

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

DECEMBER 3, 2012

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes

Councillor Tom Lafferty
Councillor Jack Miller

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

3. **PUBLIC MEETING - THE PLANNING ACT**

3.1 **PROPOSED AMENDMENT TO THE ZONING BY-LAW NUMBER 10245, AS AMENDED – 119 DONALD STREET AND 22 PRINCE OF WALES DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**

FILE NUMBER: B-77-927

APPLICANT: DOMENICO RAPINO

OWNER: ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF KINGSTON

AGENT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
3014, AS AMENDED – PARTS 5 AND 6, PLAN 21R-17881,
PART OF LOTS 1 AND 2, CONCESSION 3, FORMER
TOWNSHIP OF THURLOW, NOW IN THE CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-928
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS
INC.
AGENT: RFA PLANNING CONSULTANT INC.**

Notice of Meeting and Map

5

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

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COUNCIL CHAMBER

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PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes
Councillor Tom Lafferty
Councillor Jack Miller

Michael Graham
David Joyce
Mike Letwin
Ross Rae

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on November 5, 2012

4. DEPUTATIONS

4.1 Ian Brady will address the Committee regarding the Brownfields Community Improvement Plan Application for the former Bakelite site at 621 Dundas Street East
Reports Item 7.2 refers

RESOLUTION

"THAT the deputation of Ian Brady regarding the Brownfields Community Improvement Plan Application for the former Bakelite site at 621 Dundas Street East, be received and referred to Reports Item 7.2."

5. COMMUNICATIONS**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO THE ZONING BY-LAW NUMBER 10245, AS AMENDED – 119 DONALD STREET AND 22 PRINCE OF WALES DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-927
APPLICANT: DOMENICO RAPINO
OWNER: ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF KINGSTON
AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning's Report No. AM-2012-34

9

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 10245, as amended, for the properties described as 119 Donald Street and 22 Prince of Wales Drive, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from 'CF – Community Facility' to 'R2 – Residential Second Density' and 'R2-9 – Residential Second Density' to permit the creation of three (3) residential lots by consents to land severance."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 5 AND 6, PLAN 21R-17881, PART OF LOTS 1 AND 2, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-928
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning's Report No. AM-2012-35

14

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 3014, as amended, for the lands identified as Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be DEFERRED pending further information on servicing details and an additional evaluation by Quinte Conservation of a proposed drainage corridor along the subject lands westerly limit.”

7. REPORTS

- 7.1 **REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION SETTLERS RIDGE – PHASE 2, PARTS 5 & 6, PLAN 21R-17881, PARTS OF LOT 1 & 2, CONCESSION 2, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE (HAMPTON RIDGE DRIVE)**
OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

Manager, Approvals Section's Report No. APS-2012-42

22

RESOLUTION

"THAT approval of a Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated November 21, 2012, as shown on **APPENDIX 2** attached to the Manager of Approvals' Report No. APS-2012-42, be granted **in principle** for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503)."

7.2 **REGISTRATION OF INTENT TO UTILIZE PROGRAMS – 621 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS; APPLICANT 2255718 ONTARIO INC.**

Manager of Policy Planning's Report No. AM-2012-36

29

RESOLUTION

"WHEREAS Program 3 - 'The City of Belleville Environmental Site Assessment Grant Program' under the City's Brownfields Community Improvement Plan gives the City the option to increase funding above the maximum of \$35,000 per property for properties deemed significant Brownfield sites;

AND WHEREAS the Belleville Planning Advisory Committee recognizes the significance of the property located at 621 Dundas Street East as a signature Brownfield site, as well as the challenges of cleaning up such a large complex property;

NOW THEREFORE, the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the Application for an additional \$35,000 under the City's Brownfields Community Improvement Plan by 2255718 Ontario Inc. for 621 Dundas Street East be **APPROVED** subject to:

- The submission of paid invoices to conduct a Phase 2 Environmental Site Assessment, prior to the distribution of any funds."

8. INFORMATION MATTERS

**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to December 3, 2012

32

9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-927

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, DECEMBER 3, 2012
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended, for 119 Donald Street and 22 Prince of Wales Drive. The purpose of the application is to rezone the subject lands from "CF - Community Facility" to "R2 - Residential Second Density" and "R2-9 - Residential Second Density" so as to permit the creation of three (3) new single detached residential lots by consents to land severance. The existing dwelling on the retained land at 119 Donald Street will remain and the dwelling located on 22 Prince of Wales Drive is proposed to be removed.

Each of the three (3) proposed lots will have minimum frontages of 15 metres with lot areas ranging from 696.3 square metres to 744.6 square metres. The requested R2-9 zoning would apply to the lot proposed for the corner of Donald Street and Prince of Wales Drive and would permit a minimum outside side yard of 6 metres. The lands are also subject to Committee of Adjustment Land Severance Files # B 43/12 to B 45/12, inclusive.

The lands are described municipally as 119 Donald Street and 22 Prince of Wales Drive, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the City's Official Plan. Single detached residential development is permitted subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned "CF - Community Facility" and the applicant has requested a rezoning to "R2 - Residential Second Density" and "R2-9 - Residential Second Density" to permit the creation of three (3) single detached residential lots by consents to land severances. The R2-9 zone would permit a minimum outside side yard of 6 metres for the proposed corner lot. The minimum lot frontage and lot area requirements in both the R2 and R2-9 zone are 15 metres and 464.5 square metres, respectively. All of the lots proposed would comply with these minimum requirements.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mmacdonald@city.belleville.on.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee


