

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JUNE 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 2076-80, AS AMENDED – PART OF LOTS 33 AND 34, CONCESSION 1, AND PART OF LOT 33, CONCESSION BROKEN FRONT AND PART OF LOT 9, PLAN 799, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-938
APPLICANT/OWNER: POTTERS CREEK DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

- 3.2 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1602 CASEY ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-939
APPLICANT/OWNER: ELAINE McMURTER
AGENT: COURTNEY McMURTER

Notice of Meeting and Map 4

- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PROPOSED TEMPORARY USE BY-LAW – 5 FIRST STREET AND 29, 31 BAY DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-940
APPLICANT/OWNER: QUINTE HEALTH CARE CORPORATION
AGENT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map 7

4. PUBLIC MEETING - THE DEVELOPMENT CHARGES ACT

- 4.1 **THE DEVELOPMENT CHARGES ACT, 1997**

Notice of Meeting 10

City Council Planning Committee will receive deputations in connection with the City’s proposed renewal of the area specific development charges by-law and underlying background study for the Stanley Park Development Area.

A Public Meeting has been advertised pursuant to Section 12 of the Development Charges Act, 1997. Section 12 states:

- “12. (1) Before passing a development charge by-law, the council shall:
 - (a) hold at least one public meeting;
 - (b) give at least 20 days’ notice of the meeting or meetings in accordance with the regulations;
 - and,

- (c) ensure that the proposed by-law and the background study are made available to the public at least two weeks prior to the meeting or, if there is more than one meeting, prior to the first meeting.

Making representations

- (2) Any person who attends a meeting under this section may make representations relating to the proposed by-law.

Council determination is final. ”

5. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JUNE 3, 2013

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher	Michael Graham
Councillor Pat Culhane	David Joyce
Councillor Jackie Denyes	Mike Letwin
Councillor Tom Lafferty	Ross Rae
Councillor Jack Miller	

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 May 6, 2013

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 7.1 refers

5. COMMUNICATIONS

- 5.1 Letter from A.H. Nobes objecting to an application for Zoning By-law Amendment for 29 and 31 Bay Drive Referrals from Public Meeting 6.3 refers

11RESOLUTION

"THAT the letter from A.H. Nobes objecting to an application for Zoning By-law Amendment for 29 and 31 Bay Drive be received and referred to Referrals from Public Meeting 6.3."

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – PART OF LOTS 33 AND 34, CONCESSION 1, AND PART OF LOT 33, CONCESSION BROKEN FRONT AND PART OF LOT 9, PLAN 799, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-938
APPLICANT/OWNER: POTTERS CREEK DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning's Report No. PP-2013-21

12RESOLUTION

"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 2076-80, as amended for Part of Lots 33 and 34, Concession 1 and Part of Lot 33, Concession Broken Front and Part of Lot 9, Plan 799, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by rezoning the subject lands from 'CD – District Commercial' and 'UH – Urban Holding' to special 'R2 – Residential Second Density', 'R4 – Residential Fourth Density' and 'R5 – Residential Fifth Density' zones, respectively, to permit 41 single detached dwellings, 10 duplex dwellings, 12

semi-detached dwellings and 101 townhouse units; as well as 'O1 – Open Space' and a special 'CF – Community Facility' zone to permit a park and storm pond. An 'h – holding' zone shall be placed on the subject lands requiring the provision of a sanitary sewer outlet and a storm sewer outlet to the satisfaction of the City before development can occur."

- 6.2 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1602 CASEY ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-939
APPLICANT/OWNER: ELAINE McMURTER
AGENT: COURTNEY McMURTER

Manager of Policy Planning's Report No. PP-2013-22

22

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 a portion of 1602 Casey Road, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning a portion of the subject lands from 'PA-19 – Prime Agriculture' to 'RU – Rural' and 'RR – Rural Residential'."

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PROPOSED TEMPORARY USE BY-LAW - 5 FIRST STREET AND 29, 31 BAY DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-940
APPLICANT/OWNER: QUINTE HEALTH CARE CORPORATION
AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning's Report No. PP-2013-23
 Communications Item 5.1 refers

27

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 5 First Street and 29, 31 Bay Drive, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended to rezone the subject lands to permit a Temporary Use By-law for a period of one (1) year to allow the subject properties to be used for construction office trailers only and associated parking for QHC Belleville General Hospital, subject to the provision of one (1) driveway only for access to the proposed parking areas, located and constructed in compliance with the City's Streets and Driveway Control By-law. Upon completion of the temporary use the lands at 29 and 31 Bay Drive shall be restored and re-grassed to their previous state."

7. REPORTS

**7.1 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. PP-2013-20
Deputation Item 4.1 refers

34RESOLUTION

"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 provide additional funding 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 \$20,000 under the City's Brownfields Community Improvement Plan by 2255718 Ontario Inc. for 621 Dundas Street East be APPROVED."

- 7.2 **REQUEST TO RED-LINE DRAFT APPROVED PLAN OF SUBDIVISION, "POTTERS CREEK" – PHASE 3, PART OF LOTS 33 AND 34, CONCESSION 1, PART OF LOT 33, BROKEN FRONT CONCESSION AND PART OF LOT 9, REGISTERED PLAN 799, TOWNSHIP OF SIDNEY, CITY OF BELLEVILLE (STREET "F"/DUNDAS STREET WEST)
OWNER: POTTERS CREEK DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT**
-

Manager, Approvals Section's Report No. APS-2013-19

36

RESOLUTION

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

THAT pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approves the request to modify the draft approved Plan of Subdivision (File No.: 12T-06501) submitted by RFA Planning Consultant on behalf of Potters Creek Developments Inc., as shown on APPENDIX 2 attached to the Manager of Approvals Section Report No. APS-2013-19 and to amend the conditions of draft plan approval as shown on APPENDIX 4 attached to the Manager of Approvals Section Report No. APS-2013-19."

8. INFORMATION MATTERS

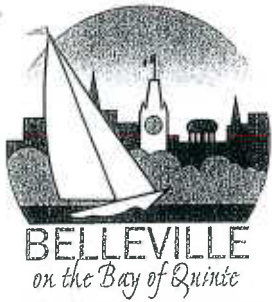
- 8.1 **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**
-

Report to June 3, 2013

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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 Nos.: B-77-938 & 12T-06501

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JUNE 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, for a portion of a draft approved plan of subdivision located west of Avondale Road. In 2007 a Public Meeting was held to consider a rezoning and draft plan of subdivision approval for the proposed "Neighbourhoods of Avonshire" development comprising a total area of approximately 98 hectares of land and proposing a total of 1,753 residential dwelling units. At that time, the rezoning was deferred and subsequently, in April 2008, City Council granted draft plan of subdivision approval for a total of 790 residential units to be located on approximately 47 hectares of the overall land holding.

Property ownership of the subject land has since changed and in 2010 Phases 1 and 2 of the "Potters Creek" subdivision was "red-lined" and rezoned to permit 129 residential units. The current application pertains to Phase 3 of the subdivision comprising approximately 13.2 hectares of the larger land holding. At the time of the 2007 application, this Phase was proposed to comprise a total of 144 residential dwelling units. The current application proposes a total of 164 residential units comprising 101 townhouse units, 10 duplex dwellings, 12 semi-detached units and 41 single detached units. To accommodate these proposed uses the applicant requests a special "R2 – Residential Second Density" zone for single detached units (15 m. frontages), special "R4 – Residential Fourth Density" zones, respectively, for other single detached lots (12 m. frontages), the duplex dwellings and the semi-detached units and, finally, special "R5 – Residential Fifth Density" zones for the townhouse units. In addition, approximately 1.6 hectares is being rezoned for parkland and 1.5 hectares for a storm pond. The current zoning is "CD – District Commercial" and "UH – Urban Holding". The applicant has also requested that the draft approved lot fabric be "red-lined" to accommodate these changes.

The land is described as Part of Lots 33 and 34, Concession 1, Part of Lot 33, Concession Broken Front and Part of Lot 9, Registered Plan 799, 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 "CD – District Commercial" and "UH – Urban Holding" in Zoning By-Law Number 2076-80, as amended. Special "R2 – Residential Second Density", "R4 - Residential Fourth Density" and "R5 – Residential Fifth Density" zones are requested to permit a range of single detached, duplex, semi-detached and townhouse units comprising a total of 164 units. A proposed park and storm pond are to be rezoned to "O1 – Open Space" and a special "CF - Community Facility", respectively.

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).

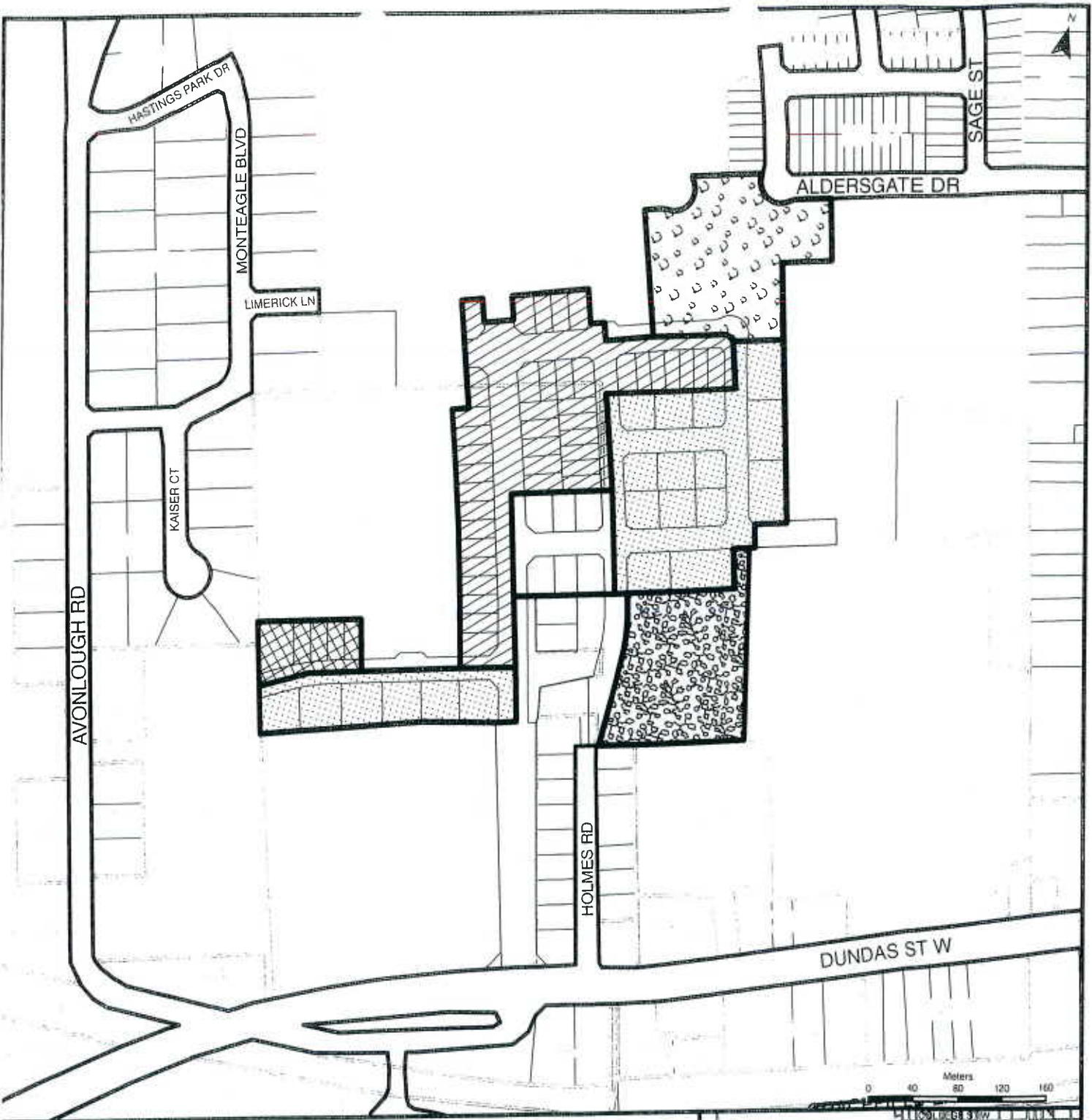
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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

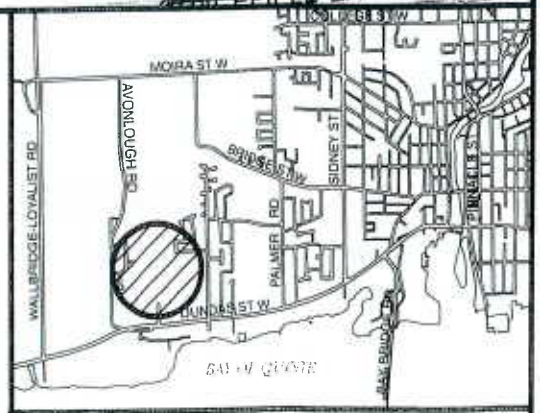
DATED at the City of Belleville this 14th day of May, 2013

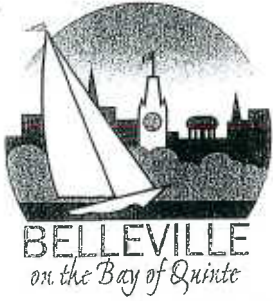


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: POTTERS CREEK PHASE 3

- | | | | |
|---|---------------------------|---|------------|
|  | SINGLE DETACHED DWELLINGS |  | TOWNHOUSES |
|  | SEMI DETACHED DWELLINGS |  | PARKLAND |
|  | DUPLEXES |  | STORM POND |





City of Belleville

Engineering & Development Services Department

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

File No.: B-77-939

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

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The applicant requests a rezoning for land that is subject to a severance application granted by the Committee of Adjustment on September 6, 2012 (Committee File #B 33/12).

The severed parcel is zoned "PA-19 – Prime Agriculture" and the applicant is requesting a rezoning to "RR – Rural Residential" to permit the construction of a single detached dwelling on approximately 4,400 square metres of land. The retained parcel – approximately 16.6 hectares of lot area – is currently zoned "PA-19", "PA", "RU – Rural" and "H – Hazard". The applicant has requested that the retained land – located outside the "H" zone – be rezoned to a single "RU" zone classification. This land is used for farming and will continue to be used for that purpose.

