) or a legal description acceptable to the Registrar of Deeds, and Conditions (a) and (b) inclusive be fulfilled prior to the issuance of the Consent Certificate;
- (d) Conditions (a) to (c) inclusive be fulfilled prior to the 16<sup>th</sup> day of January, 2021.

The Decision has been made for the following reasons:

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

Decision of the Belleville Committee of Adjustment with respect to Application Number B 3/20 passed at a meeting of the said Committee held on the 16<sup>th</sup> day of January, 2020.




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SECRETARY-TREASURER

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

(Sgd.) B. Miller \_\_\_\_\_

(Sgd.) R. Kranendonk \_\_\_\_\_

(Sgd.) G. May-Anderson \_\_\_\_\_

(Sgd.) C. Merrill \_\_\_\_\_

(Sgd.) C. Ripley \_\_\_\_\_

(Sgd.) S. Smith \_\_\_\_\_

(Sgd.) P. Culhane \_\_\_\_\_



# DECISION

of the

## BELLEVILLE COMMITTEE OF ADJUSTMENT

Belleville, Ontario

Date: October 25, 2018

**REVISED: January 16, 2020**

File: B 34/18

RE: Land Severance  
Bell Boulevard  
Owner: Robert Jakes, Jenland Properties  
Agent: Caitlin Sheahan, Ainley Group

The Belleville Committee of Adjustment has reached the following decision:

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

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

1. to divide the former Severed 'A1' Parcel (future municipal road) into two separate parcels (A1 and A3), one to extend south and one to be constructed eastward to Jenland Way; and
2. to widen the western north-south leg of Severed 'A1' Parcel from 26.0 m to 30.0 m, as the City would like to see this segment of future road sized to become a major collector road for a future connection south-west to the intersection with Hamilton Road;

Parcel	frontage (m)	depth (m)	area (Ha)
Severed A1	26.0 (Bell Blvd)	170	1.21
Severed A2	20.0 (Bell Blvd)	175	0.59
Severed B	121.9 (Bell Blvd)	189.3	2.42
Severed C	78 (future road)	164.3	1.37
Severed D	164.3 (Bell Blvd)	100.8	1.37
Severed E	278.7 (Service Easmt)	229.4	5.74
Severed F	137.4 (Bell Blvd)	404	5.87

Parcel	frontage (m)	depth (m)	area (Ha)
<b>Severed A1</b>	<b>20.0</b> (Jenland Way)	170	<b>0.76</b>
Severed A2	20.0 (Bell Blvd)	175	0.59
<b>Severed A3</b>	<b>30.0</b> (Bell Blvd)	170	<b>1.05</b>
Severed B	121.9 (Bell Blvd)	189.3	2.42
Severed C	78 (future road)	164.3	<b>1.35</b>
Severed D	164.3 (Bell Blvd)	100.8	<b>1.36</b>
Severed E	278.7 (Service Easmt)	229.4	5.74
Severed F	137.4 (Bell Blvd)	404	5.87

the said parcel of land being within the CH-28/MS-H – Holding Zone of By-law 2076-80, as amended;  
and is that parcel outlined on the sketch which accompanied the application.

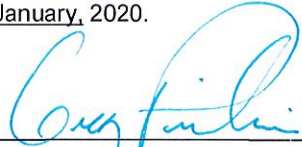
The conveyance of the above-described parcel of land being subject to and provided that:

- (a) The financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property be satisfied;
- (b) 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;
- (c) The construction of the Jenland South Road across the frontage of severed parcel C, and the deeding of said road to the City prior to the finalization of the respective consent;
- (d) The owner shall submit the necessary deeds in triplicate and Conditions (a) to (c) inclusive be fulfilled prior to the issuance of the Consent Certificate;
- (e) Conditions (a) to (d) inclusive be fulfilled prior to the 16<sup>th</sup> day of January, 2021;
- (f) Development shall be subject to the owner entering into a development agreement to ensure that all of the required works to construct the new street and stormwater management facility, and develop the lots are undertaken to the City 's satisfaction and that security is posted to ensure the approved development agreement is completed to the City's satisfaction;
- (g) The developer is advised that potential obligations will include such elements as a traffic impact study, cost contribution for the planned centralized stormwater management pond, and cost contribution for the future signalization of Bell Boulevard and the new road through the development agreement and site plan process;
- (h) The Owner will be required to reimburse the City for the cost of installing services along Bell Boulevard;
- (i) The Development Charges Policy established by the Council of Corporation of the City of Belleville shall apply to all newly created building lots.

