

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

SEPTEMBER 3, 2013

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 ZONING BY-LAW NUMBER 10245, AS AMENDED – 264-266 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-945
APPLICANT/OWNER: GUAN REALTY LTD.
AGENT: O'FLYNN WEESE LLP, C/O STEPHEN WEESE

Notice of Meeting and Map

1

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED & PROPOSED PLAN OF SUBDIVISION – PART 1, PLAN 21R-1013 AND PART OF LOTS 32 AND 33, CONCESSIONS 1 AND BROKEN FRONT, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-946
APPLICANT: BAX VINTAGE HOMES, C/O ADRIAN BAX
OWNER: STANLEY PARK LIMITED C/O PROCTER PROFESSIONAL CORPORATION
AGENT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map

3

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

SEPTEMBER 3, 2013

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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 August 6, 2013

4. DEPUTATIONS

5. COMMUNICATIONS

- 5.1 August 20, 2013 email from Rob Allison regarding Zoning Amendment Application B-77-946 and proposed Plan of Subdivision 12T-13501
Referral from Public Meeting Items 6.2 & 6.3

7**RESOLUTION**

"THAT the August 20, 2013 email from Rob Allison regarding Zoning By-law Amendment Application B-77-946 and proposed Plan of Subdivision 12T-13501 be received and referred to Referrals from Public Meeting Items 6.2 and 6.3."

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 264-266 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-945
APPLICANT/OWNER: GUAN REALTY LTD.
AGENT: O'FLYNN WEESE LLP, C/O STEPHEN WEESE

Manager of Policy Planning's Report No. PP-2013-31

8**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 264-266 Dundas Street East, City of Belleville, County of Hastings, be **APPROVED** as follows:

THAT Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the 'C3-11 – Highway Commercial' zone by adding a professional office and a medical clinic as permitted uses."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PART 1, PLAN 21R-1013 AND PART OF LOTS 32 AND 33, CONCESSIONS 1 AND BROKEN FRONT, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-946
APPLICANT: BAX VINTAGE HOMES, C/O ADRIAN BAX
OWNER: STANLEY PARK LIMITED C/O PROCTER PROFESSIONAL CORPORATION
AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning's Report No. PP-2013-32
 Communications Item 5.1 refers

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RESOLUTION

"THAT Management recommends to the Belleville Planning Advisory Committee that the application to amend Zoning By-law Number 2076-80, as amended, for the lands identified as Part 1, Plan 21R-1013, Part of Lots 32 and 33, Concessions 1 and Broken Front, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be DEFERRED pending further review of sightlines for the proposed new road at the location where it would intersect Avonlough Road."

- 6.3 **REQUEST TO DRAFT APPROVE PLAN OF SUBDIVISION, POTTERS CREEK – WEST, PART 1, PLAN 21R-1013, PARTS OF LOTS 32 & 33, CONCESSION 1 AND PARTS OF LOTS 32 & 33, BROKEN FRONT CONCESSION, FORMERLY TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE**
OWNER: STANLEY PARK LIMITED
AGENT: RFA PLANNING CONSULTANT
FILE NO.: 12T-13501

Manager, Approvals Section's Report No. APS-2013-29
 Communications Item 5.1 refers

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RESOLUTION

“THAT the Belleville Planning Advisory Committee passes the following resolution:

THAT the Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated July 30, 2013, as shown on APPENDIX 2 attached to the Manager of Approvals’ Report No. APS-2013-29 be referred back to Staff for further review and a follow-up report to the Committee.”

7. REPORTS**7.1 REQUEST FOR USE OF STREET NAME, GREEN ACRES II (MCDAVITT) SUBDIVISION, FILE: ER-3**

Manager, Approvals Section’s Report No. APS-2013-28

25RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends the following to City Council:

THAT a by-law to designate and dedicate Part 1 on Plan 21R-14483 and Parts 1, 3, 4, 5, 6 & 8 on Plan 21R-18653, City of Belleville, as part of a public highway and to name same Greenhill Lane, be prepared for Council’s consideration.”

7.2 REQUEST FOR USE OF STREET NAMES, POTTERS CREEK – PHASE 3 SUBDIVISION, FILE: ER-72

Manager, Approvals Section’s Report No. APS-2013-31

29RESOLUTION

‘THAT the Belleville Planning Advisory Committee recommends the following to City Council:

THAT Belleville City Council authorizes the use of Cobblestone, Edgewood, Glenbridge, Mavis, Ridgeway and Sienna as new street names within Phase 3 of the Potters Creek subdivision.”

7.3 **MUNICIPAL COMPREHENSIVE REVIEW**

Manager of Policy Planning's Report No. PP-2013-33

33**RESOLUTION****Option # 1**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the City proceed with the proposed vacant employment land exchange and undertake the recommended servicing analysis involving approximately 140 gross hectares of expropriated lands, (excluding environmentally protected lands) as recommended in the Municipal Comprehensive Review conducted by Watson & Associates."

OR**Option # 2**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the City not proceed with the proposed vacant employment land exchange as recommended in the Municipal Comprehensive Review conducted by Watson & Associates."

8. INFORMATION MATTERS**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

Report to September 3, 2013

36**9. GENERAL BUSINESS AND INQUIRIES****10. ADJOURNMENT**



BELLEVILLE
on the Bay of Quinte

File No.: B-77-945

City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, SEPTEMBER 3, 2013
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to a commercial building that is located at 264 - 266 Dundas Street East. The land is zoned "C3-11 – Highway Commercial" and the Applicant requests a modification to the C3-11 zone to also permit a professional office and a medical clinic as permitted uses. No new development is proposed.

The land is described municipally as 264 - 266 Dundas Street East, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, the policies of the Plan allow a professional office and a medical clinic as permitted uses.

ZONING BY-LAW:

The subject land is zoned "C3-11 – Highway Commercial" in Zoning By-Law Number 10245, as amended. The applicant requests an amendment to the C3-11 zone to add a professional office and a medical clinic as permitted uses.

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: mtmacdonald@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 14th day of August, 2013

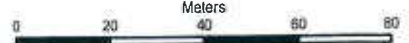
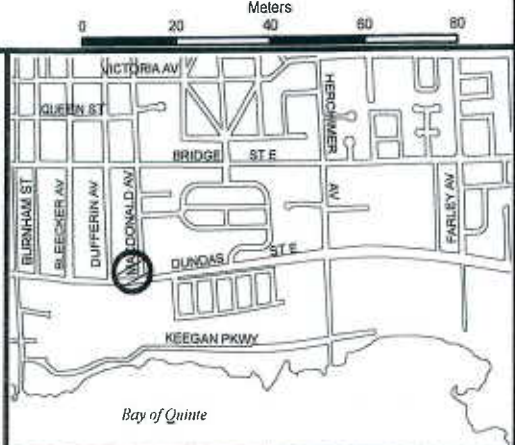


PROPOSED ZONING BY-LAW AMENDMENT

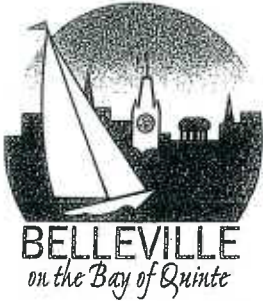
LOCATION: 264 - 266 DUNDAS STREET EAST



PROPOSED ZONING CHANGE FROM C3-11 (HIGHWAY COMMERCIAL WITH SPECIAL PROVISIONS) TO REVISED PERMITTED USES AS DETAILED IN THE ATTACHED NOTICE



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File Nos.: B-77-946 & 12T-13501

PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, SEPTEMBER 3, 2013
AT 5:30 P.M.

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 2076-80, as amended, and to consider a proposed Plan of Subdivision for Potters Creek West. The land comprises approximately three (3) hectares in area and is zoned "UH – Urban Holding" in By-Law Number 2076-80, as amended. The applicant requests a rezoning to "R4-51 – Residential Fourth Density" to permit eleven (11) duplex dwellings and a rezoning to a special "R6 – Residential Sixth Density" zone to permit two (2) three (3) storey apartment buildings each proposed to contain 36 units. The special provision will allow for a maximum building height between 11 to 12 metres for the apartments versus the maximum of 10.6 metres permitted by the R6 zone.

The land is described as Part 1, Plan 21R-1013 and Part of Lots 32 and 33, Concessions 1 and Broken Front, former Township of Sidney, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential" in the Official Plan as part of the Loyalist Planning Area. Residential development is permitted in the "Residential" designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned "UH – Urban Holding" in By-Law Number 2076-80, as amended. The applicant has requested a "R4-51 – Residential Fourth Density" zone and a special "R6 – Residential Sixth Density" zone to permit eleven (11) duplex dwellings and two (2) three (3) storey apartment buildings, respectively. The special provision will allow for a maximum building height between 11 to 12 metres for the apartments versus the maximum of 10.6 metres permitted by the R6 zone.

PLAN OF SUBDIVISION:

The proposed Plan of Subdivision would total 94 units comprising eleven (11) duplex dwellings and two (2) three (3) storey apartment buildings. Access to the proposed development will be via a new east/west street joining Avonlough Road to the developing Potters Creek subdivision to the east. Full municipal services would be extended to the proposed development.

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: mtmacdonald@city.belleville.on.ca).