The land is described municipally as 1602 Casey Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Rural Land Use" in the Official Plan which permits both residential and farm uses subject to satisfying various requirements.

ZONING BY-LAW:

The subject land is zoned "PA-19 – Prime Agriculture", "RU – Rural" and "H – Hazard" with a small remnant portion zoned "PA" south of the "H" zoned area. The land is also subject to Committee of Adjustment Severance File #B 33/12, granted by the Committee on September 6, 2012. The applicant requests a rezoning to "RR – Rural Residential" for the proposed severed parcel and also requests a single "RU" zone for that portion of the retained parcel located outside the "H" zone. The minimum requirements for a residential dwelling in the "RR" zone is 45 metres of lot frontage and 4,047 square metres of lot area and the minimum requirements for a farm in the "RU" zone is 70 metres of lot frontage and 6 hectares of lot area. Both the proposed severed and retained parcels 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: mtmacdonald@city.belleville.on.ca).

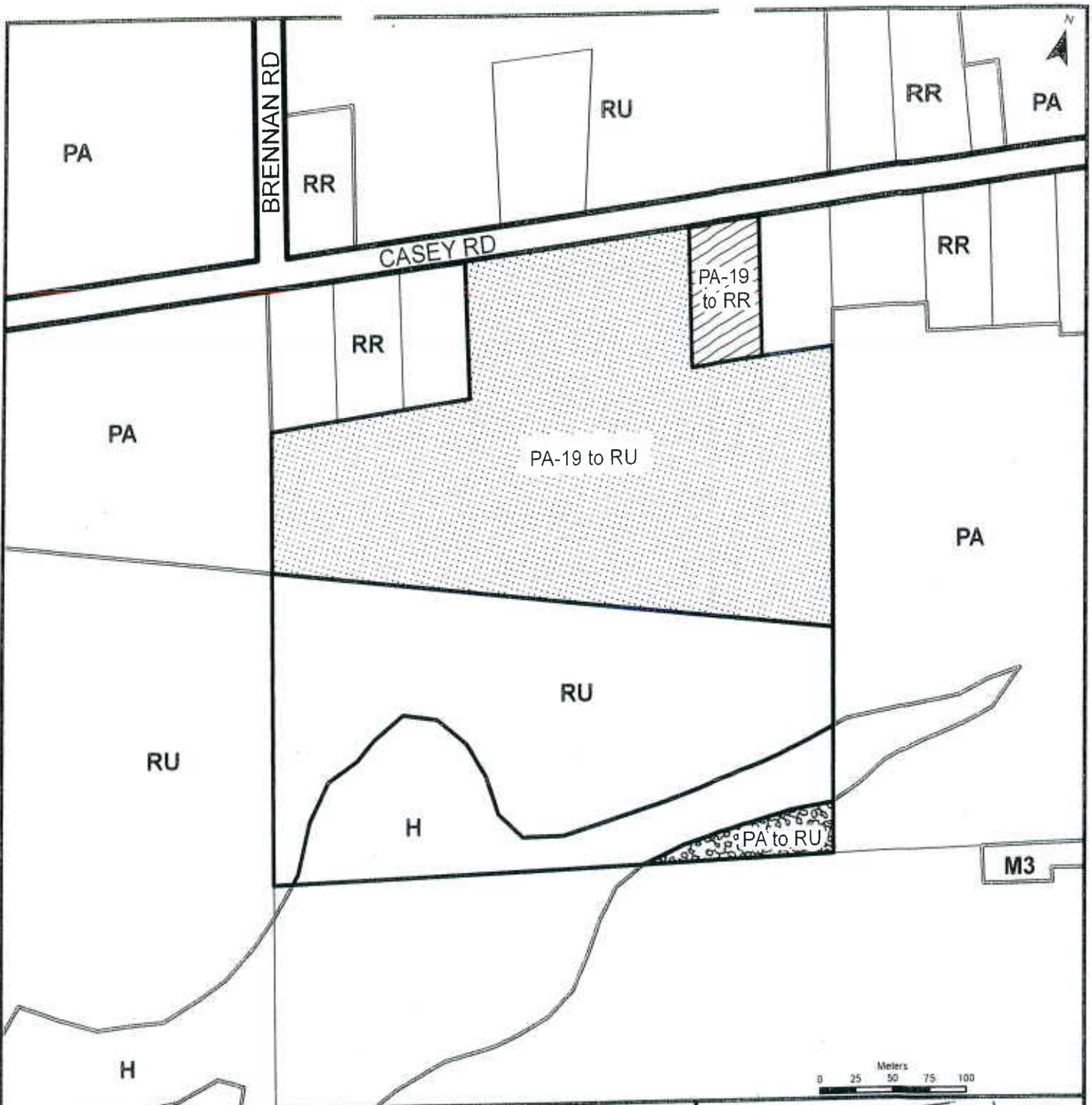
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 May, 2013



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 1602 CASEY ROAD

-  - PROPOSED ZONING CHANGE FROM PA-19 (PRIME AGRICULTURE) ZONE WITH SPECIAL PROVISIONS TO RR (RURAL RESIDENTIAL) ZONE
-  - PROPOSED ZONING CHANGE FROM PA-19 (PRIME AGRICULTURE) ZONE WITH SPECIAL PROVISIONS TO RU (RURAL) ZONE
-  - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO RU (RURAL) ZONE





City of Belleville

Engineering & Development Services Department

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

File No.: B-77-940

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JUNE 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 applicant requests a Temporary Use By-Law to permit 5 First Street and 29 and 31 Bay Drive to be used for parking of construction office trailers for a period of one (1) year, to accommodate on-going construction projects at the Belleville General Hospital. All three properties are currently vacant.

The subject properties are described as Lots 15, 112 and 113 on Plan 812, municipally known as 5 First Street and 29 and 31 Bay Drive, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The properties are designated "Community Facility" in the City's Official Plan. The Official Plan permits Council to pass Temporary Use By-Laws for a period of time of up to three (3) years, subject to satisfying various policies.

ZONING BY-LAW:

The properties are zoned "R2-3 – Residential Second Density" in Zoning By-Law Number 10245, as amended. The applicant requests a Temporary Use By-Law to permit parking of construction office trailers for a period of one (1) year.

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).

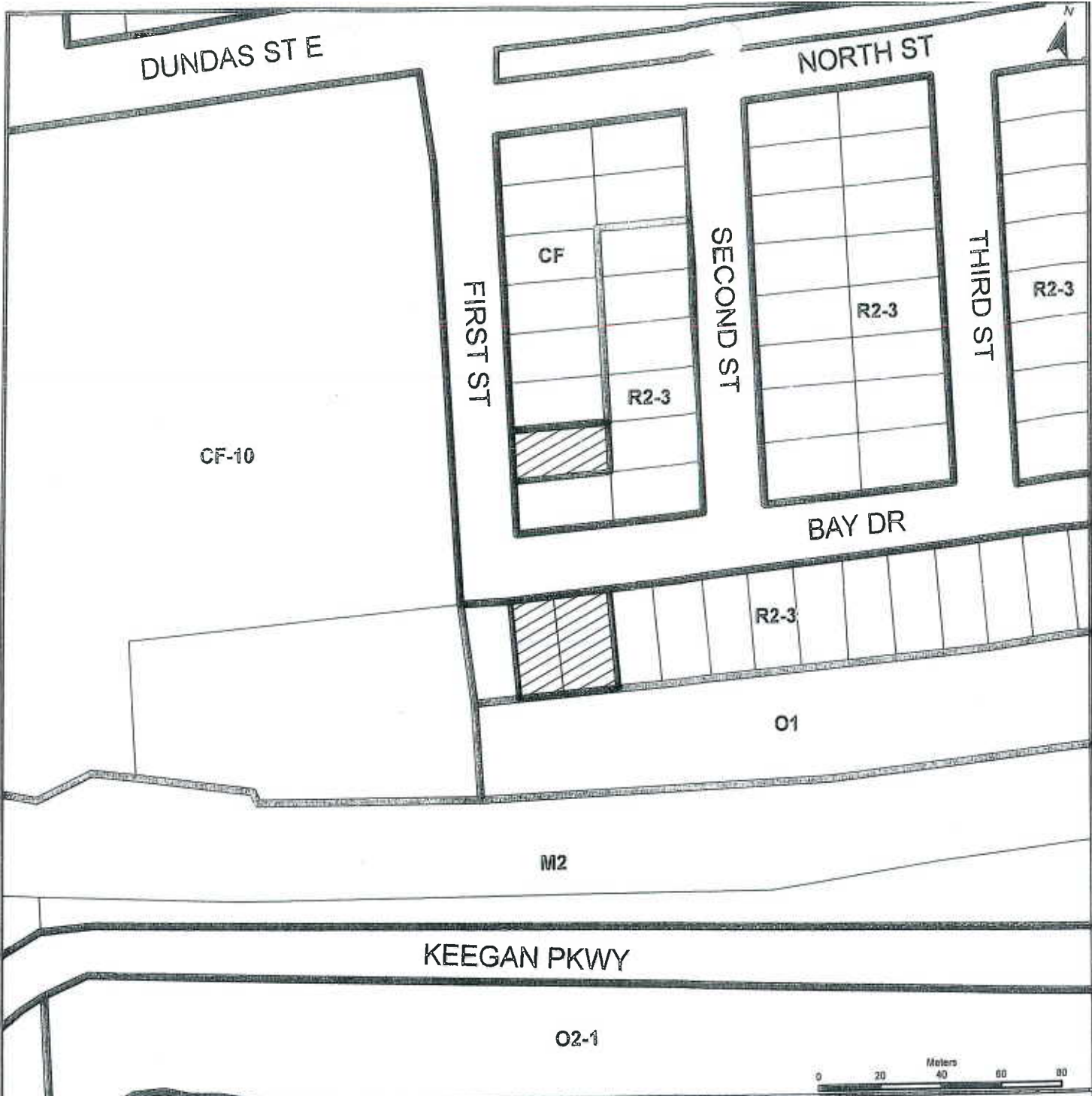
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 May, 2013

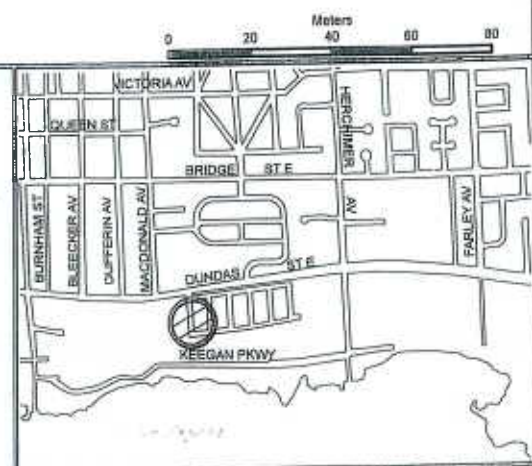


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: LOTS 15, 112 AND 113
 REGISTERED PLAN No. 812,
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS



- SUBJECT LANDS FOR TEMPORARY USE BY-LAW



EXISTING ACCESS LANE

KEY PLAN

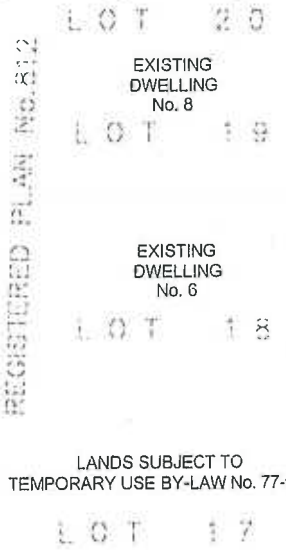
LOTS 15, 112 AND 113
REGISTERED PLAN No. 812,
CITY OF BELLEVILLE,
COUNTY OF HASTINGS

SCALE = 1:600 METRIC



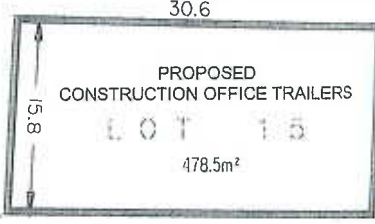
EXISTING BELLEVILLE GENERAL HOSPITAL PARKING AREA

SILLS WING
BELLEVILLE GENERAL
HOSPITAL



FIRST STREET

SECOND STREET



20.117

LANDS SUBJECT TO TEMPORARY USE BY-LAW No. 77-900

LANDS SUBJECT TO TEMPORARY USE BY-LAW No. 77-900

LOT 18

LOT 17

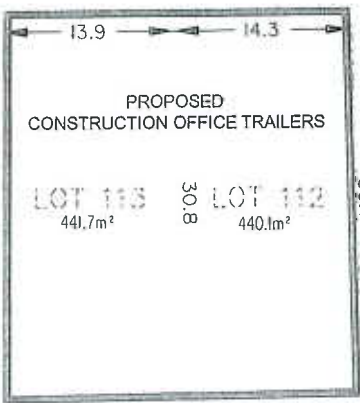
EXISTING ACCESS LANE

BAY STREET

20.127

EXISTING BELLEVILLE GENERAL HOSPITAL STAFF PARKING AREA

EXISTING DWELLING No. 25



EXISTING DWELLING No. 35

EXISTING DWELLING No. 39

EXISTING DWELLING No. 41

LOT 114

LOT 113
441.7m²

LOT 112
440.1m²

LOT 111

LOT 110

LOT 109

"O1" ZONE

RECEIVED
PLANNING SECTION
B-77-940
MAY - 6 2013

	ACTION	INFO
A.M.		
N.T.		
G.P.		



SEARCHED	INDEXED	SERIALIZED	FILED
MAY 6 2013		MAY 6 2013	
MAY 6 2013		MAY 6 2013	

203-KP

211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2

CANADIAN PACIFIC RAILWAY



**NOTICE OF PUBLIC MEETING
UNDER THE DEVELOPMENT CHARGES ACT
CITY COUNCIL PLANNING COMMITTEE**

**CITY OF BELLEVILLE
NOTICE OF PUBLIC MEETING**

On Monday, June 3, 2013 the City Council Planning Committee of the City of Belleville will hold a public meeting, pursuant to Section 12 of the Development Charges Act, 1997, to present and obtain public input on the City's proposed renewal of the area specific development charges by-law and underlying background study for the Stanley Park Development Area.