The Decision has been made for the following reasons:

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

Decision of the Belleville Committee of Adjustment with respect to Application Number B 34/18 passed at a meeting of the said Committee held on the 16<sup>th</sup> day of January, 2020.




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SECRETARY-TREASURER

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

(Sgd.) B. Miller \_\_\_\_\_

(Sgd.) R. Kranendonk \_\_\_\_\_

(Sgd.) G. May-Anderson \_\_\_\_\_

(Sgd.) C. Merrill \_\_\_\_\_

(Sgd.) C. Ripley \_\_\_\_\_

(Sgd.) S. Smith \_\_\_\_\_

(Sgd.) P. Culhane \_\_\_\_\_

# DECISION

of the

## BELLEVILLE COMMITTEE OF ADJUSTMENT

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Belleville, Ontario  
Date: January 16, 2020  
File: B 4/20

RE: Land Severance  
1139 Airport Parkway  
Owner: Ellen McFaul  
Agent: Warren McFaul

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The Belleville Committee of Adjustment has reached the following decision:

THAT the Committee gives its consent to the separation and conveyance of part of the property municipally known as 1139 Airport Parkway;

to sever the subject lands to consolidate the retained parcel with a nearby farming operation. In doing so, a severed parcel with a lot frontage of approximately 54.8 m and a lot area of 0.67 ha containing an existing single detached dwelling house, garage and surplus barn would be created;

**Retained Parcel:** frontage: ≈318 metres  
area: ≈48.3 hectares

**Severed Parcel:** frontage: ≈54.8 metres  
area: ≈6688 m<sup>2</sup>

the said parcel of land being within the PA – Prime Agriculture Zone of By-law 3014, as amended;

and is that parcel outlined on the sketch which accompanied the application.

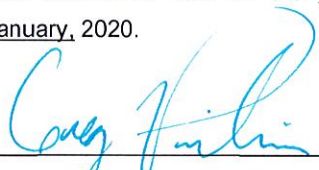
The conveyance of the above-described parcel of land being subject to and provided that:

- (a) The financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property be satisfied;
- (b) The retained parcel is rezoned to an appropriate zone that prohibits any residential development on this parcel of land;
- (c) The severed parcel is rezoned to an appropriate rural residential zone that recognizes the existing vacant accessory buildings;
- (d) That the severed parcel has a private on-site well installed and operating to the satisfaction of the City of Belleville, and all applicable legislation;
- (e) That the severed parcel has a private on-site septic system installed and operating to the satisfaction of the City of Belleville, and all applicable legislation;
- (f) The applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed parcel to widen Airport Parkway to a width of 13 metres from the centreline of the Airport Parkway road allowance;
- (g) The necessary deeds to be submitted in triplicate, along with one digital copy and one paper copy of a deposited plan of survey (R-plan) or a legal description acceptable to the Registrar of Deeds, and Conditions (a) to (f) inclusive be fulfilled prior to the issuance of the Consent Certificate;
- (h) Conditions (a) to (g) inclusive be fulfilled prior to the 16<sup>th</sup> day of January, 2021.

The Decision has been made for the following reasons:

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

Decision of the Belleville Committee of Adjustment with respect to Application Number B 4/20 passed at a meeting of the said Committee held on the 16<sup>th</sup> day of January, 2020.




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SECRETARY-TREASURER

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

(Sgd.) B. Miller \_\_\_\_\_

(Sgd.) R. Kranendonk \_\_\_\_\_

(Sgd.) G. May-Anderson \_\_\_\_\_

(Sgd.) C. Merrill \_\_\_\_\_

(Sgd.) C. Ripley \_\_\_\_\_

(Sgd.) S. Smith \_\_\_\_\_

(Sgd.) P. Culhane \_\_\_\_\_