DATED at the City of Belleville this 13th day of November 2012

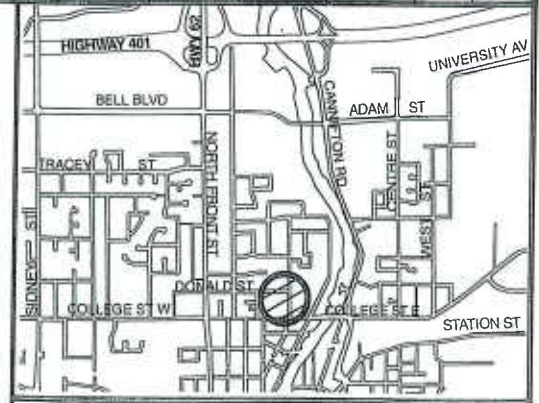


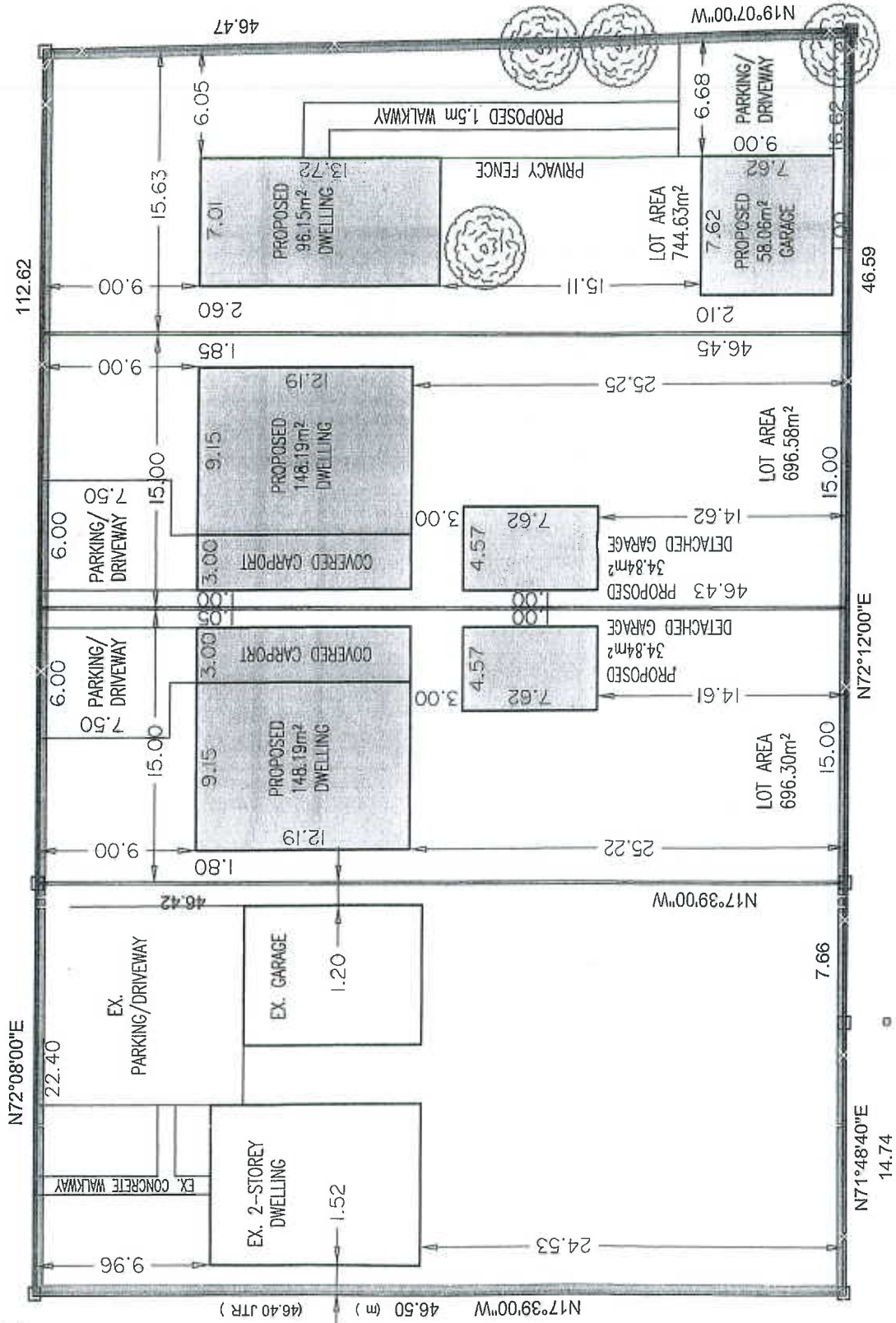
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 22 PRINCE OF WALES DR / 119 DONALD ST

 - PROPOSED ZONING CHANGE FROM CF (COMMUNITY FACILITY) ZONE TO R2 (RESIDENTIAL SECOND DENSITY)

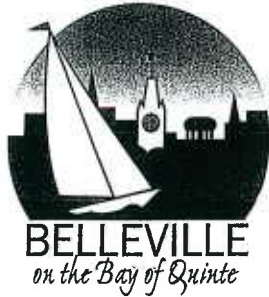
 - PROPOSED ZONING CHANGE FROM CF (COMMUNITY FACILITY) ZONE TO R2-9 (RESIDENTIAL SECOND DENSITY) WITH SPECIAL PROVISIONS





N17°39'00\"W 46.50 (m) (46.40 JTR)

7	2	INFO
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City of Belleville

Engineering & Development Services Department

169 Front Street
Tel: 613-968-6481
Fax: 613-967-3262

File Nos.: B-77-928 & 12T-12503

PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, DECEMBER 3, 2012
AT 5:30 P.M.

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended and to consider a proposed Plan of Subdivision for a total of 34 hectares of land. The purpose of the amendment and proposed subdivision is to permit the development of a total of 290 residential units comprising a mix of 214 single detached lots and 76 townhomes. A small commercial plaza is also proposed as part of the development. This constitutes the Phase 2 expansion of the Settlers Ridge Subdivision development located to the south.

The land is described as Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3 former Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the City's Official Plan as part of the Cannifton Planning Area. Single detached and townhouse dwellings are permitted in the "Residential Land Use" designation subject to satisfying the policies of the Plan.

ZONING BY-LAW:

The land is zoned "D - Development" and "PA - Prime Agriculture" and the applicant requests an amendment to rezone the property to special R1, R2 and R4 zones to permit a range of single detached residential lots (214) and townhomes (76) comprising a total of 290 units. In addition, "CF - Community Facility" zoning is proposed to permit an open space/stormwater management block at the south east corner of the subdivision, as well as a drainage corridor to the south and south west. CF zoning is also proposed to permit parkland both along and adjacent to the Trans-Northern Pipeline located at the south limit of the subject development. Finally, the applicant is requesting a special "C4 - Local Commercial" zoning to permit a local commercial plaza at Sidney Street.

PLAN OF SUBDIVISION:

The proposed Plan of Subdivision would comprise a total of 290 residential units that would comprise a mix of 214 single detached lots and 76 townhomes. The development constitutes the Phase 2 expansion of the Settlers Ridge Subdivision located to the south. The lots would front on internal roads with connecting road links to Sidney Street and Hampton Ridge Drive. Full municipal services would be extended to the proposed lots. A stormwater management block is proposed to locate at the south east corner of the subdivision and a drainage corridor block to the south and south west.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, Email: mmacdonald@city.belleville.on.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the zoning by-law is passed, or in respect of the proposed plan of subdivision before the City of Belleville gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 13th day of November, 2012






QUINTE WEST

SIDNEY ST N



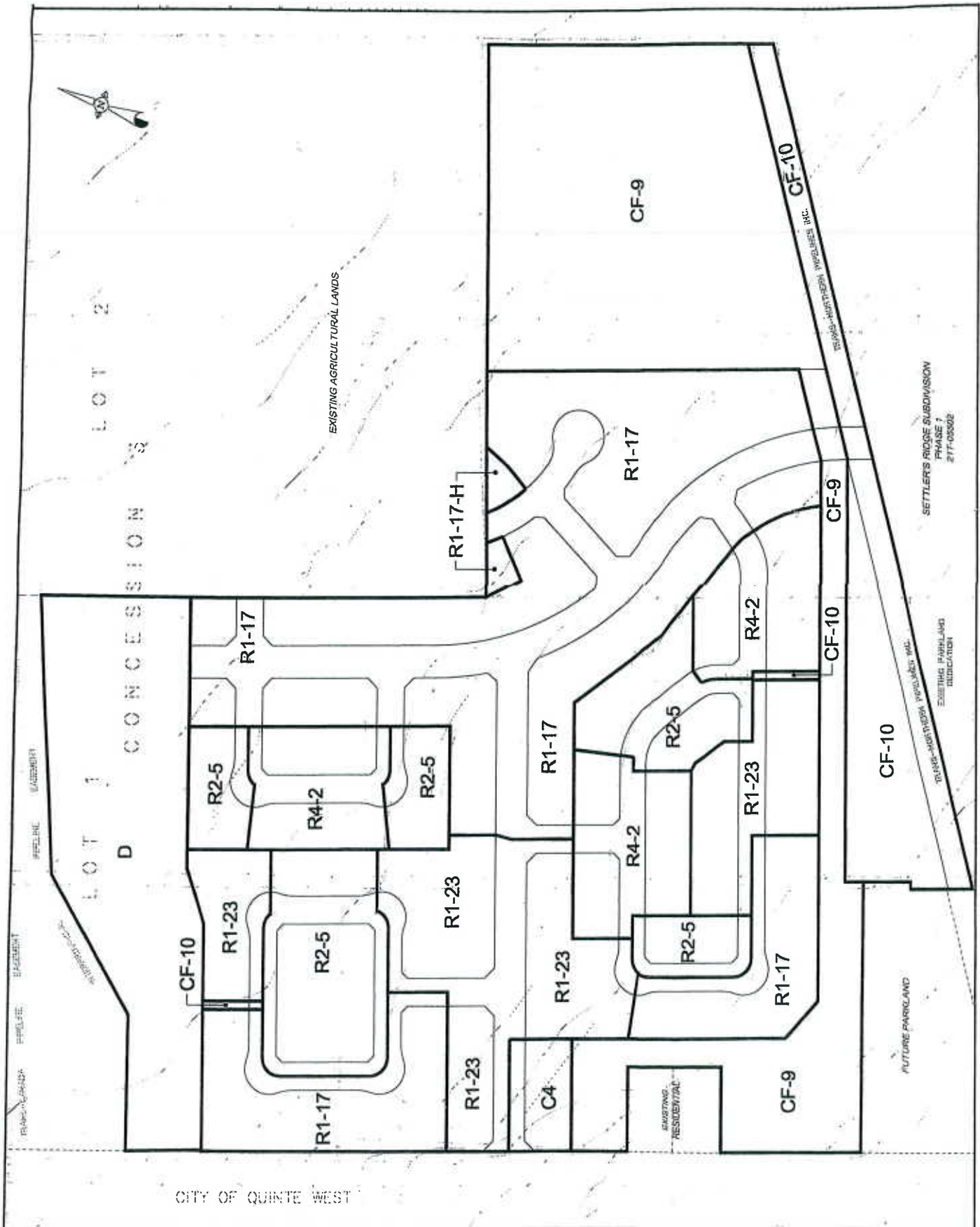
PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