All interested parties are invited to attend the Public Meeting and any person who attends the meeting may make representations relating to the proposed by-law and background study. The meeting is to be held:

**Monday, June 3, 2013
5:30 pm
City Hall Council Chambers
169 Front Street, Belleville**

In order that sufficient information is made available to the public, copies of the proposed by-law and the background study are being made available as of May 17, 2013 from the City Clerk at the above location.

Interested persons may express their comments at the Public Meeting or in writing, addressed to the City Clerk, at the above address prior to June 3, 2013.

To: R. Bovay, A. MacKay, S. Hutchison
From: Acting Director of Corporate Services/Clerk
Date: May 27, 2013
Re: B-77-940

B-77-940

A. H. (AI) NOBES *retired*
INDEPENDENT INSURANCE COUNSELLOR — RISK MANAGEMENT
AUTO, HOME, MARINE, BOILER & COMMERCIAL

25 Bay Drive
~~P.O. Box 61~~
Belleville, Ontario K8N 1B4
Tel. (613) 968-2191

May 18/13

Sirs;

Regarding your slandering ad in the Intell. past. we have lived at 25 Bay Drive (next door to B.G.H.) for 50+ years. When they tore down 29-31 Bay Dr they informed us that the vacant lots were to be seeded & maintained as "grassy areas". We have this in writing. I now see they have other (new) ideas. This creeping socialism never seems to end. We have never in the past 30 years objected to any of their "plans". Stop them if you can.

THANKS
A. Nobes



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-21
June 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 of Lots 33 and 34, Concession 1 and Part of Lot 33, Concession
Broken Front and Part of Lot 9, Plan 799, Former Township of Sidney,
Now in the City of Belleville, County of Hastings
File Number: B-77-938
Applicant/Owner: POTTERS CREEK 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 the City's Zoning By-Law Number 2076-80, as amended, for Part of Lots 33 and 34, Concession 1 and Part of Lot 33, Concession Broken Front and Part of Lot 9, Plan 799, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 2076-80, as amended, be amended by rezoning the subject lands from 'CD – District Commercial' and 'UH – Urban Holding' to special 'R2 –Residential Second Density', 'R4 –Residential Fourth Density' and 'R5 – Residential Fifth Density' zones, respectively, to permit 41 single detached dwellings, 10 duplex dwellings, 12 semi-detached dwellings and 101 townhouse units; as well as 'O1 – Open Space' and a special 'CF – Community Facility' zone to permit a park and storm pond. An 'h – holding' zone shall be placed on the subject lands requiring the provision of a sanitary sewer outlet and a storm sewer outlet to the satisfaction of the City before development can occur."

SUMMARY:

In 2007 a Public Meeting was held to consider a rezoning and draft plan of subdivision approval for the proposed "Neighbourhoods of Avonshire" development comprising a total area of approximately 98 hectares of land and proposing a total of 1,753 residential dwelling units. At that time, the rezoning was deferred and subsequently, in April 2008, City Council granted draft plan of subdivision approval for a total of 790 residential units to be located on approximately 47 hectares of the overall land holding.

Property ownership of the subject land has since changed and in 2010 Phases 1 and 2 of the "Potters Creek" subdivision was "red-lined" and rezoned to permit 129 residential units. The current application pertains to Phase 3 of the subdivision comprising approximately 13.2 hectares of the larger land holding. At the time of the 2008 draft approval, this Phase was proposed to comprise a total of 144 residential dwelling units. The current application proposes a total of 164 residential units comprising 101 townhouse units, 10 duplex dwellings, 12 semi-detached units and 41 single detached units. To accommodate these proposed uses the Applicant requests a special "R2 – Residential Second Density" zone for single detached units (15 m. frontages), special "R4 – Residential Fourth Density" zones, respectively, for other single detached lots (12.2 m. frontages), the duplex dwellings and the semi-detached units and, finally, special "R5 – Residential Fifth Density" zones for the townhouse units. In addition, approximately 1.6 hectares is being rezoned for parkland and 1.5 hectares for a storm pond. The current zoning is "CD – District Commercial" and "UH – Urban Holding". The Applicant has also requested that the draft approved lot fabric be "red-lined" to accommodate these changes.

The lands are 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 12 units which would comply with the low density provisions of the Official Plan.

If this application is approved it is recommended that an "h" – holding symbol be attached requiring the provision of a sanitary sewer outlet and a storm sewer outlet before development can occur.

BACKGROUND:

Purpose and Effect

The Zoning By-Law amendment applies to land that is part of larger proposed subdivision that received draft approval in 2008. The current application proposes a total of 164 residential units comprising 101 townhouse units, 10 duplex dwellings, 12 semi-detached units and 41 single detached units. To accommodate these proposed uses the Applicant requests a rezoning from "CD – District Commercial" and

"UH – Urban Holding" to special "R2 – Residential Second Density", "R4 – Residential Fourth Density" and "R5 – Residential Fifth Density" zones. An "O1 – Open Space" and special "CF – Community Facility" zone is requested to permit both a park and storm water facility.

The effect of the application is to rezone Phase 3 of the "Potters Creek" subdivision to permit the development of a range of single detached, duplex, semi-detached and townhouse units. The Applicant has also requested that the draft approved lot fabric be "red-lined" to accommodate this zoning change.

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

Subject Property

- Site Characteristics

The affected vacant land comprises an area of approximately 13.2 hectares located to the west of Aldersgate Village and north of Dundas Street West.

- Adjacent Land Uses

To the east is Aldersgate Village and Hastings Manor. To the west and north are vacant lands owned by the Applicant. To the south is a call centre and residential dwellings fronting on Holmes Road.

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.

The "Residential" designation permits low density residential development to a maximum of eighteen (18) units per gross hectare (Sec. 3.1.1 a) i)). The proposed 164 units comply with the Secondary Plan's low density threshold.

Zoning By-Law

The land is zoned "CD – District Commercial" and "UH – Urban Holding" in By-Law Number 2076-80, as amended. Special "R2 – Residential Second Density", "R4 - Residential Fourth Density" and "R5 – Residential Fifth Density" zones are requested to permit 13 single detached units on 12.2 metre wide lots, 28 single detached on 15 metre wide lots, 10 duplex dwellings, 12 semi-detached units and 101 townhouse units ranging from widths of 5.2 metres to 7.3 metres. A proposed park (1.6 hectares) and storm pond (1.5 hectares) are to be rezoned to "O1 – Open Space" and a special "CF – Community Facility", respectively.

It is recommended that an "h" – holding symbol be attached requiring the provision of a sanitary sewer outlet and a storm sewer outlet before development can occur.

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 May 14, 2013.

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

Quinte Conservation advises that they are satisfied with the proposed stormwater management pond.

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 May 14, 2013.

The Approvals Section advises that they have no objection to the proposed Zoning By-Law Amendment. They request the attachment of an "h" – holding symbol requiring the provision of a sanitary sewer outlet and a storm sewer outlet before development can occur.

The Fire Department advises that they have no concerns.

- 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 May 14, 2013. Notice was also provided by advertisement in The Intelligencer.

The Manager of Approvals has had discussions with Krystofer Destun of 27 Hastings Park Drive about the proposed development.

In addition, the Applicant invited area residents to attend an Information meeting that was held at The Greek Banquet Hall on May 13, 2013. A summary of that meeting is attached for the Committee's benefit.

Planning Analysis

The subject and adjacent lands received draft plan of subdivision approval in 2008 for a total of 790 residential units as part of the then proposed "Neighbourhoods of Avonshire" development. A change in ownership has resulted in a re-configuring of the Phase 3 portion of the larger land holding. Originally, this Phase was proposing to comprise a total of 144 residential units comprising a range of single detached and townhouse units. Now it is desired to provide a fuller mix of housing styles by altering the blend of townhouse and single units, as well as incorporating semi-detached and duplex units. This new arrangement of housing styles and types will result in a total of 164 residential units proposed. To accommodate these changes the Applicant has requested that the draft approved lot fabric be "red-lined".

Specifically, the single detached units will comprise frontages of 12.2 metres (13 lots) and 15 metres (28 lots). These lot sizes replicate what has previously been approved for Phases 1 and 2 of the Potters Creek subdivision located to the north-east.

The mix of multi-unit dwellings proposed break down as follows:

- Semi-detached dwellings with attached garages (12 units);
- Duplex dwellings with attached garages (10 units);
- Bungalow townhouses with attached garages (32 units);
- Two (2) storey townhouses with attached garages (39 units), and;
- Two (2) storey townhouses without garages (30 units).

The proposed two (2) storey townhomes (6.0 metre frontages) and semi-detached units match the zoning approvals that have been granted for the Settlers Ridge subdivision located north of Maitland Drive. The bungalow townhomes (7.3 metre frontages) have been previously approved for Potters Creek, Phases 1 and 2. The smallest townhouse lots (5.2 metre frontages) proposed – 30 units – have a minimum lot size of 165 square metres, with an overall average lot size of approximately 211 square metres.

The two (2) storey townhouses have been grouped in a central block and are positioned close to the park with access that is not through significant areas of lower density. The townhouse units are also closer to the existing commercial land use located to the south.

The land is designated "Residential" in the Loyalist Secondary Plan which permits a full range of housing forms subject to satisfying various requirements of the Secondary Plan. The Provincial Policy Statement also stipulates that healthy, liveable and safe communities are sustained by, among other things, accommodating an appropriate range and mix of residential development. It is noted that the overall density proposed

for Phase 3 of approximately 12 units per gross hectare would satisfy the low density residential threshold of the Secondary Plan.

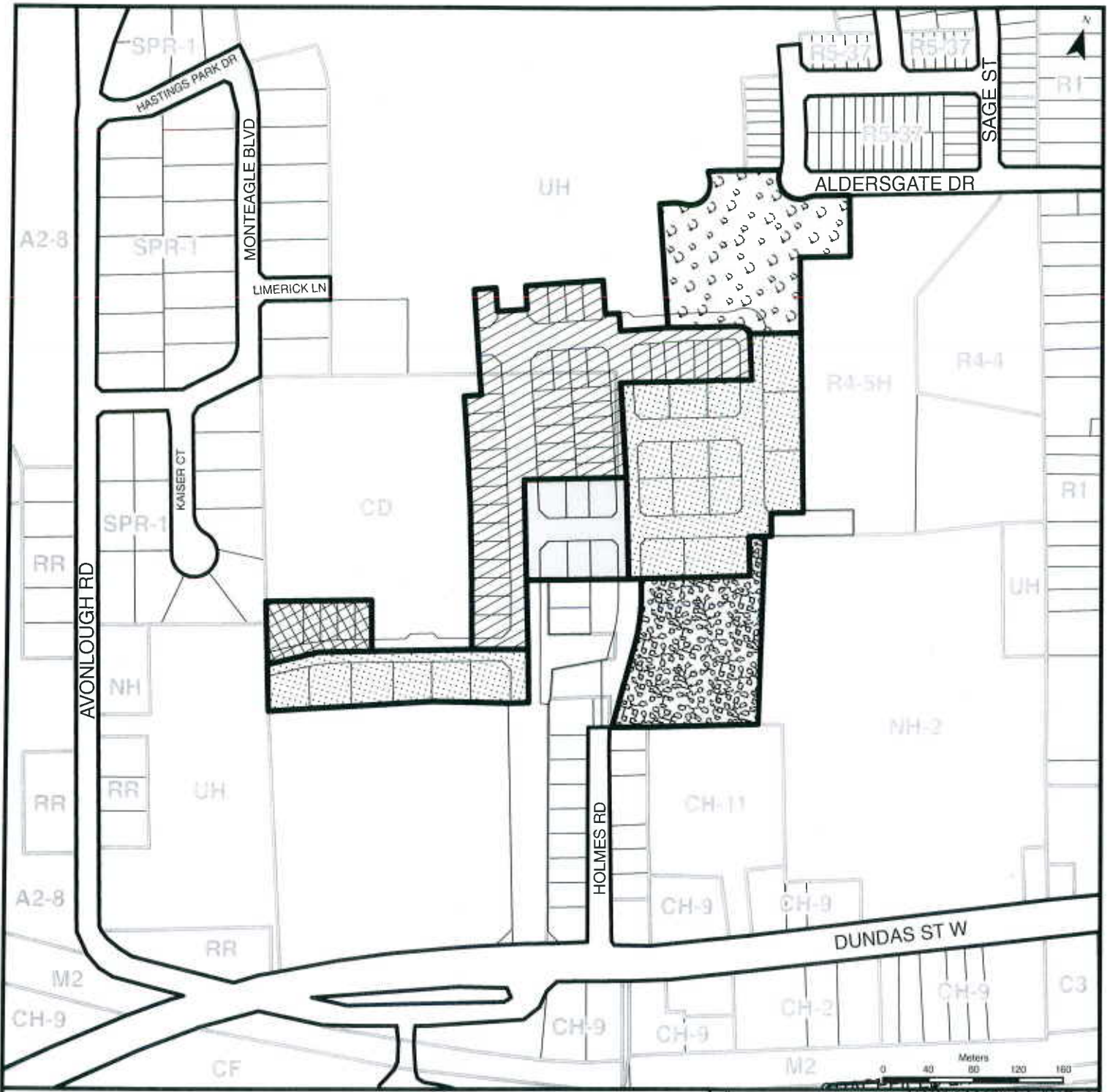
The request for an "h" – holding symbol requiring the provision of a sanitary sewer outlet and a storm sewer outlet is dictated by the expected completion in 2013 of the Dundas Street West Sanitary Trunk Sewer Extension, as well as the requirement for a future outlet for stormwater south along Avondale Road to the Bay of Quinte.

On the basis of the foregoing, Planning Staff recommends that the application be approved.