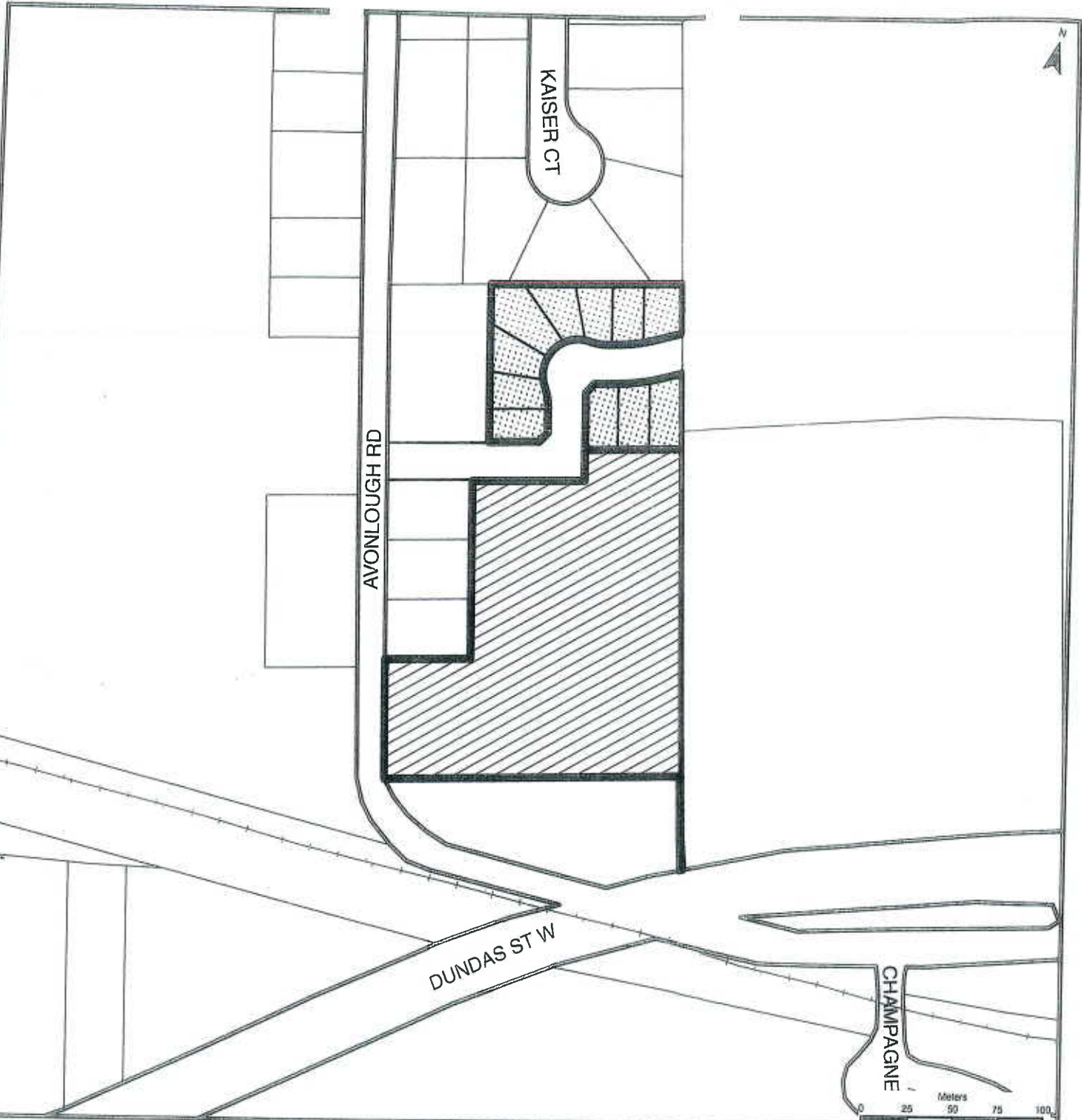
If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Belleville before the Zoning By-Law is passed, or, in respect of the proposed Plan of Subdivision, before the approval authority gives or refuses to give approval to the draft plan 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 14th day of August, 2013

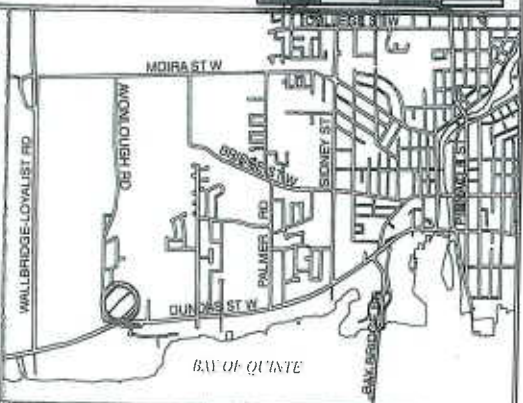


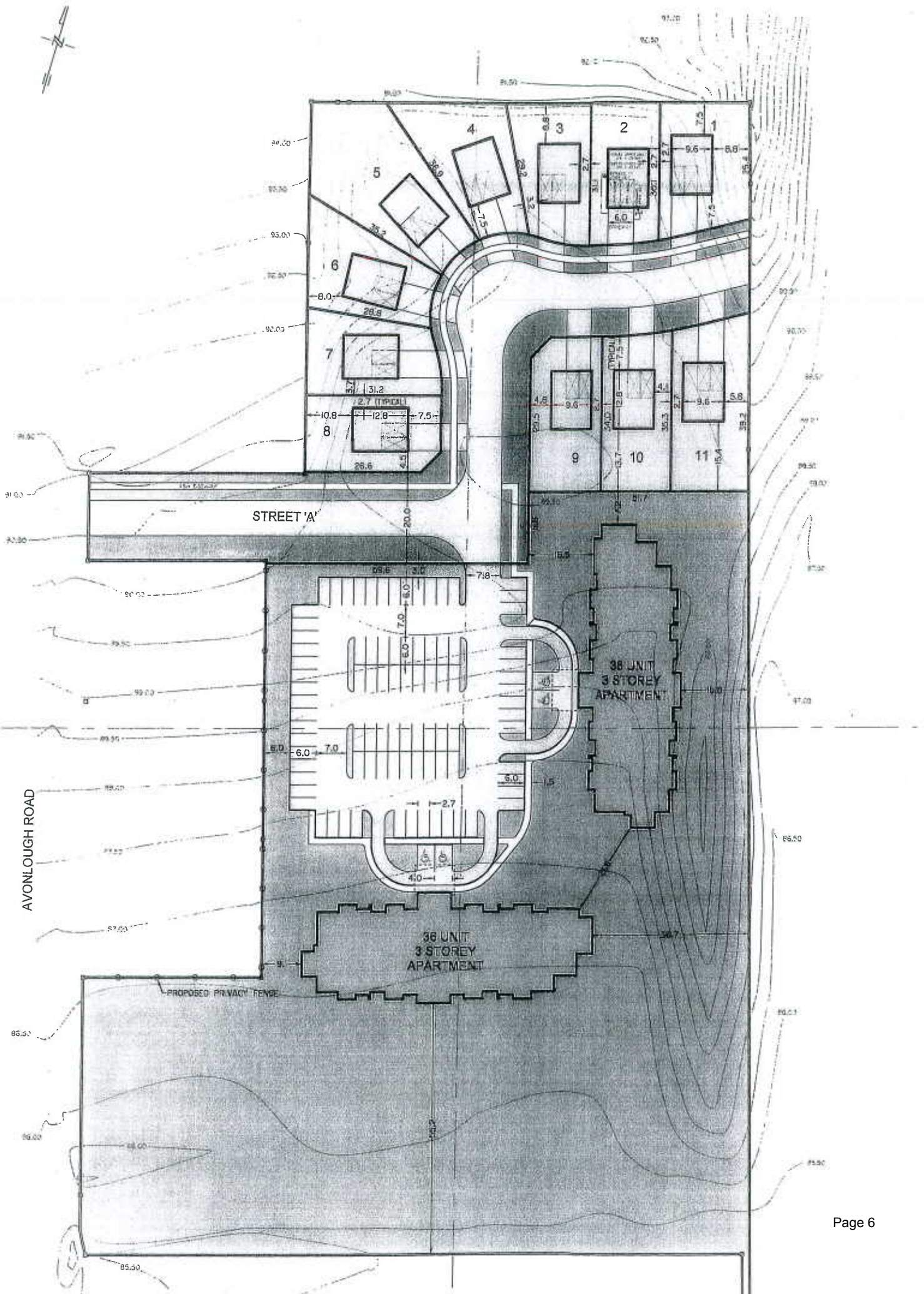
DRAFT PLAN OF SUBDIVISION & PROPOSED ZONING BY-LAW AMENDMENTS

LOCATION: AVONLOUGH RD / DUNDAS ST W

 PROPOSED ZONING CHANGE FROM UH (URBAN HOLDING) TO R4-51 (RESIDENTIAL FOURTH DENSITY WITH SPECIAL PROVISIONS)

 PROPOSED ZONING CHANGE FROM UH (URBAN HOLDING) TO R6 (RESIDENTIAL SIXTH DENSITY WITH A SPECIAL PROVISION)





From: Judith E. Allison [je.allison@sympatico.ca]
Sent: Tuesday, August 20, 2013 3:09 PM
To: Bovay, Rod; Hutchison, Spencer
Subject: Comments/Concerns re: Proposed Plan of subdivision for Potters Creek West

Good Afternoon Rod and Spencer...

My Name is Rob Allison and I live on Hastings Park Drive adjacent to the Potters Creek Development areas. I recently read the Notice published in the Intelligencer of a public meeting regarding an amendment to the zoning by-law #2076-80 to consider a plan of subdivision for Potters Creek West and I subsequently visited City Hall to obtain more detail.

At that time, I expressed some concerns regarding traffic issues on Avonlough Road that would, in my opinion, result as a result of the access to the proposed subdivision development via a new east/west street joining Avonlough Road. The Planning staff I met with suggested that I should send my concerns to both of your attention in writing for consideration.

The plan as provided indicates that a new street would intersect with Avonlough Road immediately adjacent to the Maple Manor Retirement Home. I believe this access site has the potential for serious safety issues for residents of the Maple Manor/surrounding houses and for drivers and pedestrians on Avonlough Road. I site the following concerns:

- 1) Just prior to reaching the proposed new intersection, travelling on Avonlough Road from north to south , there exists a hill that results in a blind spot for drivers and as well for those cars stopped at the proposed new intersection. By my estimate, the proposed intersection can only be seen within 75-80 metres upon cresting this hill when travelling south.
- 2) Avonlough Road is a commonly used shortcut for people going to work in Belleville's west end. While the posted speed is only 40 km/hr, many drivers exceed that speed limit on a daily basis, often approaching 80 km/hr or higher. Upon cresting this hill at these higher speeds, there would be little chance the avoid a car entering from the proposed new intersection and turning south.
- 3) Avonlough Road is also a bus route for elementary students attending Susanna Public School and for youth in the Monteagle and Hastings Park Drive area attending schools elsewhere. Bus traffic is heavy throughout the school year.
- 4) The immediate area of the proposed new intersection is the narrowest section of Avonlough Road. There are no shoulders to the road at that point, nor are there any sidewalks (it is curbed in this area). Maple Manor residents regularly (daily) walk, use walkers and/or use "scooters" on Avonlough Road in this area. Often these residents walk or ride on the paved road all the way to the Dundas Street Avonlough Road intersection before returning. Any increase in traffic levels as a result of this intersection will add to the already existing risk for these residents (p.s. I am hopeful that Maple Manor is aware of this proposed plan and expresses similar concerns).