LOCATION: SETTLERS RIDGE PHASE 2
SIDNEY ST N / MAITLAND DR

- | | |
|---|--|
|  Single Detached Dwellings |  Open Space |
|  Townhouse |  Park |
|  Local Commercial | |



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF QUINTE WEST



APPROVAL BLOCK

DE&DS |

RS

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2012-34
December 3, 2012

To: Councillor Lafferty, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
119 Donald Street and 22 Prince of Wales Drive, City of Belleville, County
of Hastings
File Number: B-77-927
Applicant: DOMENICO RAPINO
Owner: ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE
DIOCESE OF KINGSTON
Agent: RFA PLANNING CONSULTANT INC.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for the properties described as 119 Donald Street and 22 Prince of Wales Drive, City of Belleville, County of Hastings, be APPROVED, as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'CF – Community Facility' to 'R2 - Residential Second Density' and 'R2-9 – Residential Second Density' to permit the creation of three (3) residential lots by consents to land severance."

SUMMARY:

The purpose of the application is to rezone the subject lands from "CF – Community Facility" to "R2 – Residential Second Density" and "R2-9 – Residential Second Density" so as to permit the creation of three (3) new single detached residential lots by consents to land severance. The existing dwelling on the retained land at 119 Donald Street will remain and the dwelling located on 22 Prince of Wales Drive is proposed to be removed.

Each of the three (3) proposed lots will have minimum frontages of 15 metres with lot areas ranging from 696.3 square metres to 744.6 square metres. The requested R2-9 zoning would apply to the lot proposed for the corner of Donald Street and Prince of Wales Drive and would permit a minimum outside side yard of 6 metres. The lands are also subject to Committee of Adjustment Land Severance Files # B 43/12 to B 45/12, inclusive, which were approved by the Committee on November 15, 2012.

The land is designated "Residential Land Use" in the City's Official Plan, which permits single detached residential development subject to satisfying various policies in the Plan. The minimum lot frontage and lot area requirements in both the R2 and R2-9 zone are 15 metres and 464.5 square metres, respectively. All of the lots proposed would comply with these minimum requirements.

Planning Staff are supportive of the rezoning application.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to 119 Donald Street and 22 Prince of Wales Drive, respectively.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the construction of three (3) residential dwellings on three (3) lots being created by land severance.

The lands subject to the proposed amendment are shown on the attached location plan.

Subject Property

- Site Characteristics

The subject properties each contain a residential dwelling of which the dwelling at 22 Prince of Wales Drive is to be removed.

- Adjacent Land Uses

To the northeast and south are located Prince of Wales and Holy Rosary Schools, respectively. To the west, north and east are located residential uses.

Official Plan

The land is designated "Residential Land Use" in the City's Official Plan. Single detached residential development is permitted subject to satisfying various policies in the Plan.

The proposal complies with the Official Plan.

Zoning By-Law

The subject lands are zoned "CF – Community Facility" and the applicant has requested a rezoning to "R2 – Residential Second Density" and "R2-9 – Residential Second Density" to permit the creation of three (3) single detached residential lots by consents to land severances. The R2-9 zone would permit a minimum outside side yard of 6 metres for the proposed corner lot.

The minimum lot frontage and lot area requirements in both the R2 and R2-9 zone are 15 metres and 464.5 square metres, respectively. All of the lots proposed would comply with these minimum requirements.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on November 13, 2012.

Quinte Conservation advises that they have no concerns.

No other comments have been received to date.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on November 13, 2012.

The Department of Recreation, Culture and Community Services, the Fire Department and the Development Engineer have no objection to this application.

The Manager of Approvals advises that the rezoning was attached as a condition of approval of the severances granted by the Committee of Adjustment on November 15, 2012.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on November 13, 2012. Notice was also provided by advertisement in The Intelligencer.

No comments have been received to date.

Planning Analysis

The land is designated "Residential Land Use" in the City's Official Plan which permits the three (3) single detached dwellings proposed to be created by land severances.

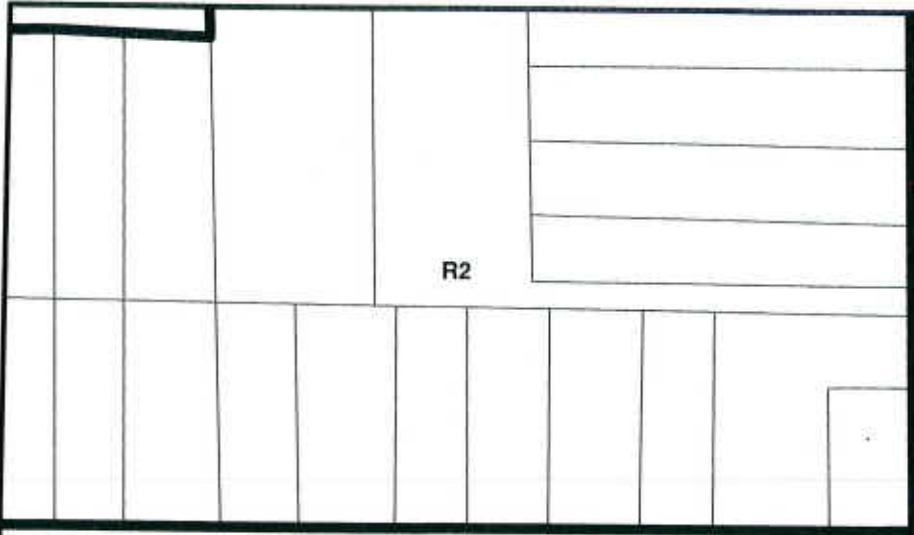
The requested R2 and R2-9 zoning requires minimum lot frontages of 15 metres and minimum lot areas of 464.5 square metres, respectively, for single detached dwellings. Both the three (3) severed lots and the retained parcel (119 Donald Street) would satisfy these minimum requirements.

On the basis of the foregoing, the application is recommended for approval.

A handwritten signature in blue ink that reads "A. MacKay". The signature is written in a cursive style with a large, looped initial "A".