Arthur MacKay
Manager of Policy Planning

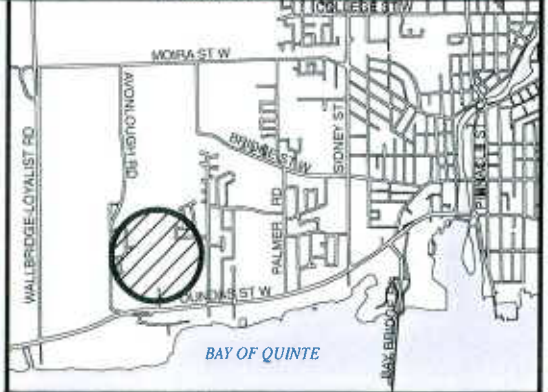
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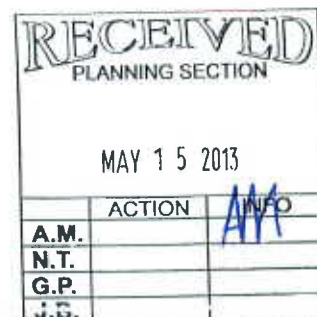
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: POTTERS CREEK PHASE 3

- | | | | |
|---|---------------------------|---|------------|
|  | SINGLE DETACHED DWELLINGS |  | TOWNHOUSES |
|  | SEMI DETACHED DWELLINGS |  | PARKLAND |
|  | DUPLEXES |  | STORM POND |



CITY OF BELLEVILLE
 Page 18
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



Memorandum

To: Adrian Bax, Potters Creek Developments Inc.
 From: RFA Planning Consultant Inc.
 Date: May 14, 2013
 Re: **Potters Creek – Phase 3 Draft Plan of Subdivision, City of Belleville
 – Summary of Open House**

This memo provides a summary of the resident comments arising from the recent Information Meeting held at The Greek Banquet Hall, 70 Harder Drive on May 13, 2013 from 4pm to 7pm.

List of Attendees

Below is a summary of the attendees to the Open House:

NAME	ADDRESS
1. Elsa Langdon	30 Kaiser Court
2. Al Spencer	9 Holmes Road
3. Rhonda Carrol (Hoover)	21 Holmes Road
4. Veleta Wilson	540C Dundas Street West
5. Sue Phillips	540D Dundas Street West
6. Susan Sayers & Allen Abbott	73 Aldersgate Drive
7. Jackie Corner	71 Aldersgate Drive
8. Coral Belch	2 Sage Street
9. Robert Belch	2 Sage Street
10. John Bruce	44 Aldersgate Drive
11. Donna Bruce	44 Aldersgate Drive
12. Brenda Spencer	9 Holmes Road

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

613.966.9070 www.rfaplanningconsultant.ca

NAME	ADDRESS
13. Diane Godbout	48 Aldersgate Drive
14. David & Shirley Thomas	21 Kaiser Court
15. Boyd Kalnay	33 Kalnay Lane
16. Diane Kalnay	50 Gracefield Lane (507 Dundas Street West)
17. Keith Thompson	65 Aldersgate Drive
18. Karen Rosenthal	41 Holmes Road
19. David Rosenthal	41 Holmes Road
20. John Elder	32 Monteagle Drive

Brian McComb, Hastings County Planning Director also attended and spoke with me about the impacts on County property.

Summary of Attendee Comments

All attendees to the Open House were supportive of Potters Creek – Phase 3 Draft Plan of Subdivision as proposed. A number of attendees requested digital copies of the Phase 3 Draft Plan and Overall Concept Plan. We have sent the plans via e-mail to those who requested a copy. There were at least three attendees that asked for future tree plantings along the street and park. Many expressed support for the multi-use trail.

One attendee expressed interest in the plans for drainage along the rear yard of the properties on the west side of Holmes Road. Many residents were concerned about the future impact of Block 77 (Future Road Allowance).

One attendee suggested a proper four-way pedestrian crossing of Dundas Street West at Potter Creek Avenue.

Finally, there was a general interest and excitement about the Potters Creek development overall, which four attendees specifically noted, and that the open house meeting was appreciated. There were a few attendees that took Public Comment Forms home with them and we may receive additional comments at a later date.

Items for Follow-Up

There are a two items for follow-up:

1. Confirmation of the drainage plans between Potter Creek Avenue and the rear yards of the properties along the west side of Holmes Road. These properties currently drain to an open ditch; and

2. Confirmation of roadway plans and cross sections.

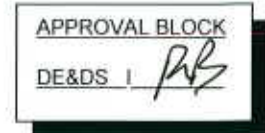
If you have any questions about this information please do not hesitate to contact me.

Yours truly,



Ruth Ferguson Aulthouse, MCIP, RPP
RFA Planning Consultant Inc.

Cc. Art MacKay, Manager, Policy Planning
Spencer Hutchison, Manager, Approvals



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-22
June 3, 2013

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

Subject: Proposed Amendments to Zoning By-Law Number 3014, as Amended –
1602 Casey Road, Formerly in the Township of Thurlow, Now in the City
of Belleville, County of Hastings
File Number: B-77-939
Applicant/Owner: ELAINE MCMURTER
Agent: COURTNEY MCMURTER

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 3014, as amended, for a portion of 1602 Casey Road, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning a portion of the subject lands from 'PA-19 – Prime Agriculture' to 'RU – Rural' and 'RR – Rural Residential'."

SUMMARY:

The applicant requests a rezoning of land that is subject to Land Severance File # B 33/12 granted by the Committee of Adjustment on September 6, 2012. The severed parcel is zoned "PA-19 – Prime Agriculture" and the applicant is requesting a rezoning to "RR – Rural Residential" to permit the construction of a single detached dwelling on approximately 4,400 square metres of land. The retained parcel comprises an area of approximately 16.6 hectares of lot area and is currently zoned "PA-19", "PA", "RU – Rural" and "H – Hazard". The applicant has requested that the retained land –

located outside the "H" zone – be rezoned to a single "RU" zone classification. This land is used for farming and will continue to be used for that purpose.

The land is designated "Rural Land Use" in the City's Official Plan. The policies of this designation permit farms, residential uses and residential severances subject to satisfying various requirements of the Plan.

Based on the foregoing, Staff recommends that the application be approved.

BACKGROUND:

Purpose and Effect

The purpose of the application is to satisfy a condition of approval of a land severance and permit the construction of a single detached dwelling on the proposed severed lot. In addition the Applicant has requested that a portion of the retained land be rezoned for the purpose of harmonizing the parcel into a single "RU – Rural" zone classification.

The effect of the application would be to satisfy a condition of approval of a land severance, as well as permit the construction of a single detached dwelling.

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

Subject Property

- Site Characteristics

The subject lands are currently vacant.

- Adjacent Land Uses

Residential and farming uses are located along this section of Casey Road.

Official Plan

The land is designated "Rural Land Use" in the City's Official Plan. Within the "Rural Land Use" designation farms, residential uses and residential land severances are permitted subject to satisfying various policies of the Plan.

The application complies with the Plan.

Zoning By-Law

The subject land is zoned "PA-19 – Prime Agriculture", "RU – Rural" and "H – Hazard" with a small remnant portion zoned "PA" south of the "H" zoned area. The applicant requests a rezoning to "RR – Rural Residential" for the proposed severed parcel and

also requests a single "RU" zone for that portion of the retained parcel located outside the "H" zone.

The minimum requirement for a residential dwelling in the "RR" zone is 45 metres of lot frontage and 4,047 square metres of lot area. The minimum requirement for a farm in the "RU" zone is 70 metres of lot frontage and 6 hectares of lot area. Both the proposed severed and retained parcels 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 May 14, 2013.

The Algonquin & Lakeshore Catholic School Board and Quinte Conservation advise that they do not have a concern with the proposal.

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 May 14, 2013.

The Approvals Section, Fire Department and the Recreation, Culture and Community Services Department advise that they have no objection to this application.

- Public Circulation

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

No comments have been received.

Planning Analysis

The land is designated "Rural Land Use" in the City's Official Plan and the policies of this designation permit farming uses, residential uses and residential severances subject to satisfying various requirements of the Plan.

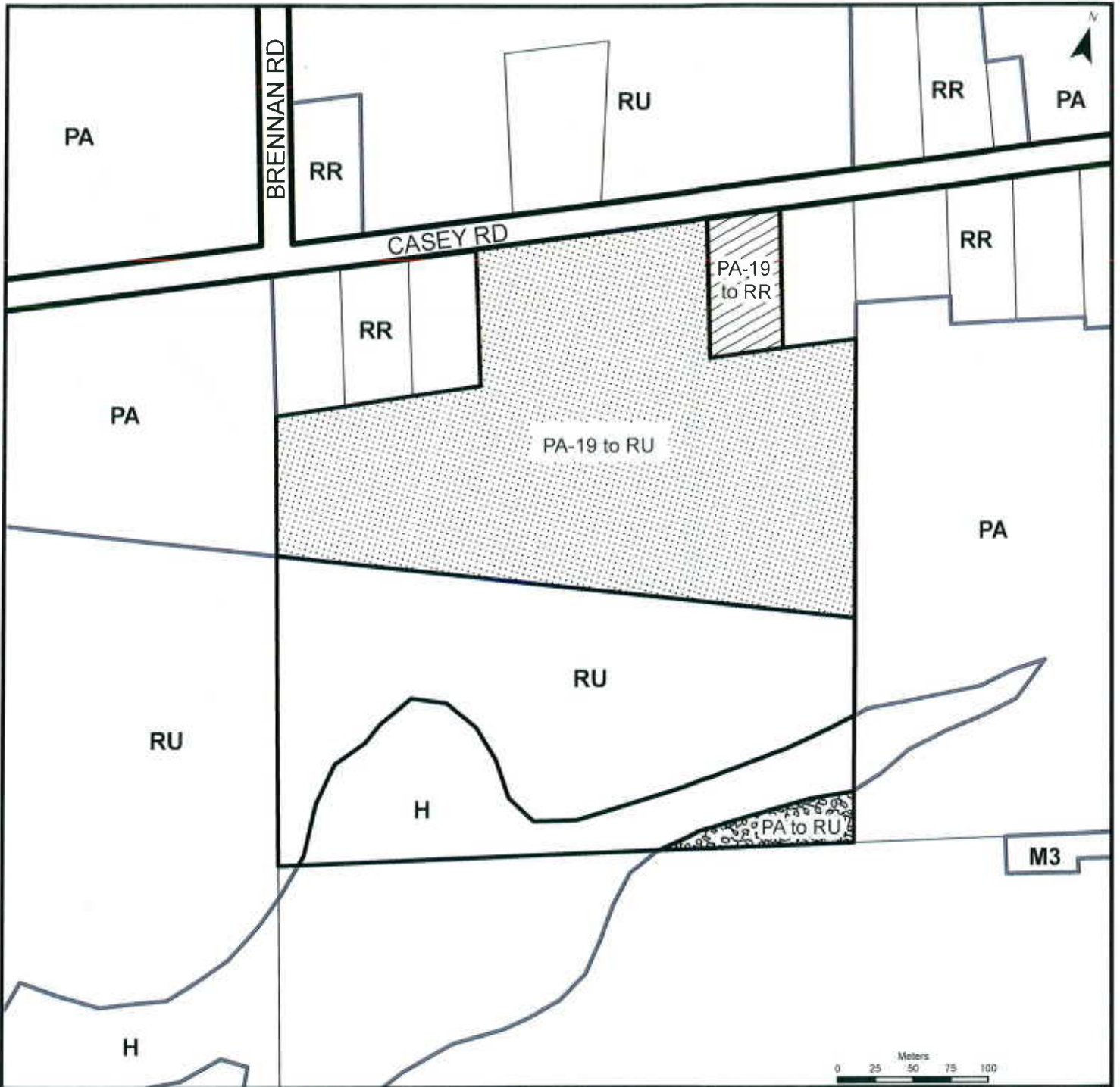
The minimum requirement for a residential dwelling in the "RR" zone is 45 metres of lot frontage and 4,047 square metres of lot area. The minimum requirement for a farm in the "RU" zone is 70 metres of lot frontage and 6 hectares of lot area. Both the proposed severed and retained parcels comply with these minimum requirements.

On the basis of the foregoing, Planning Staff recommends that the application be approved.



Arthur MacKay
Manager of Policy Planning

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PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 1602 CASEY ROAD



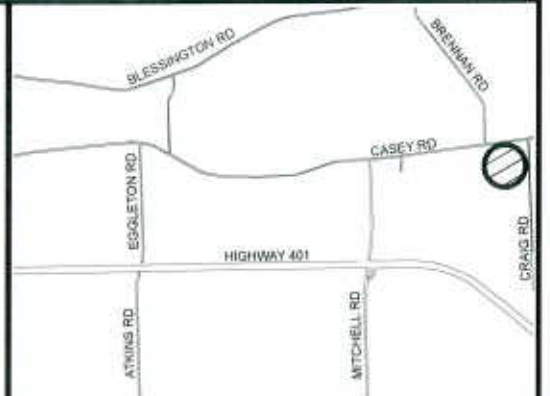
PROPOSED ZONING CHANGE FROM PA-19 (PRIME AGRICULTURE) ZONE WITH SPECIAL PROVISIONS TO RR (RURAL RESIDENTIAL) ZONE



PROPOSED ZONING CHANGE FROM PA-19 (PRIME AGRICULTURE) ZONE WITH SPECIAL PROVISIONS TO RU (RURAL) ZONE



PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO RU (RURAL) ZONE



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



APPROVAL BLOCK
DE&DS | RB

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-23
June 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 –
Proposed Temporary Use By-Law – 5 First Street and 29, 31 Bay Drive,
City of Belleville, County of Hastings
File Number: B-77-940
Applicant/Owner: QUINTE HEALTHCARE CORPORATION
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 5 First Street and 29, 31 Bay Drive, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended to rezone the subject lands to permit a Temporary Use By-Law for a period of one (1) year to allow the subject properties to be used for construction office trailers only and associated parking for QHC Belleville General Hospital, subject to the provision of one (1) driveway only for access to the proposed parking areas, located and constructed in compliance with the City's Streets and Driveway Control By-Law. Upon completion of the temporary use the lands at 29 and 31 Bay Drive shall be restored and re-grassed to their previous state."

SUMMARY:

The Applicant requests a Temporary Use By-Law to permit 5 First Street and 29, 31 Bay Drive, to be used for the locating of construction office trailers for on-going construction projects occurring at QHC Belleville General Hospital.

The Official Plan permits the temporary authorization of land, buildings or structures for a use prohibited by the Zoning By-Law for renewable periods of up to three (3) years subject to satisfying various policies. As per the provisions of the Official Plan and the Planning Act the Applicant has requested this temporary use for a period of one (1) year.

Planning Staff are satisfied that the temporary use is appropriate for the location and therefore, it would be suitable to approve the Temporary Use By-Law.