I may not be able to attend the planning meeting on September 3rd, but will try. I would like to be informed of the results of this meeting and in particular of the issues I have raised.

Thank you for your attention this e-mail,

Yours truly

Rob Allison



APPROVAL BLOCK

DE&DS |

AB

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-31
September 3, 2013

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
264 - 266 Dundas Street East, City of Belleville, County of Hastings
File Number: B-77-945
Applicant/Owner: GUAN REALTY LTD.
Agent: O'FLYNN WEESE LLP, c/o STEPHEN WEESE

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 264 - 266 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'C3-11 – Highway Commercial' zone by adding a professional office and a medical clinic as permitted uses."

SUMMARY:

The application pertains to a 224 square metre one (1) storey commercial building on approximately 1,710 square metres of land that is located at 264 - 266 Dundas Street East. The site previously was occupied by a retail store that rented and sold home health care products and supplies. The land is zoned "C3-11 – Highway Commercial" and the Applicant requests a rezoning to add a professional office and a medical clinic as additional permitted uses. The building is to be internally renovated to accommodate the change in use. No new development is proposed.

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, the policies of the Plan allow both offices and a medical clinic.

Planning Staff are satisfied that the use is appropriate for the location and therefore, it would be appropriate to approve the Zoning By-Law amendment.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to a commercial building situated on approximately 1,710 square metres of land located on the northwest corner of Dundas Street East and MacDonald Avenue.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit a medical office and/or medical clinic.

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

Subject Property

- Site Characteristics

The land is developed with a 224 square metre one (1) storey commercial building.

- Adjacent Land Uses

To the north are located residential uses fronting on MacDonald Avenue. To the east, across MacDonald Avenue as well as to the west, are located professional office buildings. To the south, across Dundas Street East, is located Quinte Health Care Belleville General Hospital.

Official Plan

The land is designated "Commercial Land Use" in the Official Plan as part of the Bayview Mall/Dundas Street East Corridor. These policies permit professional offices and medical clinics as permitted uses.

Zoning By-Law

The property is zoned "C3-11 – Highway Commercial" in Zoning By-Law Number 10245, as amended. The Applicant has requested a rezoning to a modified C3-11 zone to allow the site to be used for a medical office and/or medical clinic.

The site is able to accommodate a total of eighteen (18) parking spaces which exceeds the minimum eight (8) spaces required under the By-Law for the proposed use.

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 August 14, 2013.

Quinte Conservation advises that they have no concern.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, 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 August 14, 2013.

The Approvals Section advises that the change of use may require site plan review and approval.

The Recreation, Culture and Community Services Department and Fire and Emergency Services have no concerns or comments.

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on August 14, 2013.

No comments or concerns have been received.

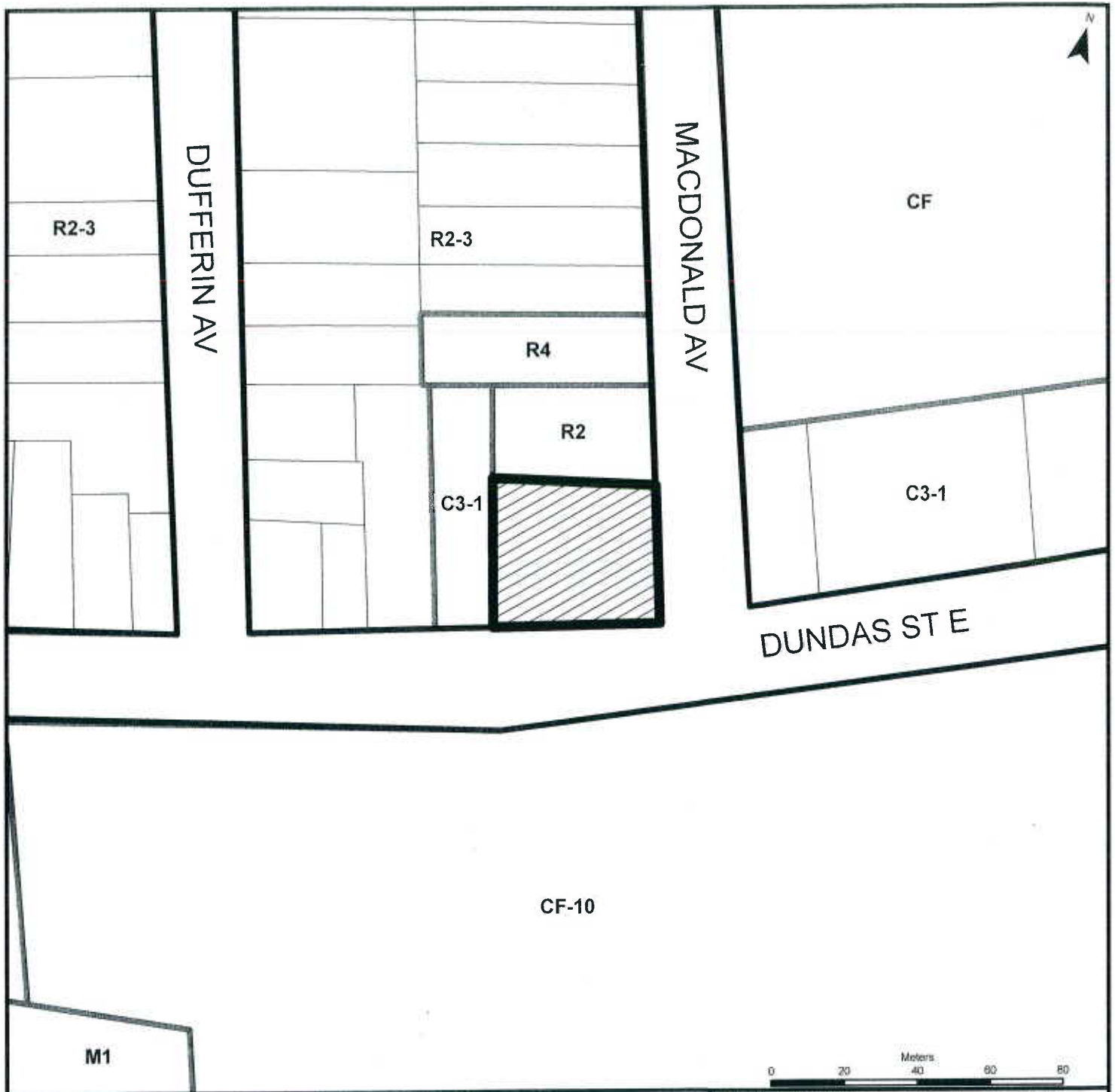
Planning Analysis

The utilization of the existing building for a medical office and/or medical clinic is permitted by the "Commercial Land Use" policies of the Official Plan and there are no compliance issues with the parking requirements under the Zoning By-Law based on the proposed new occupancy.

Given the location on an arterial road, as well as the surrounding land uses, the site is appropriate for the proposed use.

Arthur MacKay
Manager of Policy Planning

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PROPOSED ZONING BY-LAW AMENDMENT

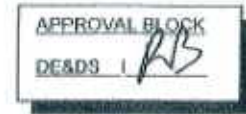
LOCATION: 264 - 266 DUNDAS STREET EAST



PROPOSED ZONING CHANGE FROM C3-11 (HIGHWAY COMMERCIAL WITH SPECIAL PROVISIONS) TO REVISED PERMITTED USES AS DETAILED IN THE ATTACHED NOTICE



CITY OF BELLEVILLE
 Page 11
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-32
September 3, 2013

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

Subject: Proposed Amendment to Zoning By-Law Number 2076-80, as Amended –
Part 1, Plan 21R-1013 and Part of Lots 32 and 33, Concessions 1 and
Broken Front, Former Township of Sidney, Now in the City of Belleville,
County of Hastings
File Number: B-77-946
Applicant: BAX VINTAGE HOMES, c/o ADRIAN BAX
Owner: STANLEY PARK LIMITED,
c/o PROCTER PROFESSIONAL CORPORATION
Agent: RFA PLANNING CONSULTANT INC.

Recommendation:

"THAT Management recommends to the Belleville Planning Advisory Committee that the application to amend Zoning By-Law Number 2076-80, as amended, for the lands identified as Part 1, Plan 21R-1013, Part of Lots 32 and 33, Concessions 1 and Broken Front, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be DEFERRED pending further review of sightlines for the proposed new road at the location where it would intersect Avonlough Road."

SUMMARY:

The purpose of the amendment is to permit the development of a total of 94 residential units comprising 11 duplex dwellings (22 units) and two (2) three (3) storey apartment buildings (36 units each). The parcel is zoned "UH – Urban Holding" in Zoning By-Law Number 2076-80, as amended, and the applicant has requested a rezoning to

"R4-51 - Residential Fourth Density" to permit the duplex dwellings and to a special "R6 – Residential Sixth Density" zone to permit the apartment buildings. The special provision will allow for a maximum building height of between 11 to 12 metres for the apartments versus the maximum of 10.6 metres permitted by the R6 zone. The Applicant has also applied for Draft Plan of Subdivision approval.

Access to the proposed development will be via a new east/west street joining Avonlough Road to the developing Potters Creek subdivision to the east. Full municipal services would be extended to the proposed development.

The land is designated "Residential" in the Loyalist Secondary Plan. The policies of this designation permit a range of residential dwelling types subject to satisfying various requirements of the Plan. In the subject instance the proposed density per gross hectare is approximately 30 units which would fall within the medium density provisions of the Secondary Plan.

Planning Staff support in principle the development of these lands for residential purposes by registered plan of subdivision which will provide a complimentary expansion of the approved Potters Creek subdivision to the east.

However, the Approvals Section has raised concerns about achieving safe site line visibility at the location where the proposed road would intersect with Avonlough Road. Therefore, it is premature to approve zoning if the road has to be re-configured and the subdivision's design is changed. Consequently, this matter needs to be further reviewed before zoning approval is granted.

BACKGROUND:

Purpose and Effect

The purpose of the rezoning is to permit the residential development of the lands by registered plan of subdivision.