Arthur MacKay
Manager of Policy Planning

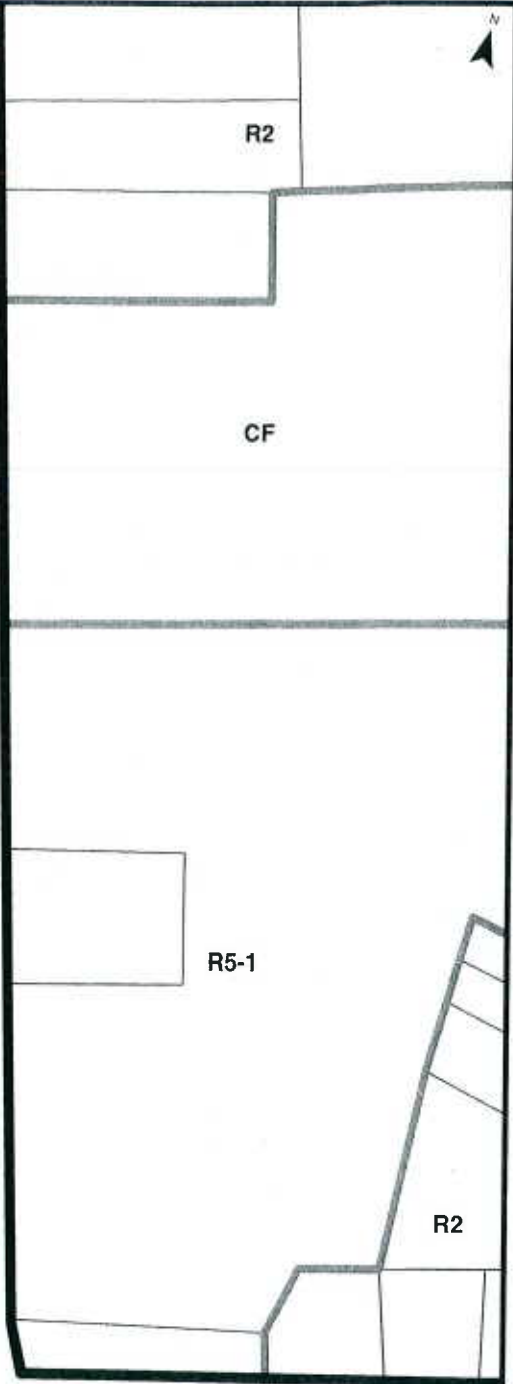
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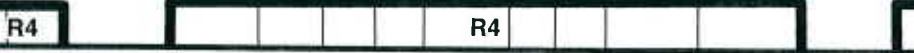
DONALD ST



COLLEGE ST E




PRINCE OF WALES DR

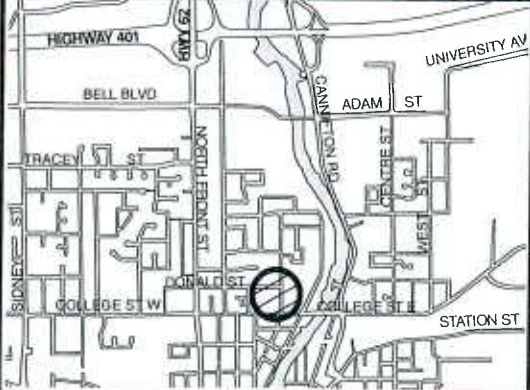


PROPOSED ZONING BY-LAW AMENDMENT

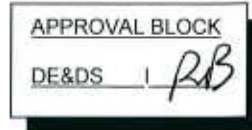
LOCATION: 22 PRINCE OF WALES DR / 119 DONALD ST

 - PROPOSED ZONING CHANGE FROM CF (COMMUNITY FACILITY) ZONE TO R2 (RESIDENTIAL SECOND DENSITY)

 - PROPOSED ZONING CHANGE FROM CF (COMMUNITY FACILITY) ZONE TO R2-9 (RESIDENTIAL SECOND DENSITY) WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2012-35
December 3, 2012

To: Councillor Lafferty, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 3014, as Amended –
Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2 , Concession 3,
Formerly in the Township of Thurlow, Now in the City of Belleville, County
of Hastings
File Number: B-77-928
Applicant/Owner: SETTLERS RIDGE DEVELOPMENTS INC.
Agent: RFA PLANNING CONSULTANT INC.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the lands identified as Parts 5 and 6, Plan 21R-17881, Part of Lots 1 and 2, Concession 3, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be DEFERRED pending further information on servicing details and an additional evaluation by Quinte Conservation of a proposed drainage corridor along the subject lands westerly limit."

SUMMARY:

The purpose of the amendment is to permit the development of a total of 290 residential units comprising a mix of 214 single detached lots and 76 townhomes on approximately 34 hectares of land. A small commercial plaza is also proposed as part of the development. This constitutes the Phase 2 expansion of the Settlers Ridge Subdivision development located to the south. The Applicant has also applied for Draft Plan of Subdivision approval.

The land is zoned "D – Development", "D-r – Development" and "PA – Prime Agriculture" and the applicant requests an amendment to rezone the property to "R1-17 – Low Density Residential Type 1", "R1-23 – Low Density Residential Type 1", "R2-5 – Low Density Residential Type 2" and the "R4-2 – High Density Residential" zone to permit a range of single detached residential lots (214) and townhomes (76) comprising a total of 290 units. The proposed single detached lots will have frontages of 15 metres, 12.8 metres and 12 metres. These zone categories replicate the residential zoning that is currently in place for the Phase 1 development of Settlers Ridge located to the south. Hampton Ridge Drive will be extended to the north to link the two (2) phases.

In addition, "CF – Community Facility" zoning is proposed to permit an open space/storm water management block at the south east corner of the subdivision, as well as a drainage corridor to the south and south west. CF zoning is also proposed to permit parkland both along and adjacent to the Trans-Northern Pipeline located at the south limit of the subject development. Finally, the applicant is requesting a special "C4 – Local Commercial" zoning to permit a local commercial plaza at Sidney Street that would provide convenience commercial services for the community.

Planning Staff support in principle the approval of this subdivision. This development will provide a complimentary expansion of the existing Settlers Ridge development with a similar range of dwelling types and zone classifications. In addition, the Applicant will be providing commercial and recreational amenities for the benefit of the residents.

However, the details of how and when the lands will be fully serviced need to be further determined. Moreover, Quinte Conservation has also provided comments indicating the need to recognize and protect a drainage watercourse that runs adjacent to Sidney Street. This matter needs to be further reviewed before zoning approval is granted.

BACKGROUND:

Purpose and Effect

The Zoning By-Law amendment applies to approximately 34 hectares of land located north of Trans-Northern Pipeline and constitutes the Phase 2 expansion of the Settlers Ridge development.

The effect of the application would permit a total of 290 residential dwelling units comprising a mix of single detached lots and townhouses.

The land subject to the proposed amendment is shown on the attached location plan.

Subject Property

- Site Characteristics

The site comprises land located north of the Trans-Northern pipeline corridor.

- Adjacent Land Uses

To the south is located Phase 1 of the Settlers Ridge development. To the east and north is vacant rural land. To the west across Sidney Street is agricultural land located in Quinte West.

Official Plan

The land is designated "Residential Land Use", in the Official Plan as part of the Cannifton Planning Area. The policies of the Official Plan permit a range of dwelling types developed by registered plan of subdivision, subject to satisfying various criteria.

The density of this second phase expansion is approximately 8.5 units per gross hectare, compared to approximately 12.8 units per gross hectare density for Phase 1 located to the south. If approved, the overall density of the expanded Settlers Ridge community would comply with the Official Plan's low density threshold of a maximum of eighteen (18) units per gross hectare.

Zoning By-Law

The land is zoned "D – Development", "D-r – Development" and "PA – Prime Agriculture" and the applicant requests an amendment to rezone the property to "R1-17 – Low Density Residential Type 1", "R1-23 – Low Density Residential Type 1", "R2-5 – Low Density Residential Type 2" and the "R4-2 – High Density Residential" zone to permit a range of single detached residential lots (214) and townhomes (76) comprising a total of 290 units. The proposed single detached lots will have frontages of 15 metres, 12.8 metres and 12 metres, with minimum lot areas of 465 square metres, 408 square metres and 365 square metres, respectively.