If this application is approved, it is recommended that the vehicular access to the subject parcels be limited to one (1) driveway at each location to be located and constructed to the satisfaction of the City. Moreover, upon completion of the temporary use at 29 and 31 Bay Street the lands will be required to be restored and re-grassed to their previous state.

BACKGROUND:**Purpose and Effect**

The proposed Temporary Use By-Law applies to two (2) contiguous properties located at 29 and 31 Bay Drive, as well as a third parcel located at 5 First Street.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the subject lands to be used temporarily to accommodate vehicular parking for construction employees during the construction at QHC Belleville General.

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

Subject Property

- Site Characteristics

The subject lands are presently vacant.

- Adjacent Land Uses

5 First Street

To the north is located a parking lot. To the west, across First Street, is Belleville General Hospital. To the east is a residential dwelling and to the south is located land

previously approved for a Temporary Use By-Law which allows for the parking of QHC construction employee vehicles. This Temporary Use By-Law expires April 10, 2014.

29 and 31 Bay Drive

To the west is a residential dwelling. To the north and north east, across Bay Drive, are the lands (referenced above) that permit the temporary parking of QHC construction employee vehicles. To the south is City parkland. To the east the land is vacant.

Official Plan

The site is designated "Community Facility" in the Official Plan. Section 8.1.4 of the Plan permits the temporary authorization of land, buildings or structures for a use prohibited by the Zoning By-Law for renewable periods of up to three (3) years subject to satisfying various policies.

The policies of the "Community Facility" designation permit the properties to be used for construction trailers in association with the redevelopment of the Hospital.

Zoning By-Law

The properties are zoned "R2-3 – Residential Second Density" in Zoning By-Law Number 10245, as amended. The Applicant requests a Temporary Use By-Law to permit 5 First Street and 29, 31 Bay Drive, to be used for the locating of construction office trailers for on-going construction projects occurring at QHC Belleville General Hospital.

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 May 14, 2013.

The Algonquin and Lakeshore Catholic District School Board and Quinte Conservation advise that they have no comment or concern.

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

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

The Approvals Section comments as follows:

"We have no objection to the proposed Zoning By-Law Amendment. However we have the following comments that should be addressed:

1. If a parking area is proposed for 29 and 31 Bay Drive, only one driveway will be permitted. It is to be located and constructed to the satisfaction of the Director of Engineering and Development Services. Please provide a drawing showing a driveway which meets the requirements of the City's Streets and Driveway Controls By-Law, for the City's review and approval. It should be noted that the City owns a strip of land immediately to the east of these lands, between 31 and 35 Bay Drive and that 35 and 39 Bay Drive are also vacant lots. The City land and vacant land to the east should not be used for parking or access to 29 and 31 Bay Drive. Provide a drawing to show how this will be accomplished.
2. If a parking area is proposed for 5 First Street, only one of the driveways to 5 First Street can be used. Please provide a drawing for this property that shows how access will be restricted to one driveway, which meets the requirements of the City's Streets and Driveway Controls By-Law, for the City's review and approval.
3. Please provide a drawing showing how the construction trailers and any parking will be located on the lots. The construction trailers and parking areas should not cover more of the lot than would be allowed if a house was to be constructed on the lot."

Based on the above referenced comments, the Applicant's Agent has subsequently submitted a site plan (attached) which has been reviewed and is satisfactory to Staff.

The Fire Department and Recreation, Culture and Community Services advise that they have no concern with the application.

- 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 March 14, 2013. Notice was also provided by advertisement in The Intelligencer.

Mr. A.H. Nobes of 25 Bay Drive has submitted a letter of concern which can be found elsewhere in the Agenda.

In response to Mr. Nobes' concern about the site being maintained as a grassy area, Bill Andrews, on behalf of QHC Belleville General Hospital, has advised that the site will be re-grassed to its current state following the completion of the temporary use.

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

Planning Analysis

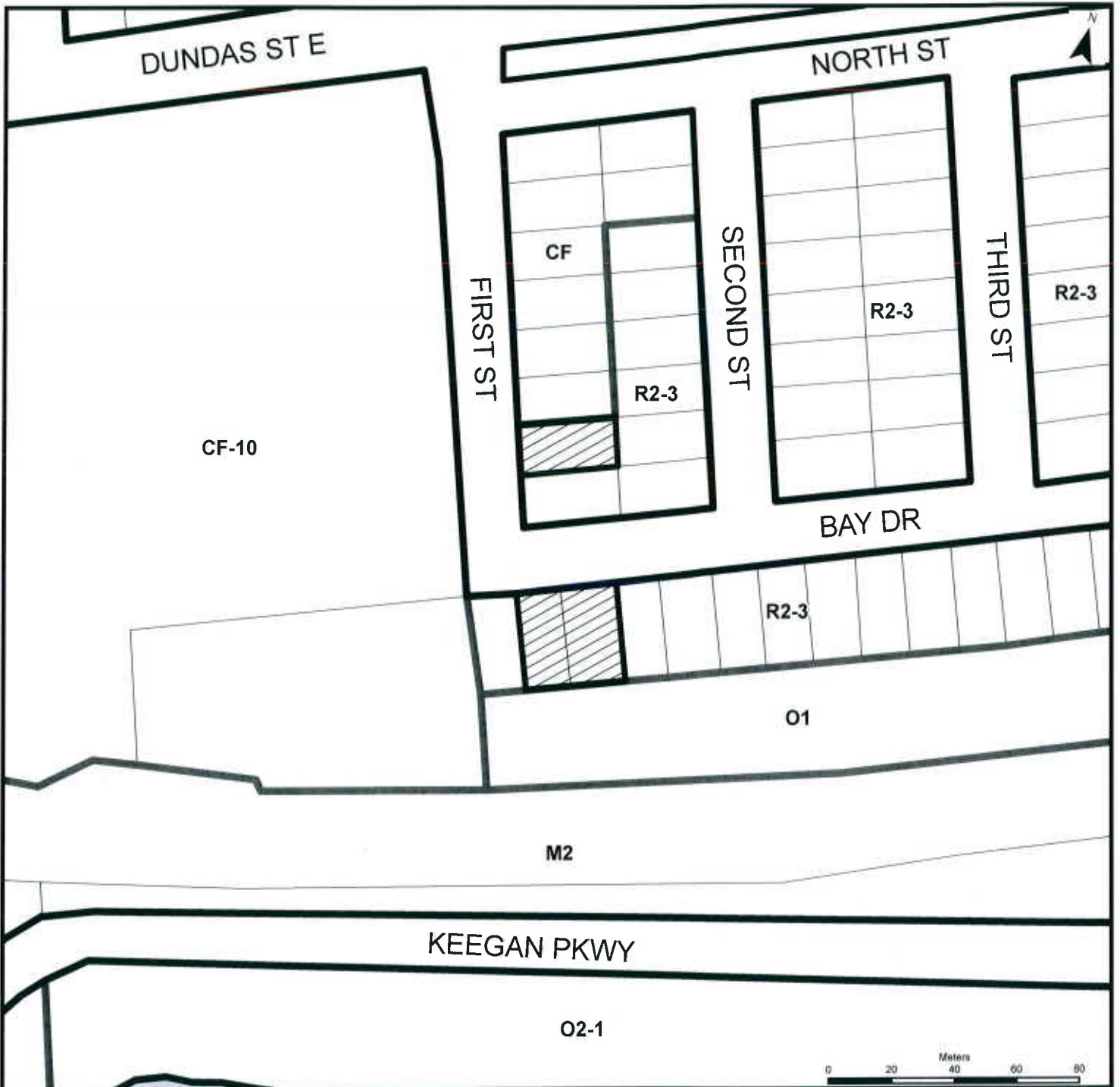
As described, the Applicant requests a Temporary Use By-Law to permit 5 First Street and 29, 31 Bay Drive, to be used for the locating of construction office trailers for on-going construction projects occurring at QHC Belleville General Hospital. The requested Temporary Use is for a one (1) year period.

A site plan has been prepared which shows the proposed layout of the construction office trailers and the associated parking proposed. In the context of the comments received from the City's Development Engineer this preliminary site plan has been reviewed and deemed to be satisfactory. If this application is approved, QHC has also committed to re-grass 29 and 31 Bay Street upon the completion of the temporary use.



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: LOTS 15, 112 AND 113
 REGISTERED PLAN No. 812,
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS



- SUBJECT LANDS FOR TEMPORARY USE BY-LAW

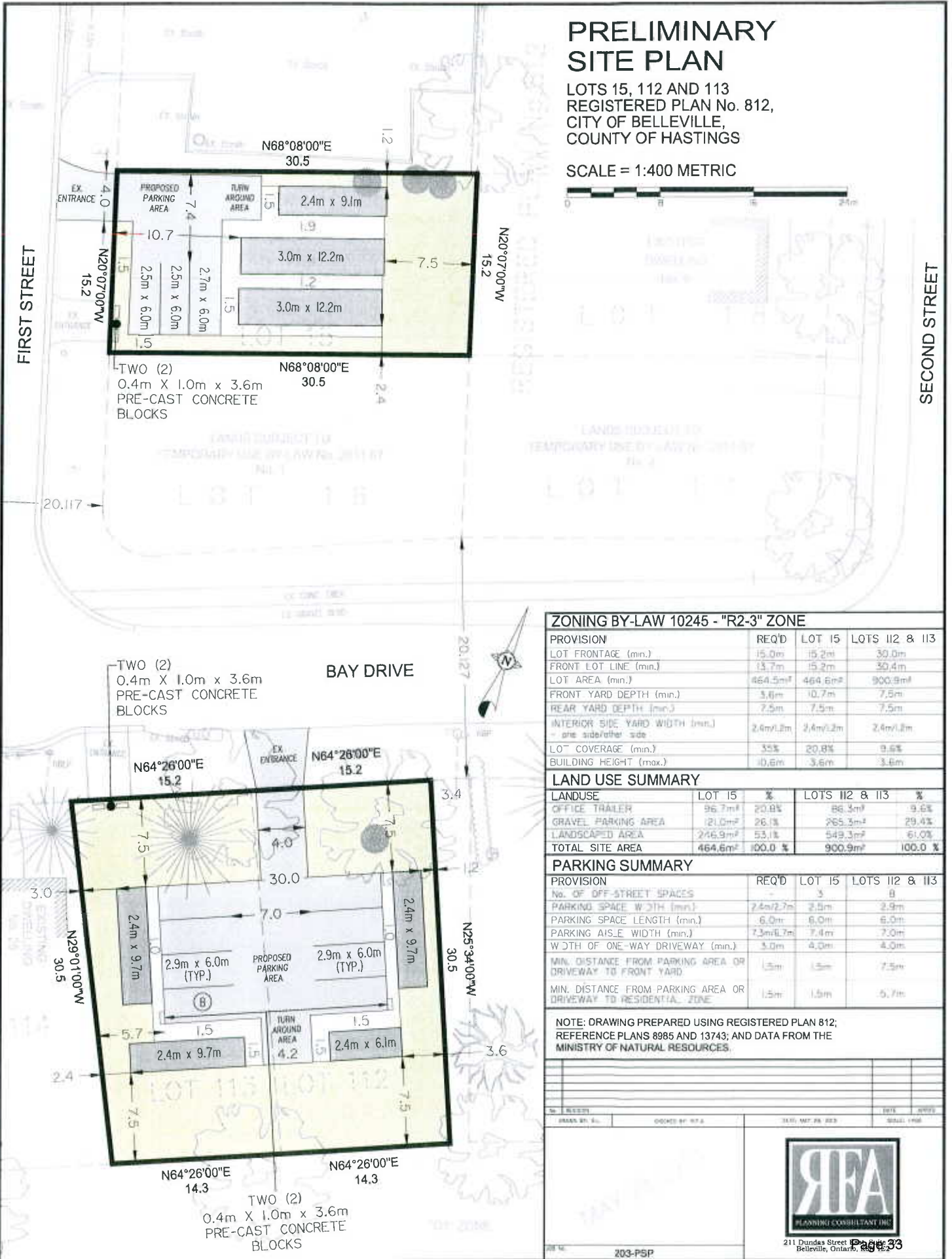


CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

PRELIMINARY SITE PLAN

LOTS 15, 112 AND 113
REGISTERED PLAN No. 812,
CITY OF BELLEVILLE,
COUNTY OF HASTINGS

SCALE = 1:400 METRIC



ZONING BY-LAW 10245 - "R2-3" ZONE

PROVISION	REQ'D	LOT 15	LOTS 112 & 113
LOT FRONTAGE (min.)	15.0m	15.2m	30.0m
FRONT LOT LINE (min.)	13.7m	15.2m	30.4m
LOT AREA (min.)	464.5m ²	464.6m ²	900.9m ²
FRONT YARD DEPTH (min.)	3.6m	10.7m	7.6m
REAR YARD DEPTH (min.)	7.5m	7.5m	7.5m
INTERIOR SIDE YARD WIDTH (min.) - one side/other side	2.4m/1.2m	2.4m/1.2m	2.4m/1.2m
LOT COVERAGE (min.)	35%	20.8%	9.6%
BUILDING HEIGHT (max.)	10.6m	3.6m	3.6m

LAND USE SUMMARY

LANDUSE	LOT 15	%	LOTS 112 & 113	%
OFFICE TRAILER	96.7m ²	20.8%	86.3m ²	9.6%
GRAVEL PARKING AREA	21.0m ²	26.1%	265.3m ²	29.4%
LANDSCAPED AREA	246.9m ²	53.1%	549.3m ²	61.0%
TOTAL SITE AREA	464.6m ²	100.0 %	900.9m ²	100.0 %

PARKING SUMMARY

PROVISION	REQ'D	LOT 15	LOTS 112 & 113
No. OF OFF-STREET SPACES	-	3	8
PARKING SPACE WIDTH (min.)	2.4m/2.7m	2.5m	2.9m
PARKING SPACE LENGTH (min.)	6.0m	6.0m	6.0m
PARKING AISLE WIDTH (min.)	7.3m/6.7m	7.4m	7.0m
WIDTH OF ONE-WAY DRIVEWAY (min.)	3.0m	4.0m	4.0m
MIN. DISTANCE FROM PARKING AREA OR DRIVEWAY TO FRONT YARD	1.5m	1.5m	7.5m
MIN. DISTANCE FROM PARKING AREA OR DRIVEWAY TO RESIDENTIAL ZONE	1.5m	1.5m	5.7m

NOTE: DRAWING PREPARED USING REGISTERED PLAN 812;
REFERENCE PLANS 8985 AND 13743; AND DATA FROM THE
MINISTRY OF NATURAL RESOURCES.