The effect of the application is to allow a total of 94 residential dwelling units comprising duplex dwellings and apartments that would front on a future internal east/west road.

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

Subject Property

- Site Characteristics

The vacant land comprises an area of approximately 3.1 hectares.

- Adjacent Land Uses

To the east is located the Potters Creek Phase 3 residential development and Stream International Canada Inc. To the south are residential/commercial uses. To the west are residential uses fronting on Avonlough Road and a seniors residence (Maple Manor). To the north is located Hastings Park subdivision.

Official Plan

The land is designated "Residential" as part of the Loyalist Secondary Plan which permits a range of dwelling types subject to satisfying various policies of the Secondary Plan.

Zoning By-Law

The land is zoned "UH – Urban Holding" in By-Law Number 2076-80, as amended. The applicant has requested a "R4-51 – Residential Fourth Density" zone and a special "R6 – Residential Sixth Density" zone to permit 11 duplex dwellings and two (2) three (3) storey apartment buildings, respectively.

The special provision will allow for a maximum building height between 11 to 12 metres for the apartments versus the maximum of 10.6 metres permitted by the R6 zone.

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 August 14, 2013.

Quinte Conservation advises that they have reviewed the stormwater design for the subdivision and have no concerns with the conceptual plan for stormwater management. They recommend that the necessary analysis be undertaken to ensure there are no negative impacts on adjacent water wells and that impacts on groundwater also be conducted.

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 Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on August 14, 2013.

The Development Engineer advises that he has concerns about the sightlines for the new road and for Avonlough Road. On that basis he recommends that the rezoning not be approved until the location of the new road is finalized.

Recreation, Culture and Community Services advises that they will be requesting 5% cash-in-lieu of parkland dedication for the subject development. They also comment that there needs to be sufficient outdoor amenity space for the apartment buildings.

It is noted that the applicant proposes a landscaped area that constitutes 70.9 % of the lot area versus the By-Law's minimum requirement of 40%.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the affected area on August 14, 2013. Notice was also provided by advertisement in The Intelligencer.

Mr. Rob Allison of Hastings Park Drive has provided comments/concerns regarding traffic visibility and safety issues.

Planning Analysis

The Loyalist Secondary Plan Official Plan supports a range of housing types and densities as does the Provincial Policy Statement. The proposed density per gross hectare is approximately 30 units for this development which would fall within the medium density provisions of the Secondary Plan.

In the subject instance, the Applicant is proposing the same style of duplex dwellings as were recently approved by the City for the Potters Creek subdivision located to the east. The proposed apartment buildings will be low rise in scale with proposed yards that will exceed the minimums required under zoning. The subject development, if approved, will provide a connecting road link to the land to the east and thus constitutes a continuation and complimentary expansion of the Potters Creek development.

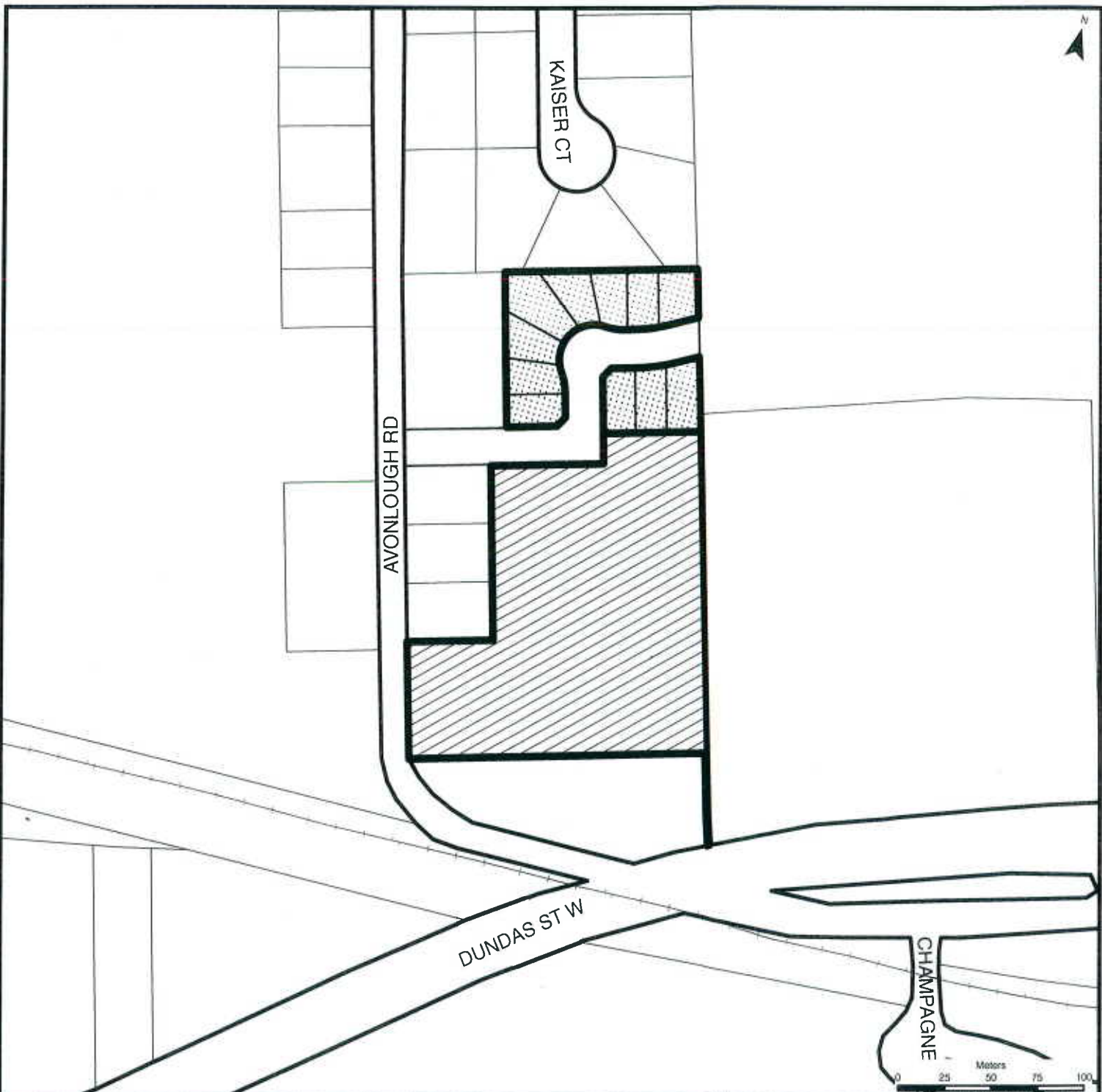
Given the aforementioned, Planning Staff does support in principle the development of these lands for residential purposes by registered plan of subdivision. However, the Approvals Section has raised concerns about achieving safe site line visibility at the

location where the proposed road would intersect with Avonlough Road. Therefore, it is premature to approve zoning if the road has to be re-configured and the subdivision's design is changed. Consequently, this matter needs to be further reviewed before zoning approval is granted.





Arthur MacKay
Manager of Policy Planning

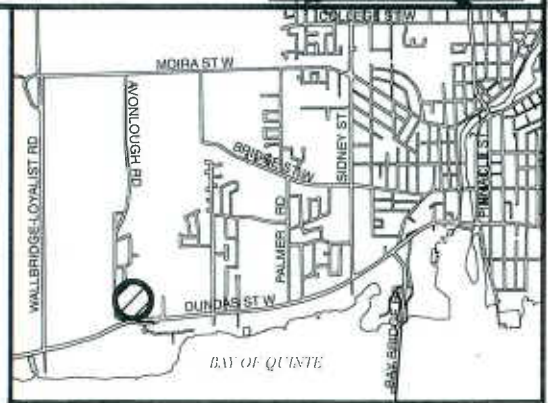
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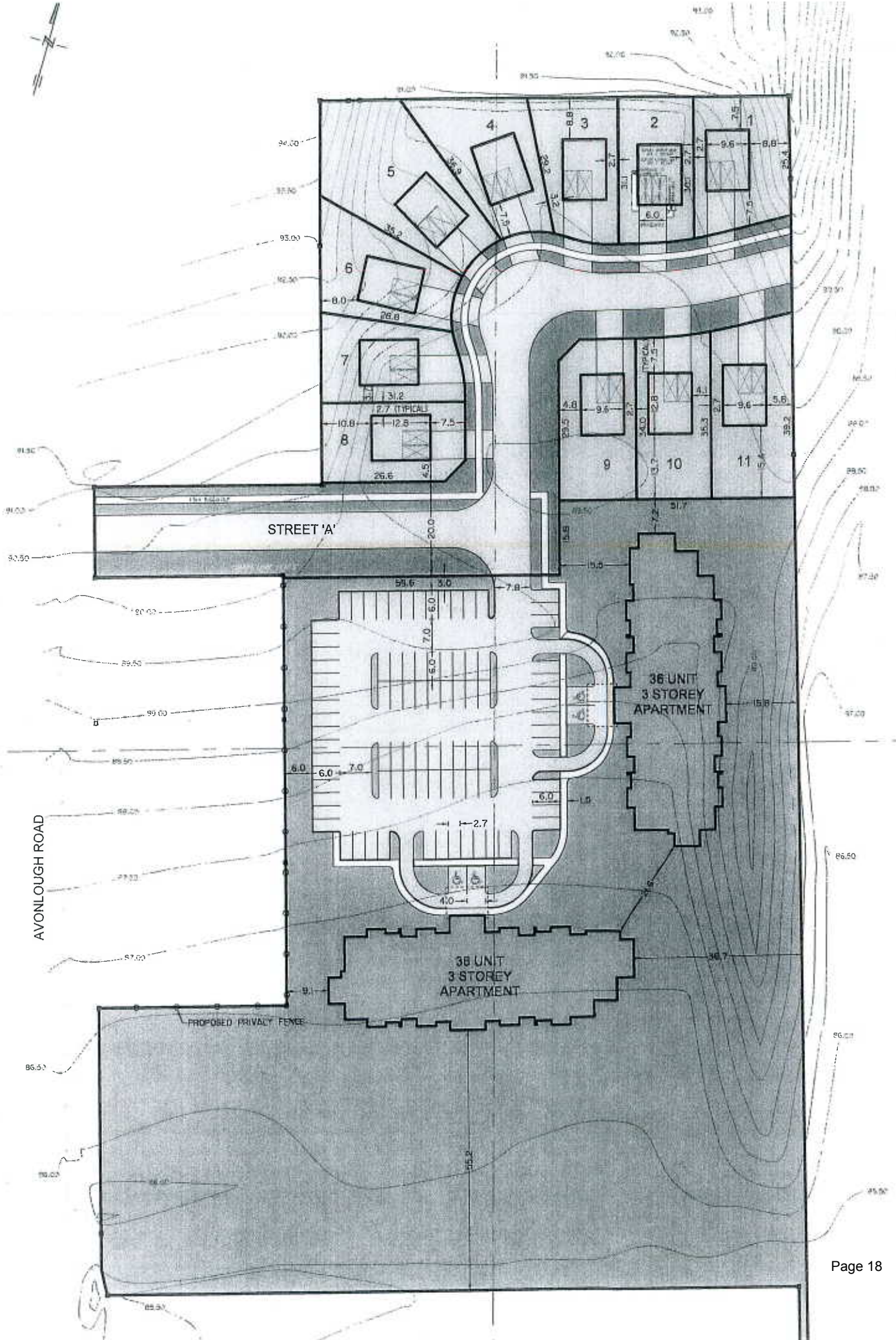