In addition, "CF – Community Facility" zoning is requested to permit an open space/storm water management block at the south east corner of the subdivision, as well as a drainage corridor to the south and south west. CF zoning is also proposed to permit parkland both along and adjacent to the Trans-Northern Pipeline located at the south limit of the subject development. Finally, the applicant is requesting a special "C4 – Local Commercial" zoning to permit a local commercial plaza at Sidney Street.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on November 13, 2012.

The Algonquin & Lakeshore Catholic School Board, Hydro One and the pipeline companies advise that they do not have a concern with the proposal.

Quinte Conservation comments as follows:

"The staff of the Conservation Authority has reviewed the application along with the site plans relating to the subject property (prepared by RFA Planning Consultant, dated October 30, 2012). The Conservation Authority has conducted a site inspection and reviewed the application with respect to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), the Federal Fisheries Act, and the environmental components of the Provincial Policy Statement. We would like to offer the following comments:

General Comments:

Norbelle Creek flows to the east under Sidney Street approximately 50 metres south of the existing pipeline facilities. The watercourse then flows south (adjacent to Sidney Street) to join another tributary below two (2) existing residences (#1104 and #1098 Sidney Street). The watercourse then flows east through the proposed Block 228 – drainage corridor into Block 230 – stormwater retention area. Our office is concerned that a drainage corridor block has not been allocated between just south of the pipeline facilities and the allocated Block 228 – drainage corridor.

Staff will require a detailed design of the new channel in order to approve the relocation of the watercourse into the proposed drainage corridor. Such a design should include flow calculations, channel dimensions, and proposed restoration plantings (trees & shrubs) for the riparian buffer. Quinte Conservation requires a 15 metre setback from the top of either bank to the nearest property line in order to retain a natural buffer and to assist in protecting water quality. Please note, such a buffer is not provided on the existing draft plan. In addition, the channel re-alignment works will require a permit from this office (by virtue of Ontario

Regulation #319/09 - Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

Stormwater Management Comments:

The sizing of Block 230 (dedicated to stormwater management) will need to be justified during the development of a detailed stormwater management plan for the property, with particular reference to the Norbelle Creek Master Drainage Plan and the other stormwater management reports which have been developed for adjacent properties.

In order to ensure that all development which abuts either a drainage corridor or stormwater detention block will not be affected by flooding, the Conservation Authority will need to review and approve the final grading plans as part of the stormwater management approval.

Hydrogeology Comments:

Consideration should be given to the groundwater wells which service adjacent residents. Quinte Conservation suggests that a baseline survey of neighbouring wells, and evaluation of potential impacts on groundwater (both quality and quantity) from the proposed development be conducted. Typically, such studies will include the following:

- a. Review of Ontario Water Well Records and baseline survey of neighboring wells within 500 metres of the site;
- b. A review of surrounding land use and potential locations of a large ground water draws within 500 metres of the site;
- c. A baseline survey of a representative number of adjacent homes to obtain information about water supply (water level and water quality in wells - collected at the seasonally low point of the year for ground water before, during and after construction);
- d. Analyses of water quality samples for parameters such as nitrate, sodium and chloride, etc;
- e. The installation of onsite monitor wells to allow measurement of future water levels;
- f. A hydrogeological characterization of the site;
- g. A water balance for the site completed for pre and post development conditions;

- h. Based on the water balance and hydrogeological assessment, the potential for impact from the development on the local surface and ground water flow regime and any neighbouring water wells;
- i. A monitoring program for post development conditions to monitor water quantity and quality.

Regulation #319/09 Comments:

A portion of the subject lands lie within the regulated area of Norbelle Creek (by virtue of Ontario Regulation #319/09 - Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), the owners will need to apply to the Conservation Authority for a permit prior to site grading/excavation/filling/grading/development (construction) within 30 metres of the watercourse channel – including the proposed re-alignment activities and construction of the proposed stormwater management facility. Through the permit application process, the Authority will identify any potential concerns associated with any natural hazards on the subject lands, and review the permit application in light of Regulation #319/09 and Authority policies before deciding to issue or deny the permit."

To date, no other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Recreation Culture and Community Services Department and the Manager of Approvals on November 13, 2012.

Belleville Fire Department and the Recreation Culture and Community Services Department have no objection to this application.

The Development Engineer comments as follows:

"I have no objection to the proposed Zoning By-Law Amendment. However I would suggest that a holding symbol be placed on the property until the following issue has been addressed:

Testing of the existing water distribution system in the area of the proposed subdivision has indicated that there may not be sufficient pressure or water supply to service this subdivision. The City has plans to upgrade the system, including constructing a watermain along Maitland Drive. The City has also retained a consultant to undertake a study to determine what upgrades need to be made to

the Adam Street booster pumping station. Therefore the holding symbol should not be lifted until it can be shown that the water pressure and water supply is adequate for the development of the subdivision.

All of my comments about the proposed Draft Plan of Subdivision (12T-10503) have been provided to the Manager of Approvals. One of these comments requests the realignment of Street 'E', at the intersection with Hampton Ridge Drive. This will change the lot configuration, which may impact the boundaries of the proposed residential zones."

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on November 13, 2012. Notice was also provided by advertisement in The Intelligencer.

No comments have been received regarding this application.

Planning Analysis

The range of house types and lot sizes matches what has been previously approved for Settlers Ridge Phase 1, located to the south. If approved, the subject application will permit the expansion of the Settlers Ridge development with access to be obtained internally via Hampton Ridge Drive and externally via Sidney Street to the west.

Planning Staff support in principle the approval of this subdivision. This development will provide a complimentary expansion of the existing Settlers Ridge development with a similar range of dwelling types and zone classifications. In addition, the Applicant will be providing commercial and recreational amenities for the benefit of the residents.

However, the details of how and when the lands will be fully serviced need to be further determined. Moreover, Quinte Conservation has also provided comments indicating the need to recognize and protect a drainage watercourse that runs adjacent to Sidney Street. This matter needs to be further reviewed before zoning approval is granted.



Arthur MacKay
Manager of Policy Planning



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QUINTE WEST



PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

LOCATION: SETTLERS RIDGE PHASE 2
SIDNEY ST N / MAITLAND DR

-  Single Detached Dwellings
-  Open Space
-  Townhouse
-  Park
-  Local Commercial



CITY OF BELLEVILLE
Page 21

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

**CITY OF BELLEVILLE**

Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2012-42
December 3, 2012

To: Belleville Planning Advisory Committee

Subject: Request to Draft Approve Plan of Subdivision
Settlers Ridge – Phase 2
Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly
Township of Thurlow, now City of Belleville
(Hampton Ridge Drive)
Owner: Settlers Ridge Developments Inc.
Agent: RFA Planning Consultant

File: 12T-12503

Recommendation:

That the Belleville Planning Advisory Committee pass the following resolution:

“THAT approval of a Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated November 21, 2012, as shown on **APPENDIX 2** attached to the Manager of Approvals’ Report No. APS-2012-42, be granted **in principle** for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503).”

Background:

The lands subject to this plan of subdivision application are located on the east side of Sidney Street north of Thurlow Drive, as shown on the attached Location Map (**APPENDIX 1**).

The subject lands have an area of approximately 33.9 hectares (83.8 acres) and a frontage of 471 metres (1,545 feet) along the east side of Sidney Street. Access to this property is also provided from Hampton Ridge Drive to the south, as shown on the proposed draft plan (**APPENDIX 2**).

The subject lands are relatively flat and consist of vacant rural land.

At the present time the subject lands are not directly serviced with sanitary sewer or water mains. Municipal water and sewer is provided to abutting lands to the south. ^{Page 22}

Background: (cont'd)

On-site stormwater management will be dealt with as part of the development of this subdivision.