NO.	REVISION	DATE	BY

DATE	BY	DATE	BY



211 Dundas Street East, Suite 203
Belleville, Ontario, Canada K8N 1R5



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-20
June 3, 2013

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 provide additional funding 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 \$20,000 under the City's Brownfields Community Improvement Plan by 2255718 Ontario Inc. for 621 Dundas Street East be APPROVED."

BACKGROUND:

At their May 17, 2013 Subcommittee Meeting the Brownfields Community Improvement Plan Subcommittee recommended approval for an application from 2255718 Ontario Inc. for an additional \$20,000 under Program 3 – The City of Belleville Environmental

Site Assessment Grant Program. The Brownfields Community Improvement Plan (CIP) permits a maximum amount per property of \$35,000 for this Program, with a policy that permits increases in funding eligibility at the discretion of the City based on the merits of each individual application.

To date the City has granted a total of \$70,000 to this property under Brownfields funding. \$35,000 was the City's contribution amount for the Applicant to receive a grant from the Green Municipal Fund for assessment costs and a further \$35,000 has been previously approved under Program 3.

The current application was for an additional \$35,000 under Program 3; however the Brownfield's Reserve account does not have sufficient funding to allot the amount requested. For 2013, the account stood at \$100,000, of which the aforementioned \$70,000 has been paid to the Applicant earlier this year. In addition, an approximate amount of \$10,000 will be required for the approved tax grant (Program 1) for Springale Development Inc.'s residential apartment building located at 24 Starling Street. On that basis the Subcommittee approved \$20,000 which would represent the remaining amount in the Reserve account for 2013.

As noted, the provisions of the CIP do permit additional funding for Program 3 where the City deems an application has merit. It is also noted that these are "front end" costs to the City, awarded with an element of risk, in advance of the site receiving development approvals and the commensurate public benefits gained by the redevelopment of the site. As has been previously noted, the Applicant has hired a planning firm (RFA Planning Consultant Inc.) to ultimately prepare a final concept plan and obtain the necessary planning approvals.

Mr. Ian Brady appeared before the Subcommittee to speak to the application. After discussing the matter the Subcommittee was satisfied the Applicant is committed to continue with the project and redevelop the site in accordance with the goals and objectives of the CIP.



Arthur MacKay
Manager of Policy Planning



CITY OF BELLEVILLE
Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2013-19
June 3, 2013

To: Belleville Planning Advisory Committee

Subject: Request to Red-Line Draft Approved Plan of Subdivision
"Potters Creek" – Phase 3
Part of Lots 33 & 34, Concession 1, Part of Lot 33, Broken Front Concession
and Part of Lot 9, Registered Plan 799
Township of Sidney, City of Belleville
(Street "F"/Dundas Street West)
Owner: Potters Creek Developments Inc.
Agent: RFA Planning Consultant

File: 12T-06501

Recommendation:

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

That, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-06501) submitted by RFA Planning Consultant on behalf of Potters Creek Developments Inc., as shown on **APPENDIX 2** attached to the Manager of Approvals Section Report No. APS-2013-19 and to amend the conditions of draft plan approval, as shown on **APPENDIX 4** attached to the Manager of Approvals Section Report No. APS-2013-19.

Background:

In April 2008 Belleville City Council approved a draft plan of subdivision for a 790-unit residential subdivision, then known as the Neighbourhoods of Avonshire. The lands for this proposed subdivision are generally located to the north of Stream International, Holmes Road and the First Pentecostal Church and are bounded to the west by Hastings Park Subdivision and Avonlough Road, and to the east by the residential properties fronting on Avondale Road, Aldersgate Homes and Hastings Manor.

Background: (cont'd)

Subsequent to being granted draft plan approval, ownership of these lands changed and this development is now called Potters Creek. In addition, the new Owner received approval to construct Phases 1 and 2 on the east side of the subdivision with access from Avondale Road via Aldersgate Drive.

The Owner is now proceeding with Phase 3 of Potters Creek.

As shown on **APPENDIX 1** attached, the Phase 3 lands are located on the north side of Dundas Street West just west of Holmes Road. A new road (Street "F") will be constructed from the existing traffic lights at Dundas Street West and Avonlough Road northward across what is now the eastern part of the "Stream" parking lot into the subdivision.

APPENDIX 2 depicts the proposed lot layout, residential mix and road pattern in the Phase 3 lands as now requested by the Owner.

For reference purposes, **APPENDIX 3** attached, shows the proposed layout of roads and lots when all of the Potters Creek subdivision is constructed. It is noted that the lands shown on **APPENDIX 3** as Phase 4 will be subject to further review and public consultation before final approval is granted for these lands.

Proposed Plan of Subdivision - Phase 3:

As shown on **APPENDIX 2** attached, and the Land Use Schedule below, within the Phase 3 lands would be a total of 164 dwelling units consisting of 41 single detached dwellings, 10 duplex dwelling units, 12 semi-detached dwelling units and 101 street townhouses.

LAND USE SCHEDULE			
LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 1-28 -15.0m (510.0m ²) MIN. - SINGLE-DETACHED LOTS	15564.2	11.8	28
BLOCKS 29-41 -12.2m (414.8m ²) MIN. - SINGLE-DETACHED LOTS	5961.6	4.5	13
BLOCKS 42-52 - FREEHOLD TOWNHOUSE BLOCKS	25001.0	18.9	101
-BUNGALOW (WITH GARAGE) - BLOCKS 42-46 & 56 - 7.3m (248.2m ²) PER UNIT			(32)
-2 STOREY (WITH GARAGE) - BLOCKS 47-55 - 6.1m (195.2m ²) PER UNIT			(39)
-2 STOREY (NO GARAGE) - BLOCKS 57-61 - 5.2m (159.4m ²) PER UNIT			(30)
BLOCKS 62-66 - DUPLEX DWELLING -15.0m (510.4m ²) MIN.	3224.8	2.4	10
BLOCKS 67-72 - SEMI-DETACHED DWELLINGS -9.4m (337.8m ²) MIN. PER UNIT	4525.1	3.4	12
BLOCK 73 - OTHER LANDS OWNED BY APPLICANT	3341.8	2.5	
BLOCK 74 - STORM WATER DETENTION AREA	15395.2	11.6	
BLOCK 75 - LANDS TO BE DEDICATED TO ALDERSGATE	1551.6	1.2	
BLOCKS 76 - TEMPORARY CUL-DE-SAC	177.8	0.1	
BLOCK 77 - FUTURE ROAD ALLOWANCE (LANDS TO BE DEDICATED TO THE CITY OF BELLEVILLE)	3130.0	2.4	
BLOCK 78 - PARKLAND DEDICATION	16367.8	12.4	
BLOCK 79-89 - 0.3m RESERVES	0.3	0.0	
MUNICIPAL ROAD ALLOWANCE			
POTTER CREEK AVENUE - 26.0m (LENGTH=547.4m)	15623.6	11.8	
STREET 'C' - 24.0m (LENGTH=227.8m)	5190.7	3.9	
BUTTERNUT COURT, STREETS A, B, C & D - 20.0m (LENGTH=940.9m)	17271.0	13.1	
SITE TOTAL	132326.3m²	100.0%	164

Proposed Plan of Subdivision - Phase 3: (cont'd)

Within Phase 3 there would be 3 north/south streets and 3 east/west streets and land has been set aside for a stormwater management facility, parkland, a possible future extension to Holmes Road and to provide a second access to "Aldersgate Village".

Public Comments:

On May 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 June 3, 2013 to discuss the zoning and redlining of 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 June 3rd to discuss the phase 3 of this plan of subdivision proposed for the subject lands. In the newspaper advertisement it was indicated that additional information concerning the subdivision plan was available at City Hall.

Up until the present time, one person has contacted Staff to ask about or discuss this proposed subdivision.

Staff Comments:

In essence the proposed redlining reflects a slight "tweaking" of the original draft plan approval granted by the City in 2008. In doing so,

- the overall pattern of major roads is remaining largely the same although a couple of side roads are being re-configured;
- the stormwater management facility has been enlarged and moved southward;
- the mix of housing types has been revised to decrease the number of single detached dwellings while duplex and semi-detached dwellings have been introduced;
- the number of street townhouses has been increased slightly;
- land has been provided to connect Holmes Road into the subdivision at a future time if desired, and;
- a 1.6 ha park is being provided that is situated between Phases 1 & 2 and 3.

It is important to note that to service Potters Creek – Phase 3 a new trunk sanitary sewer will have to be extended along Dundas Street West from the pumping station at Palmer Road to the traffic lights at "Stream" and then northward into the subdivision. This servicing will allow the temporary servicing arrangement for Phases 1 and 2 via Avondale Road to be decommissioned.

Lastly, as shown on **APPENDIX 3**, the approval of the redlining of Phase 3 fits within the overall concept of the Potters Creek subdivision and that the remaining lands within this subdivision can be developed in a manner consistent with the approval granted in 2008.

Revised Draft Plan Conditions:

Arising from the request to redline the Phase 3 lands, the original draft plan conditions from February 2008 for the Potters Creek subdivision need to be amended. Therefore, attached as **APPENDIX 4** are the proposed revised draft plan conditions for the Phase 3 lands. These conditions follow the standard municipal list of draft conditions apart from the following site specific conditions:

- That prior to the issuance of the 4th building permit for any lot or block in this subdivision the Owner shall transfer to the Municipality Block 77 free and clear of all encumbrances. [Condition No. 8]; this provides for the future extension of Holmes Road, if desired;
- That the properties municipally known as 540 C and 540 D Dundas Street West be provided with proper vehicular access to Street "F" or an alternative street, to the satisfaction of the City. [Condition No. 10]; there are two existing dwellings that will be "surrounded" by Phase 3 and need proper road access;
- The Owner shall agree in the subdivision agreement, in wording acceptable to the City of Belleville, that prior to final plan approval, the Owner will:
 - acquire all necessary off-site easements for servicing the subject lands including a stormwater easement from the County of Hastings;
 - acquire all necessary approvals to facilitate the proper stormwater management of the subject lands;
 - extend, or cause to be extended, the sanitary sewer along Dundas Street East from the Palmer Road pumping station to the intersection of Dundas St. W. and Avondale Road;
 - agree to the removal of all "temporary" municipal services to Phases 1 and 2 of the Potters Creek subdivision prior to the issuance of the 20th building permit for any block or lots within this plan. [Condition No. 16]; this ensures all permanent municipal servicing is available to Phases 1, 2 and 3 of Potters Creek.

Financial:

The development and construction of the Potters Creek subdivision including the Phase 3 lands will be at the Owner's expense including all of the survey work, legal and engineering costs for this phase of development. In addition, the City and Owner will eventually enter into a subdivision agreement to oversee this development and the Owner will have to post a letter of credit to ensure the works required for Phase 3 are constructed and installed to the City's satisfaction.

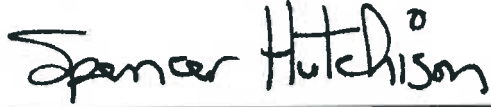
Conclusion:

The Approvals Section of the Engineering and Development Services Department supports the red-lining of Phase 3 of the Potters Creek draft approved plan of subdivision on the north side of Dundas Street West, west of Holmes Road, as submitted by RFA Planning Consultant on behalf of Potters Creek Developments Inc. Furthermore, Staff requests that the Belleville Planning Advisory Committee recommend to Belleville City Council that pursuant to Section 51(44) of the Planning

Conclusion: (cont'd)

Act, City Council approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-06501), as shown on **APPENDIX 2** attached, and to amend the conditions of draft plan approval, as shown on **APPENDIX 4** attached.

Respectfully submitted.

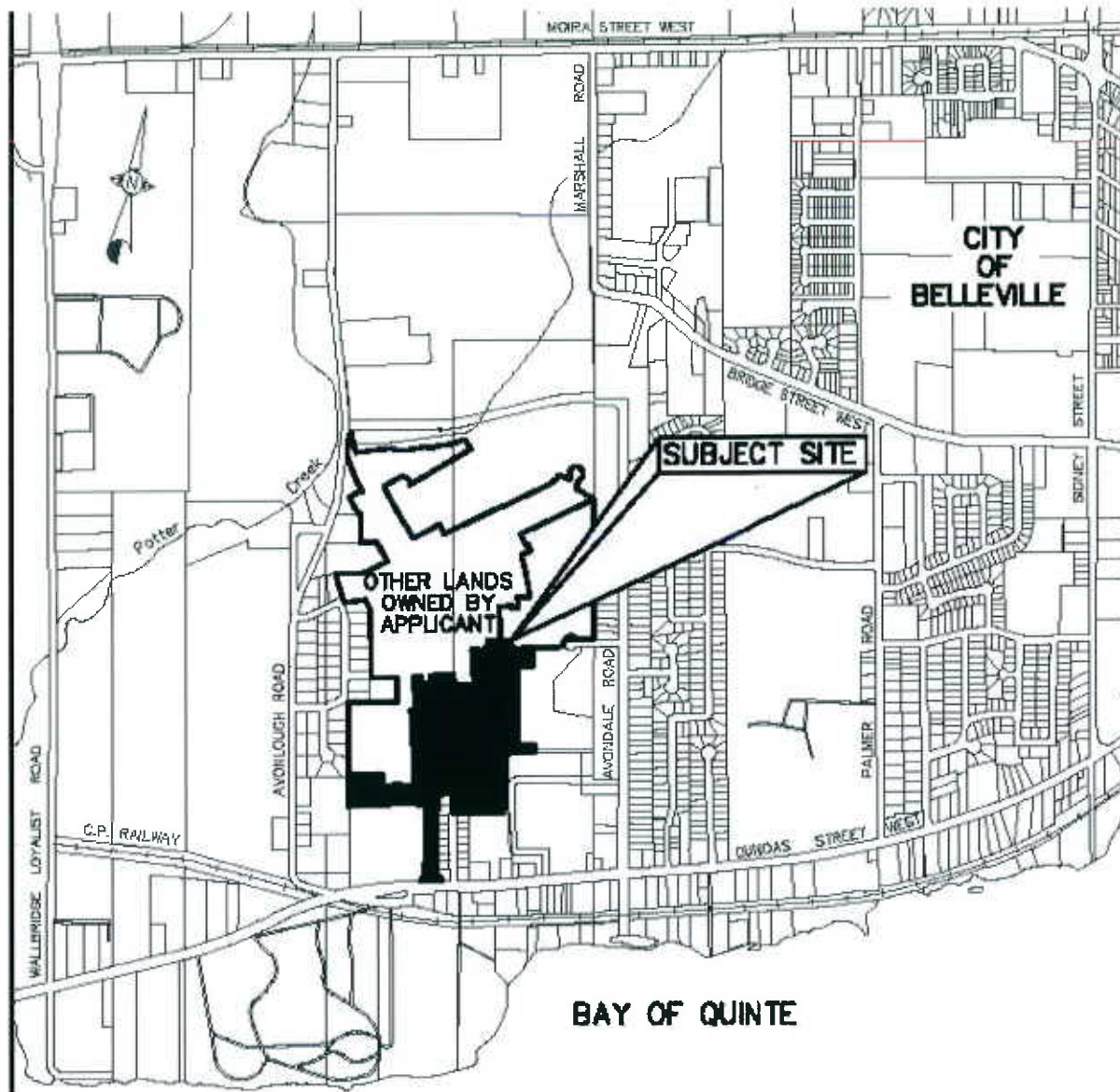
A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive style with a horizontal line underneath it.