DRAFT PLAN OF SUBDIVISION & PROPOSED ZONING BY-LAW AMENDMENTS

LOCATION: AVONLOUGH RD / DUNDAS ST W

-  PROPOSED ZONING CHANGE FROM UH (URBAN HOLDING) TO R4-51 (RESIDENTIAL FOURTH DENSITY WITH SPECIAL PROVISIONS)
-  PROPOSED ZONING CHANGE FROM UH (URBAN HOLDING) TO R6 (RESIDENTIAL SIXTH DENSITY WITH A SPECIAL PROVISION)







CITY OF BELLEVILLE
Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2013-29
September 3, 2013

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

Subject: Request to Draft Approve Plan of Subdivision
Potters Creek – West
Part 1, Plan 21R-1013
Parts of Lots 32 & 33, Concession 1 and Parts of Lots 32 & 33, Broken Front
Concession, formerly Township of Sidney, now City of Belleville
Owner: Stanley Park Limited
Agent: RFA Planning Consultant

File: 12T-13501

Recommendation:

That the Belleville Planning Advisory Committee pass the following resolution:

“THAT the Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated July 30, 2013, as shown on **APPENDIX 2** attached to the Manager of Approvals’ Report No. APS-2013-29 be referred back to Staff for further review and a follow up report to the Committee.”

Background:

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

The subject lands have an area of approximately 3.08 hectares (7.6 acres) and a frontage of 80.1 metres (262.7 feet) along the east side of Avonlough Road. Access to this property is also provided from the westward extension of a new street to be constructed in the draft approved Potters Creek subdivision, as shown on the proposed draft plan (**APPENDIX 2**). The subject lands are relatively flat but do slope from north to south and consist of vacant rural land.

Background: (cont'd)

At the present time there is a water main along Avonlough Road in front of the subject lands but not a sanitary sewer. Municipal water and sewer is to be provided to the abutting lands to the east when they are developed and can be extended to service the subject lands.

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

Surrounding uses include:

- 1) to the east: commercial property ("Stream"); Phase 3 of the Potters Creek subdivision;
- 2) to the north: single detached dwellings;
- 3) to the south: single detached dwelling;
- 4) to the west: Avonlough Road; single detached dwellings and retirement home.

Official Plan and Zoning By-law:

The subject lands are located within the Loyalist Secondary Plan Area and are designated "Residential Land Use". 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 UH – Urban Holding in Zoning By-Law Number 2076-80, 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 westward extension of the Potters Creek subdivision. Street "A" in Potters Creek would be extended westward to provide access to Avonlough Road.

In terms of residential units, the applicant is proposing to provide 11 new lots for 22 duplex dwelling units and one large block for 72 apartment units. Thus a total of 94 dwelling units.

No parkland is to be provided in this subdivision and the developer will be required to make a cash in-lieu of parkland payment. For the apartment block, on-site open space will be provided.

Full municipal services will have to be extended to the proposed lands

Agency Comments:

On August 6, 2013 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, Culture & Community Services, the Fire Chief, the Police Chief, Quinte Conservation, the two school boards and Canadian Pacific Railway for their review and comment.

Quinte Conservation noted that existing wells in the area need to be protected.

Culture & Community Services has requested a 5% cash in-lieu of parkland payment.

The Development Engineer has provided a range of technical comments with regards to this proposed subdivision, all but one of which can be addressed by means of draft conditions of approval. However, the Development Engineer has expressed concerns about the safety of the future intersection of the road in this plan of subdivision with Avonlough Road. It is suggested that further review of this particular situation needs to be undertaken.

Public Comments:

On August 14, 2013 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 September 3, 2013 to discuss this proposed plan of subdivision. In the notice it was indicated that additional information concerning this current subdivision application was available at the City Hall

Similarly, a newspaper ad was placed in the Belleville Intelligencer notifying the general public that a Public Meeting was scheduled for September 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 the City Hall.

Up until the present time, two nearby residents have provided comments. One resident expressed concerns about traffic exiting onto Avonlough Road at a dangerous location due to sight limitations and the second resident expressed concerns about storm water.

Planning Comments:

The current draft plan as submitted, and as shown on **APPENDIX 2**, provides for the logical extension of the draft approved subdivision to the east (Potters Creek) and allows for the development of a large vacant parcel of land on the east side of Avonlough in a manner consistent with the City's Loyalist Secondary Plan. This proposed subdivision provides a mix of dwelling units in the form of duplexes and apartment units to complement the existing and planned residential units in the surrounding area.

In terms of moving this application forward there are two matters to be resolved.

Planning Comments: (cont'd)

First of all, further review has to be undertaken into the best way of providing access to this subdivision, with a particular emphasis as to the intersection of Street "A" with Avonlough Road. Where and how this can be achieved needs to be worked out from a technical perspective.

Secondly, a set of draft plan conditions need to be prepared to outline the City's conditions for final approval. The majority of these conditions will be straight forward and common to the approval of other subdivisions within Belleville. However, there will also be a number of conditions that will be specific to this site.

In this regard, details of how and when this property can be fully serviced needs to be ironed out. Servicing of this subdivision will be dependent on the servicing of the abutting Potters Creek subdivision.

Secondly, the timing of the construction of Street "A" needs to be coordinated. There should not be a permanent connection via Street "A" from Avonlough Road through this subdivision and through Phase 3 of the Potters Creek subdivision until such time as the main north south road within Potters Creek is completed from Dundas Street West northward to a point on Avonlough Road adjacent to the creek. This is necessary to limit "cut-through" traffic going through this subdivision from Potters Creek and northward along Avonlough Road.

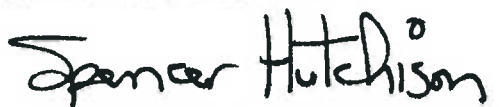
Financial:

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.

Conclusion:

The Approvals Section of the Engineering and Development Services Department supports in principle the development of a plan of subdivision on the subject lands. However, before recommending to the Committee that this plan be granted draft plan approval, further review of the alignment of Street "A" within the plan has to be completed.

Respectfully submitted.