The proposed subdivision has access to existing streets to the west and south.

Surrounding uses include:

- 1) to the east: undeveloped rural and commercial land;
- 2) to the north: undeveloped rural land;
- 3) to the south: Phase 1 of the Settlers Ridge subdivision;
- 4) to the west: Sidney Street and undeveloped rural land in Quinte West.

The Trans-Northern Pipeline transects the southern limit of the proposed subdivision while the Inter-Provincial Pipeline is located just to the north of the north limit of the proposed subdivision.

Official Plan and Zoning By-law:

The subject lands are located within the "Urban Serviced Area" and are designated "Residential Land Use" in the City's Official Plan. A range of residential development is permitted in the "Residential Land Use" designation subject to satisfying various policies. No amendment to the City's Official Plan is required for this proposed subdivision.

The subject lands are currently zoned D – Development Zone, D-r – Development Zone and PA – Prime Agriculture in Zoning By-Law Number 3014, as amended. A concurrent rezoning application is being processed to rezone the subject lands to facility the proposed subdivision.

Proposal:

As shown on the proposed subdivision plan (**APPENDIX 2**), this development would consist of the logical northward extension of the Settlers Ridge subdivision. Hampton Ridge Drive would be extended north to provide access into the Phase 2 lands. A new east/west minor collector road would connect Hampton Ridge Drive westward to Sidney Street to provide a second access point to this subdivision.

In the future Hampton Ridge Drive could be extended even farther north to access additional lands while two other new streets in this subdivision would terminate at the eastern boundary of this development allowing for future connectivity to abutting lands to the east.

Within the subdivision itself there would be seven local streets providing access to individual residential properties.

Proposal: (cont'd)

In terms of residential lots, the applicant is proposing to provide a range of dwellings as outlined on the Land Use Schedule below.

LANDUSE SCHEDULE			
LAND USE	AREA(m ²)	AREA%	UNITS
15.0m (465.0m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 1-22, 25-45, 52-56, 63-71, 98-113, 150-163 & 196-214	69163.0	20.4	106
13.7m (424.7m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 72-84, 91-97, 130-149, 164-171 & 177-184	30724.5	9.0	56
12.2m (378.2m ²) MIN. SINGLE-DETACHED LOTS BLOCKS 46-51, 57-62, 85-90, 114-129, 172-176 & 185-195	25061.1	7.4	50
FREEHOLD TOWNHOUSE BLOCKS 215-221 -6.1m (185.0m ²) MIN. PER UNIT	20704.5	6.1	76
FUTURE DEVELOPMENT LOTS - BLOCKS 23 & 24	1450.7	0.4	2
LOCAL COMMUNITY/COMMERCIAL BLOCK 222	2670.9	0.8	
OPEN SPACE DEDICATION - BLOCKS 223, 224 & 227	5581.8	1.6	
PARKLAND DEDICATION TO BE DEEDED TO THE CITY OF BELLEVILLE - BLOCKS 225 & 226	17651.7	5.2	
DRAINAGE CORRIDOR AND STORM WATER RETENTION AREA TO BE DEEDED TO THE CITY OF BELLEVILLE - BLOCKS 228-230	75805.1	22.3	
OTHER LANDS OWNED BY APPLICANT - BLOCK 231	32227.2	9.5	
0.3m RESERVES - BLOCKS 232-243	75.6	0.1	
TEMPORARY CUL-DE-SAC - BLOCK 244	1563.6	0.5	
20.0m MUNICIPAL ROAD ALLOWANCE = 1803.5m	36020.1	10.6	
23.0m MUNICIPAL ROAD ALLOWANCE = 918.5m (HAMPTON RIDGE DRIVE & STREET 'E')	20742.3	6.1	
SITE TOTAL	339442.1m²	100.0%	290

Altogether it is proposed that there would be a total of 290 residential dwelling units including 214 single detached dwellings on lots with frontages of 15.0 metres, 13.7 metres and 12.2 metres and 76 street townhouses.

This residential proposal will also include approximately 2.3 hectares (5.7 acres) of open space and parkland at the south end of the subdivision that abuts parkland in Phase 1 of Settlers Ridge and open space owned by the City on the east side of Sidney Street. Land has also been set aside to provide for the creation of a trail network through this subdivision from north to south and east to west.

A 0.27 ha. neighbourhood commercial block is to be provided at the southeast corner of Sidney Street and Street "E" to serve this new and expanding residential community.

Full municipal services will have to be extended to the proposed lands. An on-site stormwater management facility with connecting drainage corridors will also be provided.

Agency Comments:

On November 1, 2012 a written notice and a copy of the proposed draft plan was circulated to other municipal departments and outside agencies such as Environmental & Operational Services, Recreation, Culture & Community Services, the Fire Chief, the Police Chief, Quinte Conservation, the pipeline companies, the two school boards and the Municipality of Quinte West, for their review and comment.

Agency Comments: (cont'd)

None of the agencies provided the draft plan have indicated an objection to this plan but several comments such as from the pipeline companies have been received that will have to be incorporated into the draft plan conditions when they are prepared. At the same time Quinte Conservation has noted that further work has to be done to account for an existing water course on the subject lands that could mean revising the current version of the draft plan. Lastly, there is also the issue of providing servicing to the subject lands.

Public Comments:

On November 13, 2012 a written notice and location map was mailed by first class mail to all persons who own land within 400 feet of the subject lands announcing that a Public Meeting was scheduled for December 3, 2012 to discuss this proposed plan of subdivision. In the notice it was indicated that additional information concerning this current subdivision application was available at City Hall

Similarly, a newspaper ad was placed in the Belleville Intelligencer notifying the general public that a Public Meeting was scheduled for December 3rd to discuss the plan of subdivision proposed for the subject lands. In the advertisement it was indicated that additional information concerning the plan of subdivision was available at City Hall.

Up until the present time, no one has contacted the Planning Department regarding this proposed development.

Planning Comments:

The current draft plan as submitted, and as shown on **APPENDIX 2**, provides a well designed subdivision that ties into the existing subdivision to the south while providing even more amenities to this growing residential neighbourhood.

There is the provision of a commercial block that should provide for the day-to-day needs of the local residents while being connected to an internal trail network that would allow for pedestrian flow throughout this subdivision. In addition land is to be provided to allow for the construction of a trail from Sidney Street eastward to almost Highway 62. This trail would run beside a park area in excess of 3.0 ha. (7.4 acres).

As noted previously, this subdivision will provide for a range of housing types and lots for different age groups and economic situations.

At this time, because of outstanding comments from Quinte Conservation it is not possible to provide a final version of the draft plan for formal approval. It is anticipated that the plan as presently proposed will not be changed in any major fashion. In all likelihood a drainage corridor will have to be provided from the northwest corner of the subject lands along the western property line to the commercial block.

Planning Comments: (cont'd)

In addition, details of how and when this property can be fully serviced need to be ironed out. Consequently, it is the opinion of the Approvals Section that the draft plan attached as **APPENDIX 2** can be approved in principle while City Staff and the Owner's consultants work to provide a draft plan for the Committee's consideration early in 2013.

Financial:

All of the planning, engineering, survey and legal costs to facilitate the construction of this subdivision will be at the Owner's expense. The applicant paid a fee for the application for draft plan approval.

Summary:

In general, the proposed draft plan of subdivision for Settlers Ridge – Phase 2 (**APPENDIX 2**) currently being considered by the Municipality reflects policies set forth by the province in the Provincial Policy Statement and the City in its Official Plan. This subdivision provides for the logical northward extension of residential development in a manner that is compatible with existing adjacent land uses and helps strengthen the residential character of the area north of Maitland Drive.