Spencer Hutchison

SH/MG
attachments

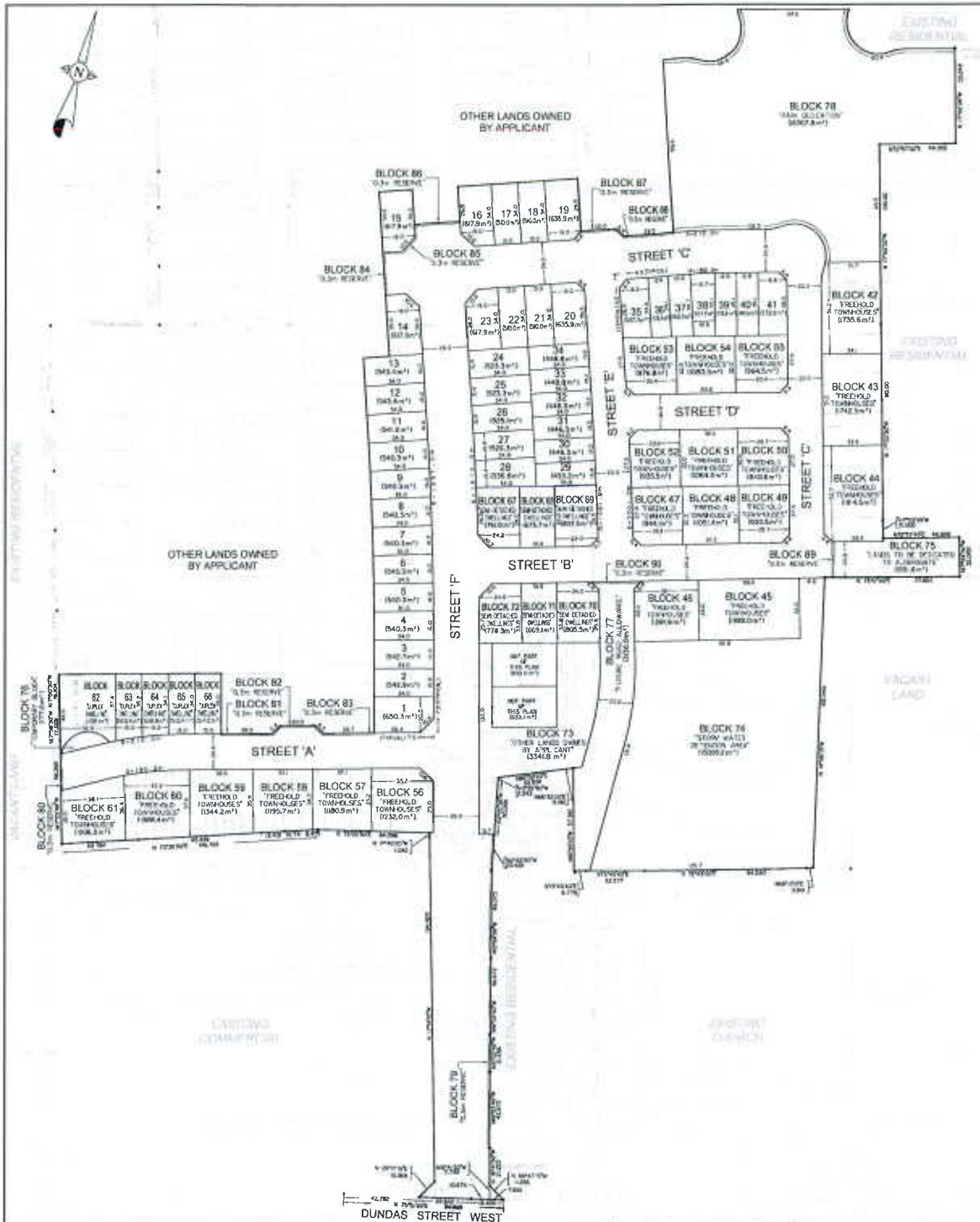
APPENDIX 1

Location Map – Potters Creek – Phase 3



APPENDIX 2

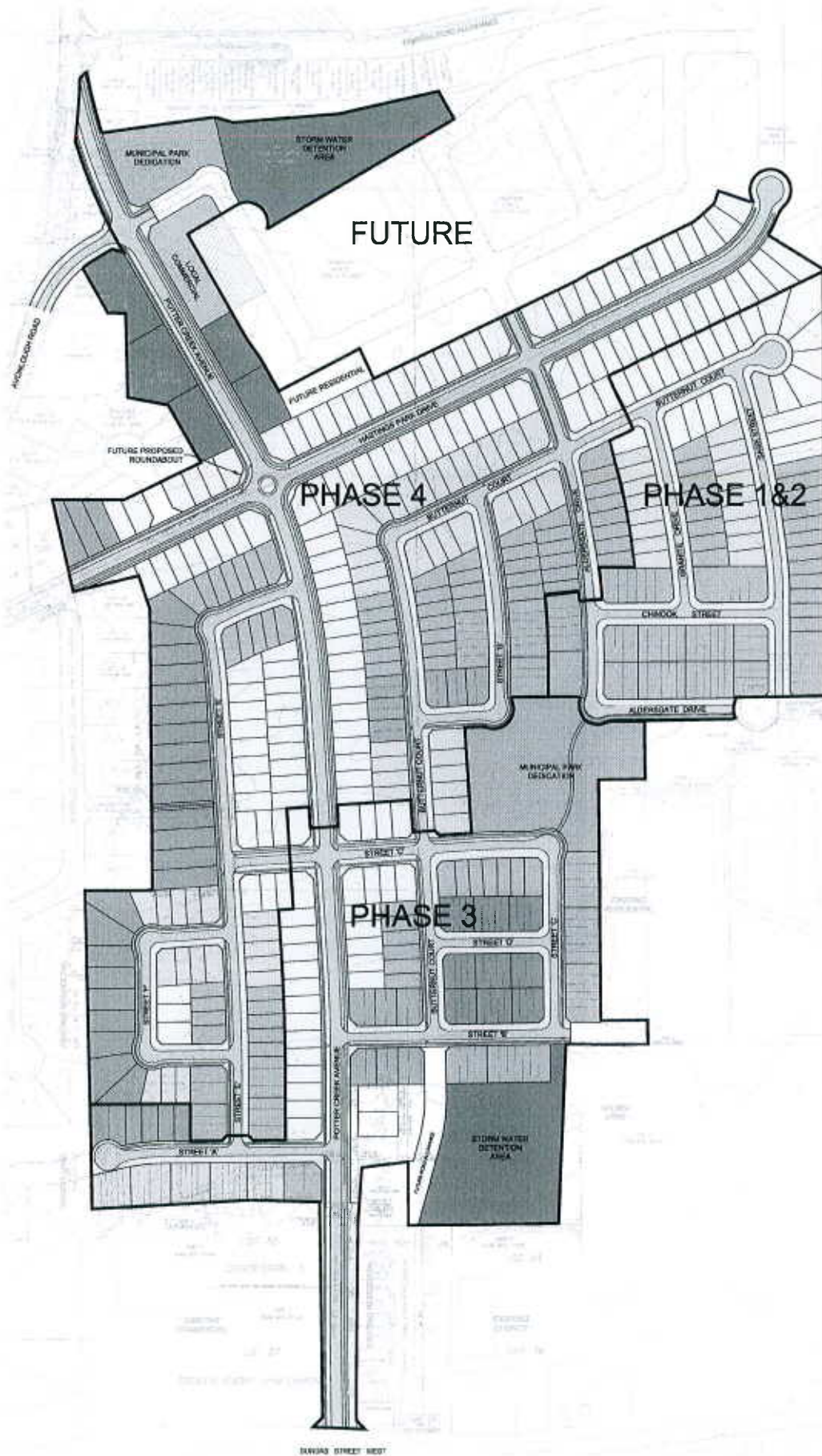
Revised Draft Plan – Potters Creek – Phase 3



<p>AMENDED DRAFT APPROVED PLAN OF SUBDIVISION 127-06501</p> <p>PART OF LOTS 33 & 34, CONCESSION 1, and PART OF LOT 33, BROKEN FRONT CONCESSION and PART OF LOT 9, REGISTERED PLAN 799, GEOGRAPHIC TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS</p> <p>SCALE 1:1000</p> <p>DRAWN BY: J.L. CHECKED BY: S.T.A. DATE: 05/29/13</p>	<p>KEY MAP</p> <p>MAP # 0005</p>	<p>LAND USE SCHEDULE</p> <table border="1"> <thead> <tr> <th>LAND USE</th> <th>MINIMUM LOT AREA (sq. m)</th> <th>MINIMUM FRONT YARD SETBACK (m)</th> <th>MINIMUM SIDE YARD SETBACK (m)</th> <th>MINIMUM REAR YARD SETBACK (m)</th> <th>MINIMUM FRONT SETBACK (m)</th> <th>MINIMUM REAR SETBACK (m)</th> <th>MINIMUM SIDE SETBACK (m)</th> </tr> </thead> <tbody> <tr> <td>RESIDENTIAL SINGLE DETACHED DWELLING</td> <td>200</td> <td>1.0</td> <td>0.5</td> <td>0.5</td> <td>1.0</td> <td>1.0</td> <td>0.5</td> </tr> <tr> <td>RESIDENTIAL TOWNHOUSE</td> <td>150</td> <td>0.5</td> <td>0.3</td> <td>0.3</td> <td>0.5</td> <td>0.5</td> <td>0.3</td> </tr> </tbody> </table>	LAND USE	MINIMUM LOT AREA (sq. m)	MINIMUM FRONT YARD SETBACK (m)	MINIMUM SIDE YARD SETBACK (m)	MINIMUM REAR YARD SETBACK (m)	MINIMUM FRONT SETBACK (m)	MINIMUM REAR SETBACK (m)	MINIMUM SIDE SETBACK (m)	RESIDENTIAL SINGLE DETACHED DWELLING	200	1.0	0.5	0.5	1.0	1.0	0.5	RESIDENTIAL TOWNHOUSE	150	0.5	0.3	0.3	0.5	0.5	0.3	<p>ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.</p> <ul style="list-style-type: none"> SEE SURVEYOR CERTIFICATE SEE ZONING BY-LAW SEE SUBDIVISION PLAN SEE LAYOUT PLAN SEE ENGINEERING REPORT SEE ENVIRONMENTAL IMPACT STATEMENT SEE TRAFFIC IMPACT STUDY SEE LANDSCAPE ARCHITECTURE PLAN SEE SIGNAGE PLAN SEE UTILITIES PLAN SEE DRAINAGE PLAN 	<p>SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY GIVEN.</p> <p><i>R. J. HARRIS</i> 2013/04/23</p> <p>ROBERT J. HARRIS ONTOLOGICAL SURVEYOR</p> <p>OFFROAD, LANSARE SURVEYING LTD. ONE LAKEVIEW ROAD, MISSISSAUGA, ONTARIO L4X 1L5 (416) 271-3000</p>
LAND USE	MINIMUM LOT AREA (sq. m)	MINIMUM FRONT YARD SETBACK (m)	MINIMUM SIDE YARD SETBACK (m)	MINIMUM REAR YARD SETBACK (m)	MINIMUM FRONT SETBACK (m)	MINIMUM REAR SETBACK (m)	MINIMUM SIDE SETBACK (m)																					
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APPENDIX 3

Proposed Concept Plan for Potters Creek Subdivision



APPENDIX 4**Proposed Red-Lined Draft Plan Conditions**
(Potters Creek – Phase 3)

The City of Belleville's conditions and amendments to final plan approval for registration of this Subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan of subdivision, Drawing: 244-DP-RL., Rev 2, prepared by RFA Planning Consultant Inc., dated April 26, 2013 to show a total of:
 - forty-one (41) blocks for single detached dwellings [Blocks 1 to 42 inclusive];
 - twenty (20) blocks for street townhouses [Blocks 42 to 61 inclusive];
 - five (5) blocks for duplex dwellings [Blocks 62 to 66 inclusive];
 - five (5) blocks for semi-detached dwellings [Blocks 67 to 72 inclusive];
 - one (1) block for a stormwater management facility [Block 74];
 - one (1) block for parkland [Block 78];
 - one (1) block for future "road allowance" [Block 77];
 - one (1) block for future access to "Aldersgate Village" [Block 75];
 - one (1) block for a temporary cul de sac [Block 76];
 - one (1) future development block [Block 73];
 - twelve (12) reserve blocks [Blocks 79 to 90 inclusive];
2. That such easements as may be required for utility, telecommunication services, drainage or servicing purposes shall be conveyed to the appropriate authority.
3. That any dead ends and open sides of road allowance created by this draft plan be terminated in 0.3 m reserves to be conveyed to, and held in trust by, the City of Belleville.
4. That the road allowances included in this draft plan, including any required daylighting triangles, shall be shown and dedicated as a public highway.
5. That Streets "A" to "F" inclusive shall be named to the satisfaction of the City of Belleville.