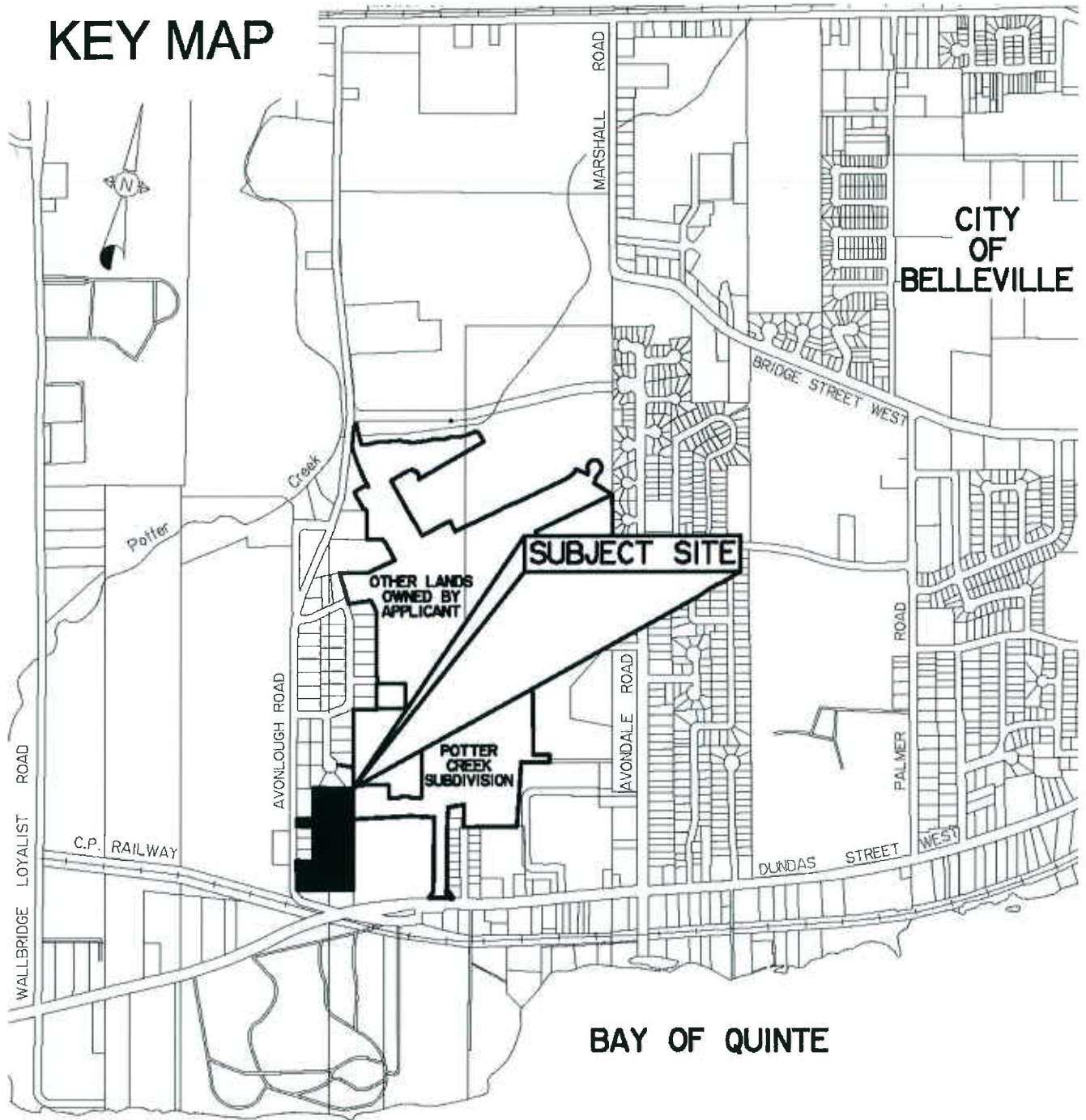
Spencer Hutchison/MG



APPENDIX 1

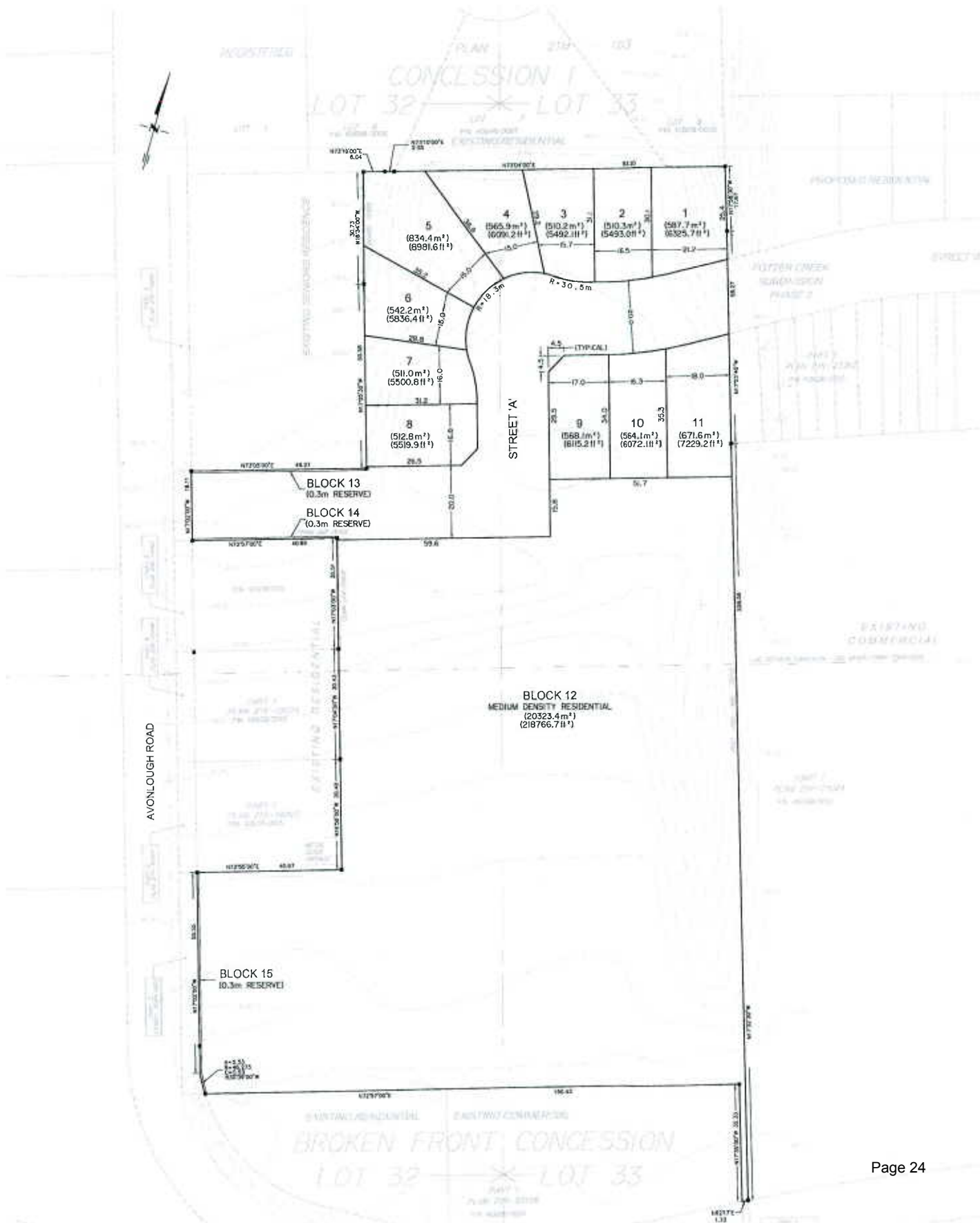
Location Map of Potters Creek – West

KEY MAP



APPENDIX 2

Proposed Draft Plan of Subdivision – Potters Creek - West





CITY OF BELLEVILLE
Spencer Hutchison, Manager, Approvals Section
Engineering & Development Services
Report No. APS-2013-28
September 3, 2013

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

Subject: Request for Use of Street Name
Green Acres II (McDavitt) Subdivision
File: ER-3

Recommendation:

That the Belleville Planning Advisory Committee recommend the following to City Council:

“THAT a by-law to designate and dedicate Part 1 on Plan 21R-14483 and Parts 1, 3, 4, 5, 6 & 8 on Plan 21R-18653, City of Belleville, as part of a public highway and to name same Greenhill Lane, be prepared for Council's consideration.”

Background:

The developer of the Green Acres II subdivision has started work on constructing this new subdivision. As shown on **APPENDIX 1** attached, there will be one north/south street in this new subdivision which will extend from McFarland Drive northward to Tice Crescent.

As a technical/legal matter, this new street is not legally described within the M-Plan for this particular plan of subdivision but is described as various parts on an R-Plan as shown on **APPENDIX 2** attached. Specifically, Part 1 on Plan 21R-14483 and Parts 1, 3, 4, 5, 6 & 8 on Plan 21R-18653.

As with all new subdivisions in Belleville, all street names are to be approved to the satisfaction of the City of Belleville. The developer is requesting that the new street be named Greenhill Lane.

Analysis:

City Staff have consulted with Hastings County 9-1-1 and no issues have been identified with regards to using the name Greenhill Lane in this subdivision. There would not be a conflict with an existing street name. In addition, City Staff have not identified any reason that this name would be unacceptable.

Financial/Analysis:

There is no cost to the City for this name request. The developer is responsible for the cost of new street signs.

Summary:

Staff have not identified any problem with the request to use Greenhill Lane as the name of the street in the Green Acres II subdivision.

Respectfully submitted.

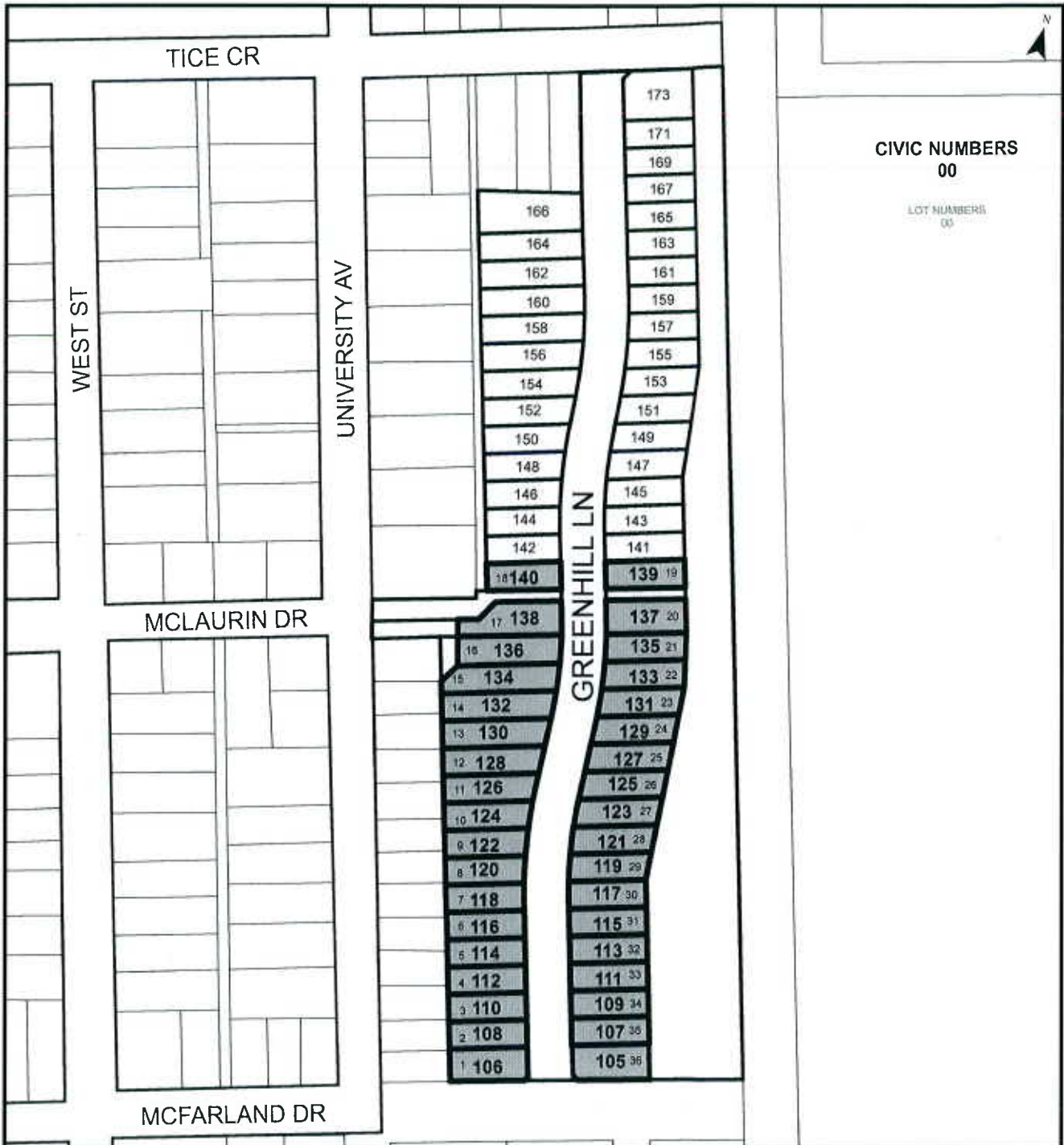


Spencer Hutchison/MG



APPENDIX 1

Location Map – Green Acres II



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LOT NUMBERS
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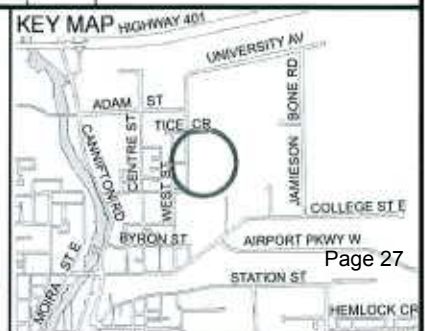
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