At the same time, draft plan approval in principle allows the owner and Municipality to plan for the future while recognizing that before any construction can take place appropriate infrastructure in the form of roads, water mains, sanitary sewers and storm sewers will have to be in place with sufficient capacity to serve the new dwelling units.

Conclusion:

The Approvals Section of the Engineering and Development Services Department supports in principle the Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated November 21, 2012, as shown on **APPENDIX 2** attached to the Manager of Approvals' Report No. APS-2012-42, for the lands identified as Parts 5 & 6, Plan 21R-17881, Parts of Lot 1 & 2, Concession 2, formerly Township of Thurlow, now City of Belleville, County of Hastings (File: 12T-12503) and recommends the same to the Planning Advisory Committee.

Respectfully submitted.

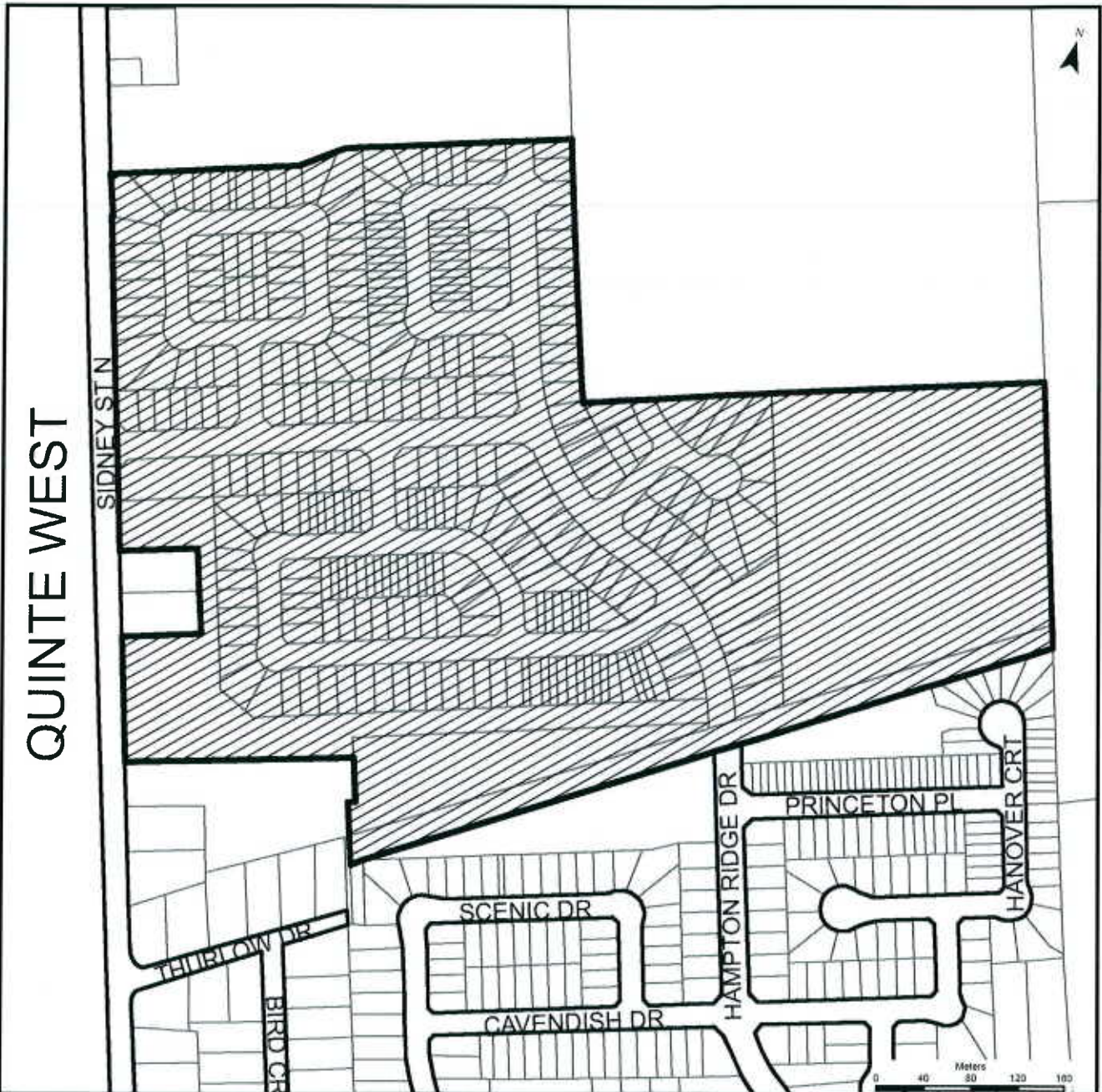


Spencer Hutchison/MG



APPENDIX 1

Location Map of Settlers Ridge Subdivision – Phase 2



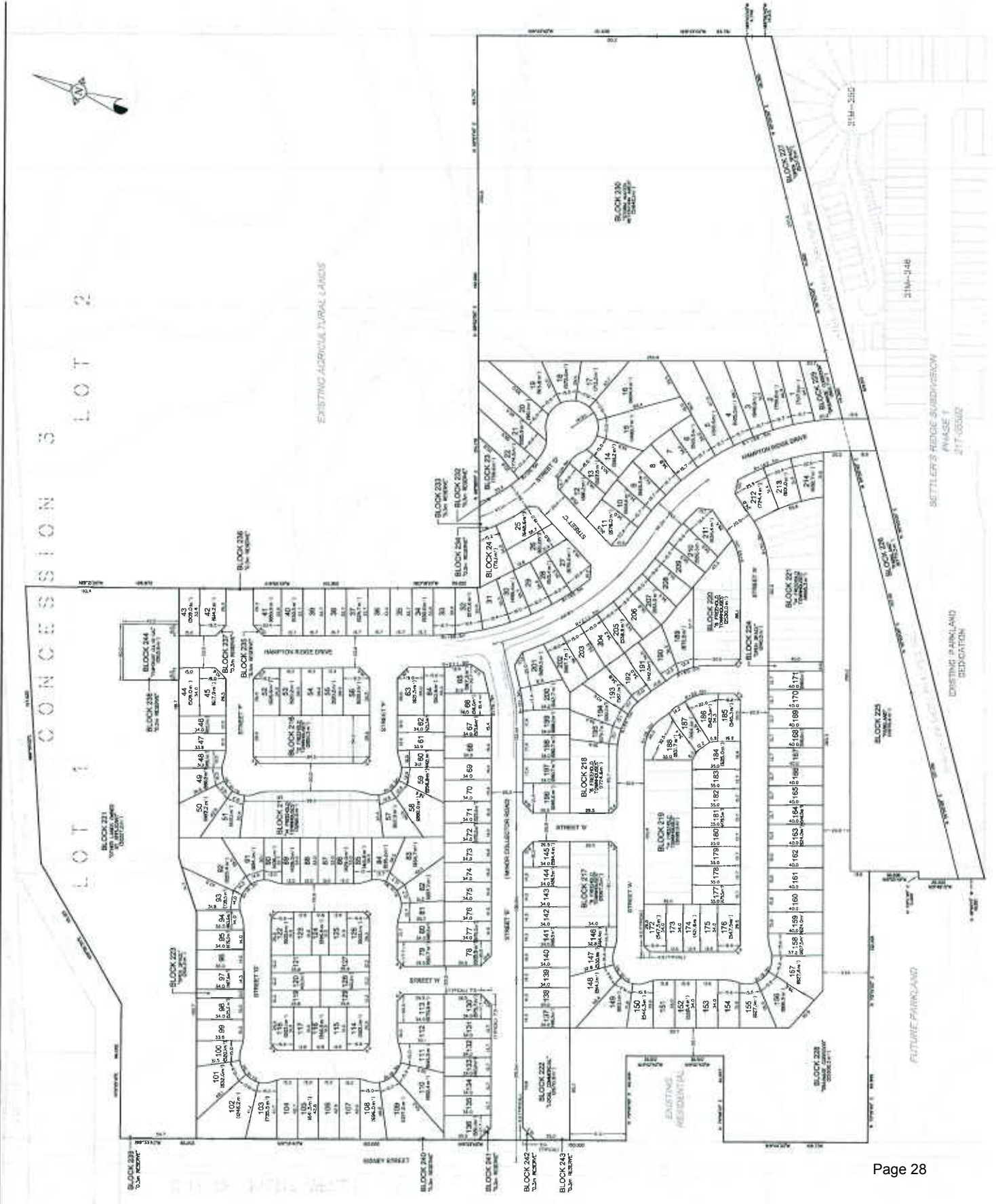
**SETTLERS RIDGE
PHASE 2**

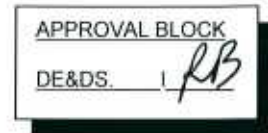
LOCATION MAP



APPENDIX 2

Proposed Draft Plan of Subdivision – Settlers Ridge - Phase 2





CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2012-36
December 3, 2012

To: Councillor Lafferty, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Registration of Intent to Utilize Programs - 621 Dundas Street East, City of
Belleville, County of Hastings
Applicant: 2255718 ONTARIO INC.

Recommendation:

"WHEREAS Program 3 - 'The City of Belleville Environmental Site Assessment Grant Program' under the City's Brownfields Community Improvement Plan gives the City the option to increase funding above the maximum of \$35,000 per property for properties deemed significant Brownfield sites;

AND WHEREAS the Belleville Planning Advisory Committee recognizes the significance of the property located at 621 Dundas Street East as a signature Brownfield site, as well as the challenges of cleaning up such a large complex property;

NOW THEREFORE, the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the Application for an additional \$35,000 under the City's Brownfields Community Improvement Plan by 2255718 Ontario Inc. for 621 Dundas Street East be APPROVED subject to:

- The submission of paid invoices to conduct a Phase 2 Environmental Site Assessment, prior to the distribution of any funds."

BACKGROUND:

When the Brownfields Community Improvement Plan (CIP) was updated in 2011 the provisions of Program 3 - The Environmental Site Assessment Grant Program was amended to give the City discretion to increase the limit of the permitted grant based on the merits of each individual application. The maximum limit permitted by the standard provisions of Program 3 is \$35,000 per property. Previously, the City had approved \$35,000 for the subject property, as per the terms of the Agreement that was entered into between the City and the Applicant regarding the Application to the Green Municipal Fund for funding of brownfield redevelopment projects. It is noted that this amount has yet to be dispersed pending the submission to the City of the paid invoices to conduct the Phase 2 Environmental Site Assessment.

As per the discretionary provisions of Program 3 of the CIP, 2255718 Ontario Inc., which represents the former Bakelite site, has applied for an additional \$35,000 for brownfield remediation. This matter was considered by the Brownfields Community Improvement Plan Subcommittee at their Meeting held on October 24, 2012 who adopted the following resolution:

"WHEREAS Program 3 – 'The City of Belleville Environmental Site Assessment Grant Program' under the City's Brownfields Community Improvement Plan gives the City the option to increase funding above the maximum of \$35,000 per property for properties deemed significant Brownfield sites;

AND WHEREAS the Brownfields Community Improvement Plan Subcommittee recognizes the significance of the property located at 621 Dundas Street East as a signature Brownfield site, as well as the challenges of cleaning up such a large complex property;

