

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

MAY 4, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr  
Councillor Jackie Denyes  
Councillor Mike Graham

Councillor Kelly McCaw  
Councillor Jack Miller

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

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

3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED - 46 SOUTH JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-979  
APPLICANT/OWNER: MARGARET & JOHN ROYLE  
AGENT: JOHN ROYLE**

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Notice of Meeting and Map

- 3.2      **PROPOSED AMENDMENT TO ZONING BY-LAW  
NUMBER 10245, AS AMENDED – REAR YARD OF 26  
VALLEYVIEW CRESCENT, CITY OF BELLEVILLE,  
COUNTY OF HASTINGS  
FILE NUMBER: B-77-980  
APPLICANT/OWNER: ELVA TRUDEAU  
AGENT: WATSON LAND SURVEYORS LIMITED**
- Notice of Meeting and Map 4
- 
- 3.3      **PROPOSED AMENDMENT TO ZONING BY-LAW  
NUMBER 10245, AS AMENDED – 615 SIDNEY STREET  
AND 14 MAPLE DRIVE, CITY OF BELLEVILLE, COUNTY  
OF HASTINGS  
FILE NUMBER: B-77-981  
APPLICANT/OWNER: RHONDA BARRIAGE & REBECCA  
KILPATRICK  
AGENT: RHONDA BARRIAGE**
- Notice of Meeting and Map 7
- 
4.      **ADJOURNMENT**

**BELLEVILLE PLANNING ADVISORY COMMITTEE**

**A G E N D A**

**MAY 4, 2015**

**5:30 P.M.**

**COUNCIL CHAMBER**

Starting  
Page No.

**PLANNING ADVISORY COMMITTEE MEETING**

**1. ATTENDANCE**

Councillor Paul Carr	John Baltutis
Councillor Jackie Denyes	David Joyce
Councillor Mike Graham	Mike Letwin
Councillor Kelly McCaw	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 April 7, 2015

**4. DEPUTATIONS**

**5. CORRESPONDENCE**

**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 46 SOUTH JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-979  
APPLICANT/OWNER: MARGARET & JOHN ROYLE  
AGENT: JOHN ROYLE**
- 

Manager of Policy Planning's Report No. PP-2015-11

**11**

**RESOLUTION**

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 10245, as amended, for 46 South John Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcel from ‘R2-1 – Residential Second Density’ to ‘R4 – Residential Fourth Density’ to permit the subject land to be developed with a semi-detached dwelling.”

- 6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – REAR YARD OF 26 VALLEYVIEW CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-980  
APPLICANT/OWNER: ELVA TRUDEAU  
AGENT: WATSON LAND SURVEYORS LIMITED**
- 

Manager of Policy Planning's Report No. PP-2015-12

**18**

**RESOLUTION**

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 10245, as amended, for a portion of 26 Valleyview Crescent, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcel from 'RH – Residential Holding' to 'R4 – Residential Fourth Density' with special provisions to only permit a single detached dwelling.”

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 615 SIDNEY STREET AND 14 MAPLE DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-981**  
**APPLICANT/OWNER: RHONDA BARRIAGE & REBECCA KILPATRICK**  
**AGENT: RHONDA BARRIAGE**

Manager of Policy Planning's Report No. PP-2015-13

**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 10245, as amended, for 615 Sidney Street and 14 Maple Drive, City of Belleville, County of Hastings, be **APPROVED** as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning a portion of 14 Maple Drive from 'R2 – Residential Second Density' to 'C1-4 – Local Commercial' to permit additional parking for the beauty salon located at 615 Sidney. It is also requested to modify the provisions of the 'C1-4' zone to permit a basement stairway access to project approximately 1.25 metres from the north side of the beauty salon building.”

**7. REPORTS**

**8. INFORMATION MATTERS**

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

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Report to May 4, 2015

**29**

**9. GENERAL BUSINESS AND INQUIRIES**

**10. ADJOURNMENT**



City of Belleville

**Engineering & Development Services Department**

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-979

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
MONDAY, MAY 4, 2015  
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to a property with approximately 21.6 metres of frontage and 826.6 square metres of area which contains a single detached dwelling that is proposed to be demolished. The land is zoned "R2-1 – Residential Second Density" and the applicant requests a rezoning to "R4 – Residential Fourth Density" to permit the construction of a semi-detached dwelling. The property is also subject to a Committee of Adjustment land severance application (Severance File # B 20/15) which, if approved, would permit the semi-detached dwelling to be constructed along a shared property line and thereby allow each dwelling unit to be conveyed independently of one another.

The land is described as 46 South John Street, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated "City Centre" in the Official Plan and the construction of a semi-detached dwelling is permitted by the policies of the Plan.

**ZONING BY-LAW:**

The subject lands are "R2-1 – Residential Second Density" and the applicant requests a rezoning to "R4 - Residential Fourth Density" to permit the construction of a semi-detached dwelling.

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).