**GREEN ACRES II
SUBDIVISION**

PHASE 1

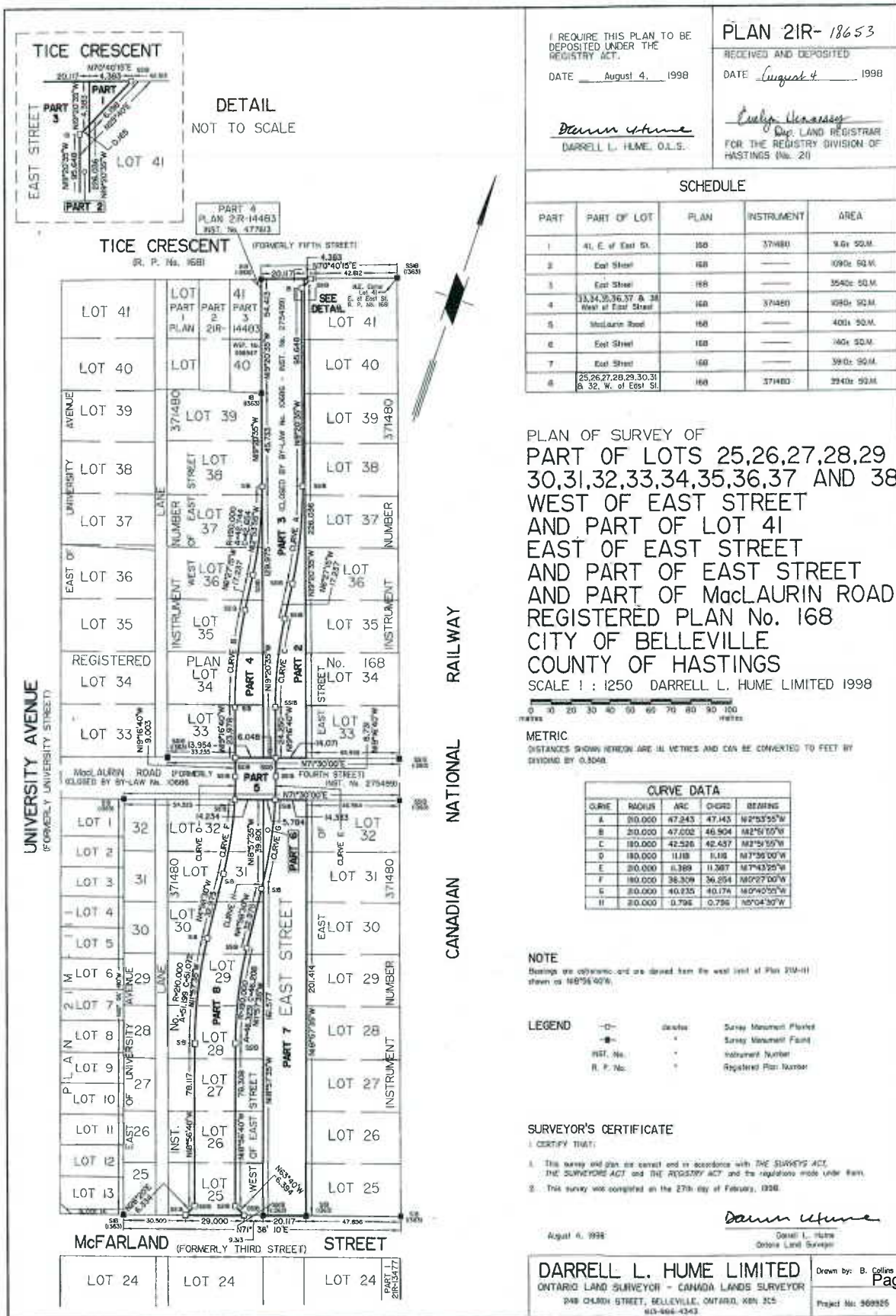
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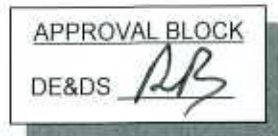
SKETCH SHOWING MUNICIPAL
9-1-1 ADDRESSING



APPENDIX 2

R-Plan describing Street within Green Acres II





CITY OF BELLEVILLE
Spencer Hutchison, Manager, Approvals Section
Engineering & Development Services
Report No. APS-2013-31
September 3, 2013

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

Subject: Request for Use of Street Names
Potters Creek – Phase 3 Subdivision
File: ER-72

Recommendation:

That the Belleville Planning Advisory Committee recommend the following to City Council:

“THAT Belleville City Council authorize the use of Cobblestone, Edgewood, Glenbridge, Mavis, Ridgeway and Sienna as new street names within Phase 3 of the Potters Creek subdivision.”

Background:

Phase 3 of the Potters Creek subdivision is moving forward through the final approval process. The location of the subject lands are shown on **APPENDIX 1** attached.

As shown on the approved draft plan, attached as **APPENDIX 2**, there are six new streets within this subdivision that require street names. To assist in the final preparation of the subdivision plan (M-Plan) for this new subdivision the developer is requesting that the following six names be approved for use in this subdivision: Cobblestone, Edgewood, Glenbridge, Mavis, Ridgeway and Sienna.

As with all new subdivisions in Belleville, all street names are to be approved to the satisfaction of the City of Belleville.

Analysis:

City Staff have consulted with Hastings County 9-1-1 and no issues have been identified with regards to using the six names listed above in this subdivision. There would not be a conflict with an existing street name. In addition, City Staff have not identified any reason that these names would be unacceptable.

Financial/Analysis:

There is no cost to the City for this name request. The developer is responsible for the cost of all new street signs.

Summary:

Staff have not identified any problem with the request to use Cobblestone, Edgewood, Glenbridge, Mavis, Ridgeway and Sienna as the names of the six new streets in Phase 3 of the Potters Creek subdivision.

Respectfully submitted.