NOW THEREFORE, the Brownfields Community Improvement Plan Subcommittee recommends to the Belleville Planning Advisory Committee that the Application for an additional \$35,000 under the City's Brownfields Community Improvement Plan by 2255718 Ontario Inc. for 621 Dundas Street East be APPROVED subject to:

- The submission of paid invoices to conduct a Phase 2 Environmental Site Assessment, prior to the distribution of any funds."

As noted, the Subcommittee views this property to be a brownfield signature site, with special challenges of clean up. This is a consequence of environmental alterations that were done to the site by the previous owner, as well the presence of elevated levels of PCBs and other types of hazardous materials by virtue of the property's operation by the former Bakelite Division of Union Carbide from 1949 to the late 1980's.

As with any application under the CIP program, the Committee should be satisfied that the proponent is genuine in their intent to assess remediation requirements as part of a

commitment to redeveloping the property, rather than just enhancing the property's value without development having occurred and the City achieving the subsequent benefit. As has been noted previously, the Applicant has hired a planning firm (RFA Planning Consultant Inc.) to prepare a concept plan and obtain the necessary planning approvals for future residential development.

Mr. Ian Brady, on behalf of the Applicant, will be present to speak to the Committee on the merits of this Application.



Arthur MacKay
Manager of Policy Planning

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-887	Sept 1/10	Geertsma Homes Ltd. RFA Planning Consultant Inc. 1472543 Ontario Inc.	<i>Cannifton Road & Tank Farm Road, Thurlow</i> Official Plan, Zoning By-Law amendment & proposed Plan of Subdivision to permit 23 single detached residential lots by registered plan of subdivision [NOTE: Imperial Oil & Mr. Geen have both withdrawn their appeals]	Public Mtg: Feb 7/11 Planning Report: Feb 7/11 PAC Decision: Approved Council: Feb 14/11 Deferred PAC Mtg: Apr 4/11 PAC Mtg: Jun 6/11 - PAC Decision Approved Council: Jun 13/11 Tabled Council Approved: Jun 27/11 2 Appeals to OMB Aug 10/11
B-77-915	May 2/12	Monty Smith Ron Anderson	<i>South Front Street</i> Zoning By-Law amendment to allow 2-unit residential dwelling	Public Mtg: June 4/12 Planning Report: June 4/12 PAC Decision: Application 'on hold' pending further info
B-77-921	July 4/12	Shady Ridge Stock Farms Inc.	<i>West of Windwhisper Drive, Thurlow</i> Official Plan & Zoning By-Law amendment to permit a portion of the site to be developed with a total of 38 single detached dwellings by registered Plan of Subdivision (expansion of Phase 2 - Hearthstone Ridge subdivision)	Public Mtg: Aug 7/12 Requires Council approval
B-77-923	June 19/12	Cloverbell Developments Ltd. & 1255437 Ontario Inc. John Halloran	<i>Millennium Parkway</i> Zoning By-Law amendment to allow additional casino use	Public Mtg: Sept 4/12 PAC Decision: Denied Council Decision: Return to Oct 1/12 PAC PAC Decision: Denied Council Decision: Denied Oct 9/12 Appeal Date: Nov 1/12 Applicant Appealed to OMB - Nov 1/12

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-926	Oct 3/12	David Cass (Appointed Trustee) Re/fect Consulting	7 - 9 Evans Street Official Plan & Zoning By-Law amendment to permit a total of 8 residential apartments in addition to commercial uses currently permitted	Public Mtg: Nov 5/12 PAC Decision: Approved Council Approved: Nov 13/12 Appeal Date: Dec 4/12
B-77-927	Oct 31/12	Roman Catholic Episcopal Corporation of the Diocese of Kingston Domenic Rapino RFA Planning Consultant Inc.	22 Prince of Wales Drive & 119 Donald Street Rezoning to permit the severing of 3 single detached residential lots	Public Mtg: Dec 3/12
B-77-928	Oct 31/12	Settlers Ridge Developments Inc. RFA Planning Consultant Inc.	Phase 2 Settlers Ridge Developments Zoning By-Law amendment to permit Phase 2 expansion of Settlers Ridge subdivision (290 units proposed)	Public Mtg: Dec 3/12
B-77-929	Nov 28/12	Sandra & Fred Sikma	933 Highway 37, Corbyville Zoning By-Law amendment to permit the creation of a residential lot approved by the Committee of Adjustment	Public Mtg: Jan 7/13