6. That prior to the final approval of the plan, the Owner shall retain a professional engineer to design, to the satisfaction of the City of Belleville, all of the streets within this subdivision. All streets within the subdivision will be constructed with a local road cross-section, except for Street "F" which will be constructed with a major collector road cross-section in a 26.0 metre wide road allowance and Street "C", east of Street "J" and along and west of Block 78 which will be constructed with a local road cross-section in a 24.0 metre wide road allowance.
7. That the west end of Street "A" shall be terminated in a temporary turning circle, designed and constructed to the satisfaction of the City, until such time as Street "A" is extended westward.
8. That prior to the issuance of the 4th building permit for any lot or block in this subdivision the Owner shall transfer to the municipality Block 77 free and clear of all encumbrances.
9. That Street "F" shall be designed and constructed, to the satisfaction of the City.
10. That the properties municipally known as 540 C and 540 D Dundas Street West be provided with proper vehicular access to Street "F" or an alternative street, to the satisfaction of the City.
11. That the Owner agrees in the subdivision agreement, in wording acceptable to the City of Belleville, that all construction traffic involved in the servicing and development of this plan of subdivision, and subsequent residential construction, will only access the lands within this plan of subdivision via Dundas Street West and Street "F" or via an alternative route approved by the City of Belleville.
12. That the Owner agrees in the subdivision agreement, in wording acceptable to the City of Belleville, to provide a primary as well as a secondary or emergency entrance to this plan of subdivision as it is developed. The need and location of the secondary or emergency entrance will be determined by the phasing or staging plan that is approved by the City.
13. That prior to final approval, the Owner agrees in writing in the subdivision agreement to design and construct a 1.5 metre wide concrete sidewalk along one side of all "local" streets, except for Street "C" and Street "F" as noted below, to the satisfaction of the City of Belleville.
14. That prior to final approval, the Owner agrees in writing in the subdivision agreement to design and construct a 1.5 metre wide concrete sidewalk along one side of Street "F" and Street "C", east of Street "J" to the east side of "Block 78, and a multi-purpose trail along the other side of these two streets, all to the satisfaction of the City of Belleville.
15. That prior to final approval, a sanitary sewer and watermain servicing report must be prepared, to the satisfaction of the City, outlining the upgrades required to the existing and proposed sanitary sewer system and water system to service the subject lands.

16. The Owner shall agree in the subdivision agreement, in wording acceptable to the City of Belleville, that prior to final plan approval, the Owner will:
 - acquire all necessary off-site easements for servicing the subject lands including a stormwater easement from the County of Hastings;
 - acquire all necessary approvals to facilitate the proper stormwater management of the subject lands;
 - extend, or cause to be extended, the sanitary sewer along Dundas Street East from the Palmer Road pumping station to the intersection of Dundas St. W. and Avondale Road;
 - agree to the removal of all “temporary” municipal services to Phases 1 and 2 of the Potters Creek subdivision prior to the issuance of the 20th building permit for any block or lots within this plan.
17. That a servicing corridor is to be reserved within the Street “F” road allowance for possible future use for a north/south trunk sanitary sewer to service lands to the north of this plan of subdivision.
18. That the subdivision agreement between the Owner and the City of Belleville and all Offers of Purchase and Sale and any subsequent Offers of Purchase and Sale related to the creation of any future residential lot that fronts onto Street “F” shall contain a warning clause advising the property owner that it is possible that a trunk sanitary sewer may be constructed along Street “F” sometime subsequent to the completion of this plan of subdivision.
19. That prior to final approval, a geotechnical report must be prepared, to the satisfaction of the City, which addresses any problems that may arise in the proposed subdivision due to soil type and groundwater levels. It should also address the required pavement designs for the roads within the proposed subdivision.
20. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to design and construct all servicing requirements (roads, sidewalks, water, sanitary, storm, electrical, etc.) for this plan of subdivision, including any work required outside the limits of the subdivision required to facilitate this plan, all to the specifications of the approving authorities (the City of Belleville, Belleville Water, Hydro One, etc.) and the cost thereof shall be paid by the Owner.
21. The Owner is responsible to provide all services, including road maintenance, unless and until assumed in writing by the City of Belleville.
22. That prior to final approval, the Owner will be required to complete a hydrogeological evaluation of the impact of the proposed subdivision on the groundwater resources of the surrounding area including groundwater flow regime, creek base flow and any existing wells which service adjacent residents. This evaluation will also review the impact the excavation of trenches and basements will have on groundwater and provide a baseline survey of existing well conditions. The Owner shall agree in the subdivision agreement, in wording

acceptable to the City of Belleville, that where the well or private water supply of any person is interfered with as a result of construction or the development of the subdivision, the Owner shall, at his expense, either connect the affected party to municipal water supply system or provide a new well or private water system so that water supplied to the affected party shall be of a quality and quantity at least equal to the quality and quantity of water enjoyed by the affected party prior to the interference.

23. That any groundwater wells found on the subject lands shall be decommissioned by a licensed well contractor in accordance with Provincial regulations.
24. That all street lighting required for the subdivision be completed to the satisfaction of the City of Belleville.
25. That prior to the commencement of any grading or construction on site, or final registration of the plan, the Owner shall submit and obtain approval of the City of Belleville and Quinte Conservation for reports describing the following:
 1. a detailed Stormwater Management Plan which outlines the intended means of controlling stormwater runoff in terms of quality, quantity, frequency and duration of events up to and including the regional storm;
 2. the intended means of conveying stormwater flows from the site and external areas that drain through the subdivision, including the location and design of water quality and quantity controls and facilities using stormwater management techniques outlined in provincial guidelines (ie: Level 1 (enhanced) protection storage criteria set out in the Ministry of the Environment Stormwater Management Planning and Design Manual (2003)). Water quality will also have to meet the criteria set out in the Bay of Quinte Remedial Action Plan Stormwater Management Guidelines.
 3. that Block 74 is sufficient in size for the proposed stormwater management facilities, but if Block 74 is not sufficient in size, then the Owner agrees to provide any additional land needed to construct the facilities, which shall be from the lots adjacent to Block 74; the construction of this facility shall not be phased;
 4. an assessment of the major and minor flow systems, identifying pre- and post- construction volumes, depths, velocities, points of discharge, and proposed methods for outlet treatment;
 5. an Erosion and Sediment Control Plan detailing the means by which erosion and sedimentation and their effects will be minimized on the site during and after construction in accordance with provincial guidelines. The report must outline all actions to be taken to prevent an increase in the concentration of solids in any water body as a result of on-site, or other related works;
 6. site grading plan, including pre-development and final scenarios;

7. requirements for the long-term maintenance of all proposed erosion and stormwater facilities and construction details relating to these conditions.

All reports, recommendations and plans for stormwater management shall be in accordance with the Potter Creek Master Drainage Plan Implementation Report – Loyalist Secondary Plan Area prepared by Quinte Conservation.

26. That the Owner agrees in the subdivision agreement, in wording acceptable to the City of Belleville:
 1. to cause to be carried out the works referred to in Condition No. 25;
 2. to design and implement on-site erosion and sediment control, in order to meet the requirements of the City of Belleville and Quinte Conservation;
 3. to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair, in a manner satisfactory to the City of Belleville and Quinte Conservation.
27. That within 3 months of the removal of the temporary pumping station servicing the Phase 1 lands, the Owner shall convey Block 78 to the City of Belleville for park purposes. Any deficiencies in the 5% allocation of parkland shall be made up during the development of the remainder of the subdivision lands or a cash payment to the City of Belleville.

The subdivision agreement between the Owner and the City of Belleville will contain a provision wherein the Owner agrees that Block 78 will be conveyed to the City in a condition acceptable to the Director of Environmental & Operational Services including the grading and seeding of Block 78. Block 78 will necessitate a high traffic seed mixture containing a large quantity of annual rye grass or bluegrass mixture.

28. That the subdivision agreement between the Owner and the City of Belleville contain a provision wherein the Owner agrees to construct continuous fencing, to the satisfaction of the City of Belleville, along the full length of the northern boundary of Block 42 and the full length of the eastern boundary of Block 78
29. That the subdivision agreement between the Owner and the City of Belleville, and all agreements of purchase and sale and lease, to provide notice to the property owners of Block 42 that the fencing referred to in Condition No. 28 is not to be removed or altered, and further that each individual property owner shall have the sole responsibility for, and shall maintain this fence to the satisfaction of the City of Belleville.
30. That the Owner shall comply with the requirements of Canada Post with respect to the provision of mail delivery to the subdivision. The location of community mailboxes for mail delivery, to service this subdivision, shall be located to the satisfaction of Canada Post and the City of Belleville.

31. That the subdivision agreement between the Owner and the City of Belleville and all Offers of Purchase and Sale and any subsequent Offers of Purchase and Sale related to the creation of future residential units on those lots identified as adjacent to a potential Community Mailbox site shall include a warning clause identifying the location of the community mailbox to the potential purchasers of those lots that are situated adjacent to a community mailbox site.
32. That the subdivision agreement between the Owner and the City of Belleville and all Offers of Purchase and Sale and any subsequent Offers of Purchase and Sale related to the creation of future residential units shall contain the following warning clause:

NOTE: Purchasers are advised that it is unlikely that there will be door-to-door mail delivery within this subdivision. Canada Post intends to service this property through the use of community mailboxes which may be located in several locations within this subdivision.
33. That prior to the final approval of the plan, Bell Canada, Union Gas, Cogeco Cable and Hydro One shall confirm that satisfactory arrangements, financial and otherwise, have been made for any communications and utility facilities servicing this plan of subdivision, which facilities are required by the City of Belleville to be installed underground.
34. That prior to final approval of the plan, appropriate zoning shall be in effect for all the lands in the proposed subdivision.
35. That the Owner and all encumbrancers (mortgagees) shall enter into a subdivision agreement with the City of Belleville. Without limiting the generality of the foregoing, the Owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the City of Belleville, including the provision of roads, sidewalks, boulevards, installation of services, stormwater management and drainage.
36. That the subdivision agreement between the Owner and the City of Belleville shall be registered against the lands to which it applies once the plan of subdivision has been registered.
37. That prior to final approval of each phase of this plan, the Owner shall demonstrate to the municipality that there is an adequate supply of potable water and sanitary sewer capacity to service each phase of this subdivision as it is developed.
38. That the Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City of Belleville is satisfied that adequate road access, municipal water supply, hydro service, sanitary sewers, and storm drainage facilities are available to service the proposed development.

39. That prior to final approval of the plan, the Owner shall provide the City of Belleville with a phasing and servicing plan detailing how the timing of this development is to be phased and serviced.
40. That the subdivision agreement between the Owner and the City of Belleville contain phasing arrangements to the satisfaction of the Municipality.
41. That prior to final approval, the City of Belleville is advised by a letter on behalf of Quinte Conservation how Conditions No. 25 and 26 have been satisfied.
42. That prior to final approval, the City of Belleville is advised by letter by Canada Post how Conditions No. 30, 31 and 32 have been satisfied.
43. That prior to final approval, the City of Belleville is advised by letter by Bell Canada, Union Gas, Cogeco Cable and Hydro One how Condition No. 33 has been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the Owner's responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval may be reviewed periodically and may be amended by the City of Belleville at any time prior to final approval. The *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that draft approval may be withdrawn at any time prior to final approval.
2. We suggest that you make yourself aware of:
 - 1) Section 143(1) of the Land Titles Act, which requires all new plans be registered in a land titles system;
 - 2) Section 143(2) allows certain exceptions.
3. Clearance is required from the following agencies:

Quinte Conservation
R.R. #2
P.O. Box 328
Belleville, Ontario
K8N 4Z2 Tel: (613) 968-3434

Ms. Janice Young, Manager
Bell Canada
Right of Way
Floor 5
100 Borough Drive
Scarborough, Ontario
M1P 4W2 Tel: (416) 296-6291

Ms. Diana Adamowicz, Delivery Planner
Delivery Planning
Canada Post
1424 Caledon Place
Box 25
Ottawa, Ontario
K1A 0C1 Tel: (613) 734-1681

4. Further red-line revisions to the draft plan may be required to incorporate changes required through the review and approval of studies and plans yet to be finalized and approved by the City of Belleville and Quinte Conservation.
5. All measurements in subdivision final plans must be presented in metric units.
6. Registration:

The final plan approved by the City of Belleville must be registered within 30 days of approval or the City of Belleville may withdraw its approval under Section 51(59) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
7. That the payment of development charges will be required prior to the issuance of any building permits for any lots in the subdivision, in accordance with the City of Belleville's Development Charges By-law.
8. This draft plan approval expires on June 10, 2016 if all the conditions contained herein are not satisfied by that date. The Owner shall apply for any extension at least 60 days prior to the lapsing date and such request for an extension shall not be unreasonably withheld.

**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 - 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 - File Forwarded Nov 1/12 OMB Hearing Date: May 1/13
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-77-936	Apr 3/13	Desert Stream Christian Fellowship Kevin Dowling Rentx Realities Corp.	610 Dundas Street East Zoning By-Law amendment to allow a portion of existing building to be occupied by a church	Public Mtg: May 6/13 PAC Decision: Approved Council Approved: May 13/13 Appeal Date: June 4/13
B-77-937	Apr 8/13	Eden Place Retirement Home Alexander Wilson Architect Inc.	28 - 30 Everett Street Zoning By-Law amendment to permit a three (3) storey addition to the south of the existing facility to add an additional fifteen (15) beds for a total of fifty (50) beds	Public Mtg: May 6/13 PAC Decision: Approved Council Approved: May 13/13 Appeal Date: June 4/13
B-77-938	Apr 26/13	Potters Creek Developments Inc. RFA Planning Consultant Inc.	Dundas Street West Zoning By-Law amendment to permit Phase 3 expansion of Potters Creek subdivision (164 dwelling units proposed)	Public Mtg: June 3/13
B-77-939	Apr 30/13	Elaine McMurter Courtney McMurter	1602 Casey Road Zoning By-Law amendment to rezone the severed & retained parcels of Land Division File #B33/12 & permit a residential building lot	Public Mtg: June 3/13
B-77-940	May 1/13	Quinte Health Care RFA	First Street/Bay Street Zoning By-Law amendment to permit a Temporary Use By-law to allow parking of construction office trailers for a period of one (1) year to accommodate on-going construction projects	Public Mtg: June 3/13