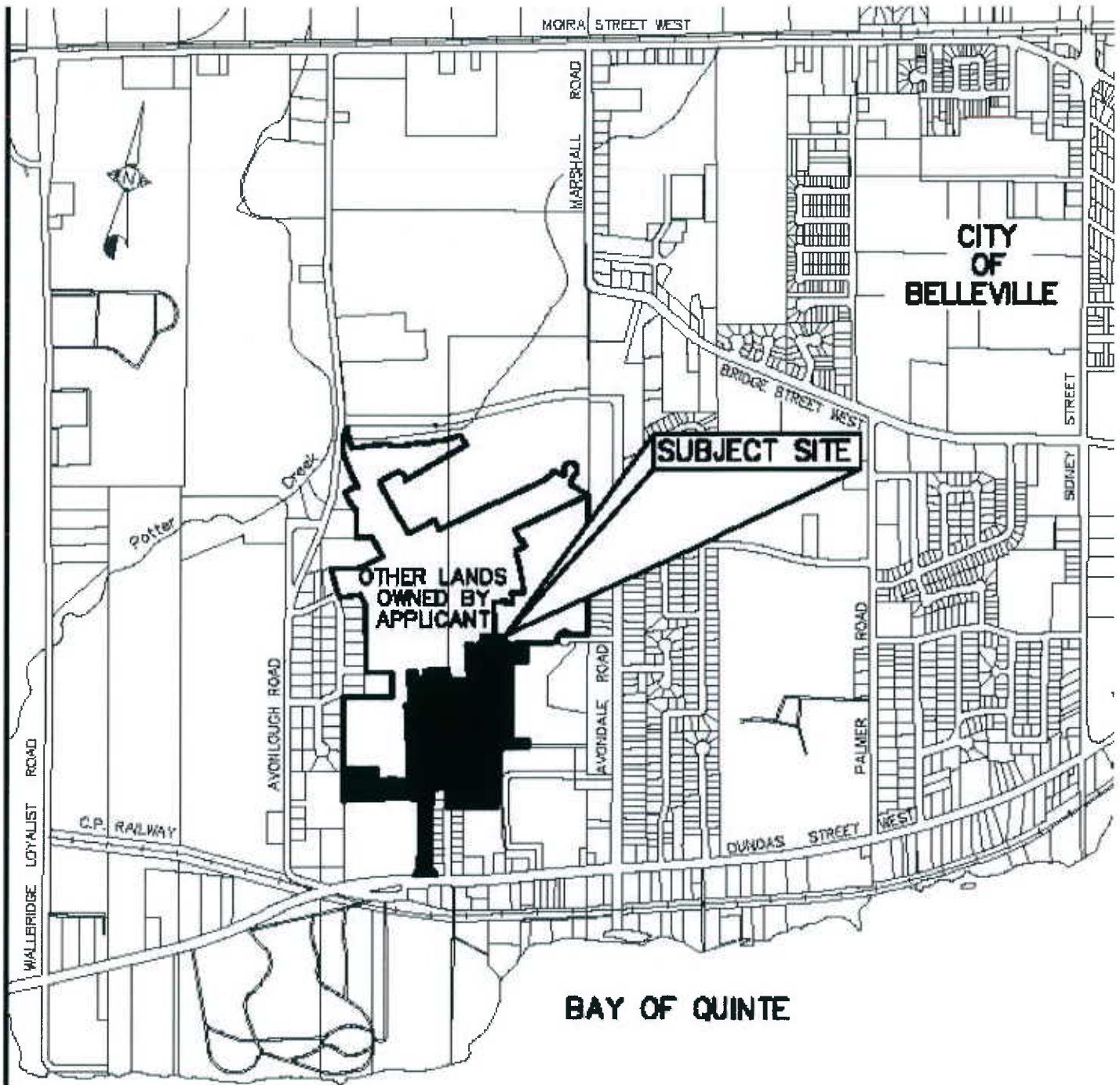


Spencer Hutchison/MG



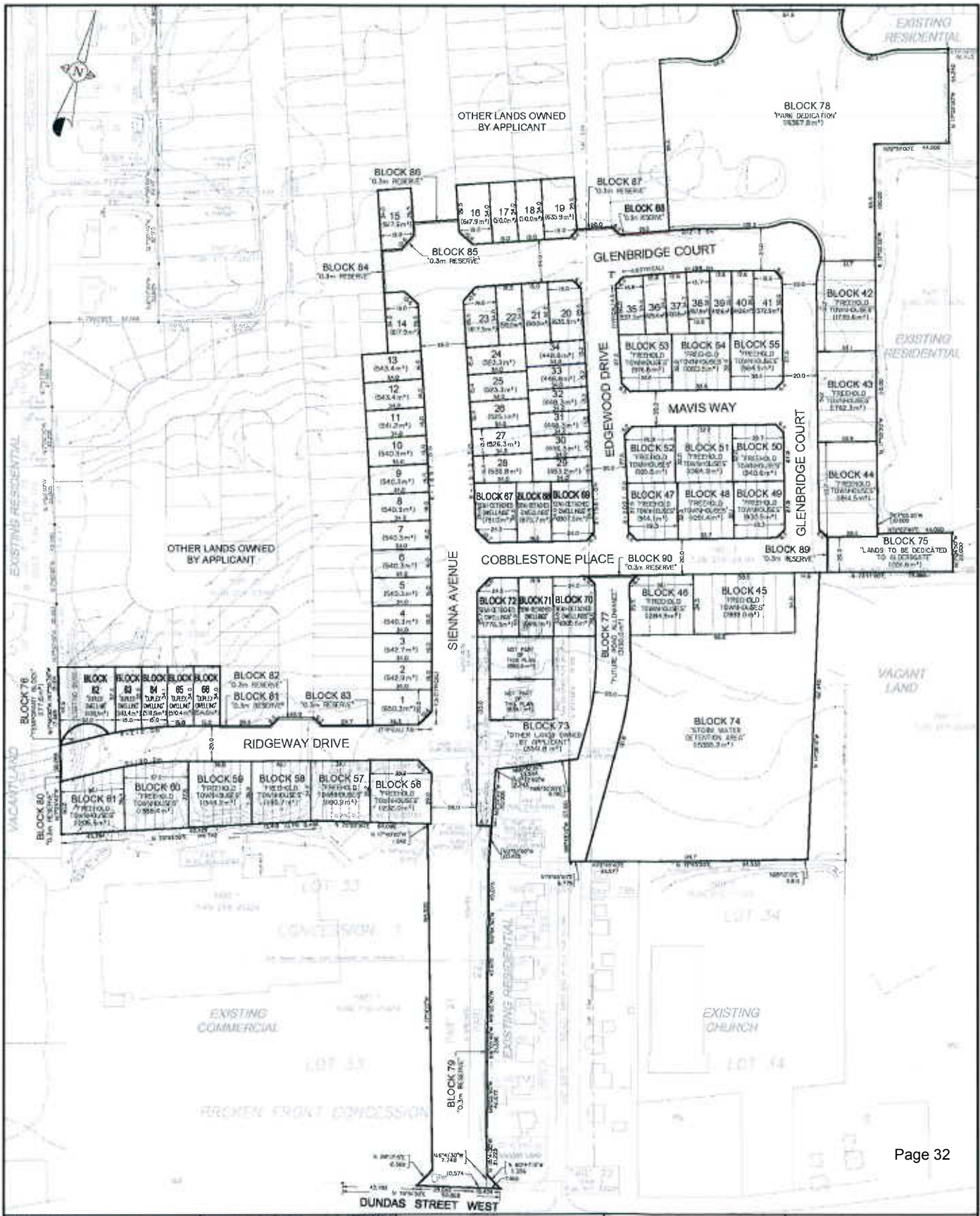
APPENDIX 1

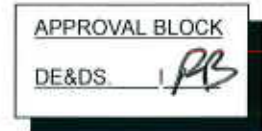
Location Map – Potters Creek – Phase 3



APPENDIX 2

Draft M-Plan showing Proposed Street Names within Potters Creek – Phase 3





CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-33
September 3, 2013

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

Subject: Municipal Comprehensive Review

Recommendation:

Option # 1

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the City proceed with the proposed vacant employment land exchange and undertake the recommended servicing analysis involving approximately 140 gross hectares of expropriated lands, (excluding environmentally protected lands) as recommended in the Municipal Comprehensive Review conducted by Watson & Associates."

OR

Option # 2

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the City not proceed with the proposed vacant employment land exchange as recommended in the Municipal Comprehensive Review conducted by Watson & Associates."

BACKGROUND:

Approximately 160 hectares (400 acres) of the lands the City expropriated in 2009 are located outside the Urban Serviced Area as defined by the City's Official Plan. Under the policies of the Plan these lands are predominately designated "Agricultural Land Use", save and except for a small area for Bell Creek that is designated "Environmental Protection". The remaining expropriated lands (approximately 81 hectares or 200 acres) are located within the Urban Serviced Area of the Plan and approximately half are designated "Industrial Land Use" with the balance designated "Environmental Protection" with small portions "Rural Land Use".

To include those expropriated lands outside the Urban Serviced Area as part of the City's North-East Industrial Park would require an urban boundary adjustment to the City's Official Plan. Within the meaning of the Provincial Policy Statement (PPS), lands within an industrial park are defined as "employment area" lands. Therefore, to achieve this employment land use the expropriated lands currently designated "Agricultural Land Use" would need to be re-designated to "Industrial Land Use" – in addition to the need for an urban boundary adjustment.

As the Committee is aware, when considering an urban boundary expansion the PPS requires the preparation of a long-term Municipal Comprehensive Review (MCR) to justify an urban boundary expansion. The MCR is used to establish a long-term vision and planning framework for a municipality that fosters a sustainable approach to future residential growth and economic development.

At the August 6 Committee meeting Jamie Cook, on behalf of Watson & Associates, provided to the Committee the results and findings of the MCR that they undertook for the City.

In terms of employment lands needs the MCR concludes that the City has sufficient supply of employment lands to meet long-term needs to 2032 and thus designating additional employment lands cannot be justified from a land need perspective. Watson advises that the only option that the City could consider at this time is attempting a vacant employment land exchange. This would entail removing an equivalent area of designated non-developable employment lands north of Highway # 401 from the Urban Serviced Area and de-designating them from an "Industrial Land Use" designation to a rural designation. In turn, the same land area of the expropriated rural agricultural lands would be added to the Urban Serviced Area and designated to the same "Industrial Land Use" designation.

However, this land swap approach faces planning challenges. In the first place it would be required to receive approval from the Ministry of Municipal Affairs and Housing (MMAH) and that Ministry has not provided formal comments on this proposal. Based on an initial meeting with their representatives, MMAH has already noted concerns with this method, including the loss of Agricultural lands (another required PPS policy provision), with no equivalent replacement proposed, as well as the need for more data to demonstrate the servicing challenges for the employment lands north of Highway # 401. Based on the recommendation provided by Watson that demonstration would

require the undertaking by the City of a servicing study that examines the feasibility of servicing those lands north of Highway # 401 vis-à-vis servicing the proposed expansion lands located south of Highway # 401.

Secondly, the land swap would also be subject to potential property owner challenges from those land owners north of Highway # 401 whose lands are proposed to be designated out of the "Industrial Land Use" designation. Under the provisions of the Planning Act any interested party has formal rights of appeal to the Ontario Municipal Board (OMB) which is vested with the final authority to overturn any planning approvals granted by the City.

The Province has also advised the City that an MCR is to be undertaken as part of the City's Official Plan up-date. Consequently, the Plan's up-date has been in a holding pattern for an extended period of time pending the completion of the MCR. Therefore, should the Committee and Council be supportive of Option # 1 the recommendation provided by Watson would be incorporated as part of the completion of the up-date.

Should the Committee and Council accept Option # 2, it is Staff's intention to finalize the draft Official Plan policies for the fall. In recent weeks some additional policies/issues have come forward that will need to be considered, including the Natural Heritage Strategy Draft Final Report released in August, allowing 2nd units in dwellings and the Health Unit's Healthy Policies for Official Plans initiative.

It is noted that the expropriated lands outside the urban boundary are not needed presently and that the expropriation was viewed as a long term industrial land solution. After the lands currently being serviced are developed, the City can adjust the urban boundary as part of a subsequent Official Plan up-date to ensure that we have sufficient industrial land available for sale.



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
2012				
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 - Heartstone 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 - File Forwarded Nov 1/12 OMB Hearing Date: May 1/13 OMB Approved May 29/13 Waiting for By-Law
B-77-928	Oct 31/12	Settlers Ridge Developments Inc. RFA Planning Consultant Inc.	<i>Phase 2 Settlers Ridge Developments</i> Zoning By-Law amendment to permit Phase 2 expansion of Settlers Ridge subdivision (290 units proposed)	Public Mtg: Dec 3/12 PAC Decision: Deferred pending service details & Quinte Conservation report

**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
2013				
B-77-943	June 25/13	Mark Donnan, c/o Ridgeline Farms Inc. Watson Land Surveyors Ltd.	<i>Donnan Road, Thurlow</i> Zoning By-Law amendment to permit a single detached dwelling	Public Mtg: Aug 6/13 Planning Report: June 4/12 PAC Decision: Approved Council Approved: Aug 12/13 Appeal Date: Sept 3/13
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	<i>25 Blessington Road, Thurlow</i> Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
B-77-945	July 26/13	Guan Realty Ltd. O'Flynn Weese LLP	<i>264 - 266 Dundas Street East</i> Zoning By-Law amendment to permit a medical office/clinic	Public Mtg: Sept 3/13
B-77-946	Aug 1/13	Bax Vintage Homes RFA Planning Consultant Inc. Stanley Park Limited	<i>East of Avonlough Road</i> Potters Creek Parrotts Land Zoning By-Law amendment to permit eleven (11) duplex dwellings & two (2) three (3) storey apartment buildings each proposed to contain 36 units.	Public Mtg: Sept 3/13