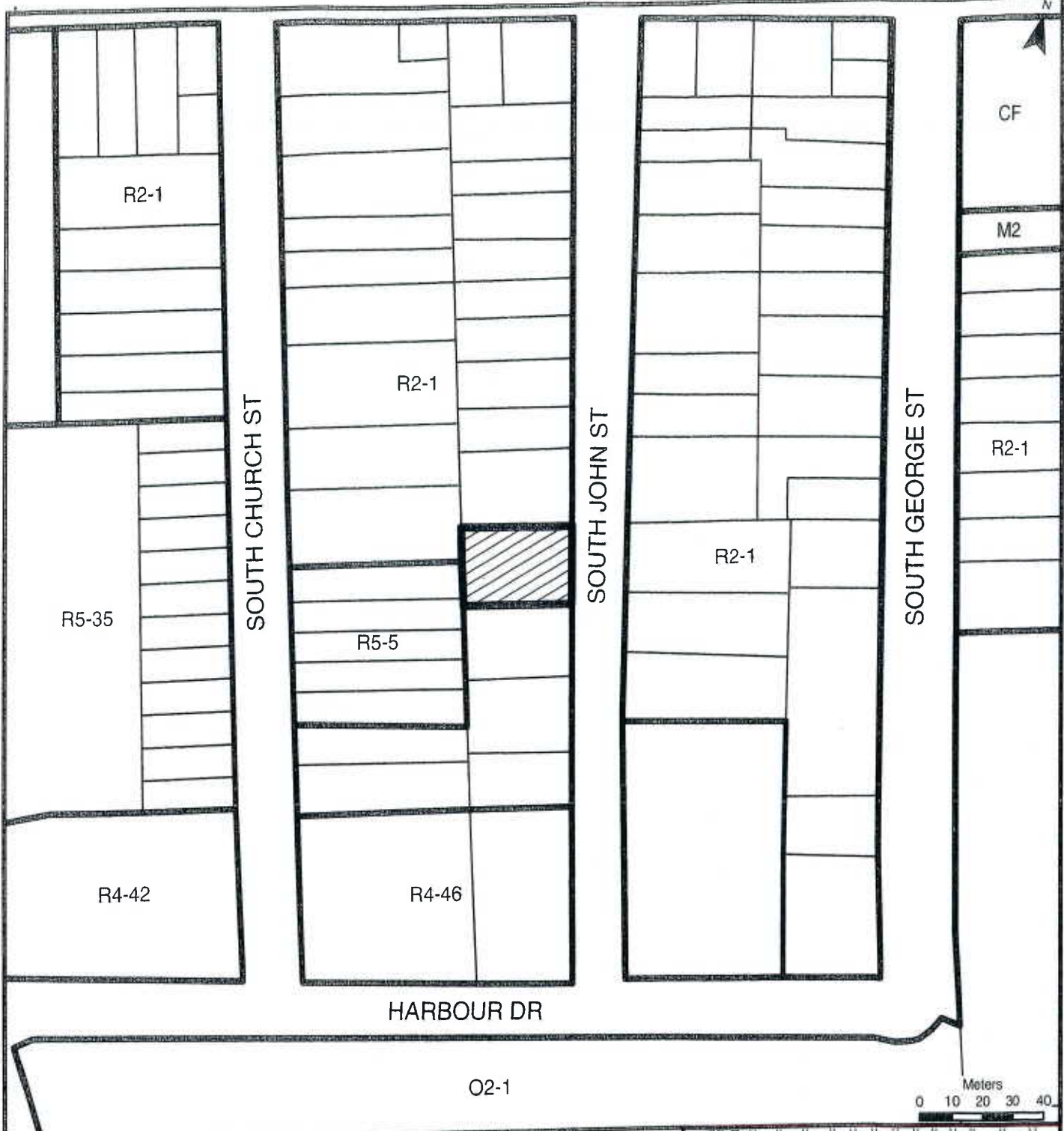
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

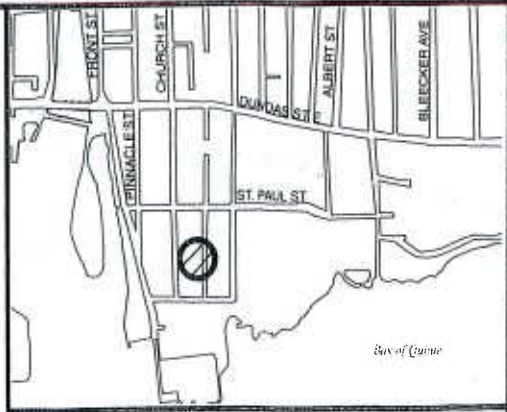
DATED at the City of Belleville this 14<sup>th</sup> day of April, 2015



# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 46 SOUTH JOHN STREET

 - PROPOSED ZONING CHANGE FROM R2-1 (RESIDENTIAL SECOND DENSITY WITH SPECIAL PROVISIONS) TO R4 (RESIDENTIAL FOURTH DENSITY)



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



**PLAN OF SURVEY**  
**LOT 12**  
**REGISTERED PLAN 17**  
**CITY OF BELLEVILLE**  
**COUNTY OF HASTINGS**  
 IMPERIAL SCALE 1" = 20'

**KEITH WATSON O.L.S.**

PART	DESCRIPTION	PIN No.	AREA
1	LOT 12 PLAN 17	40477-0039	8877 Sq. Ft.

**PLAN 21R-24314**  
 RECEIVED AND DEPOSITED  
 (Date) October 15, 2014

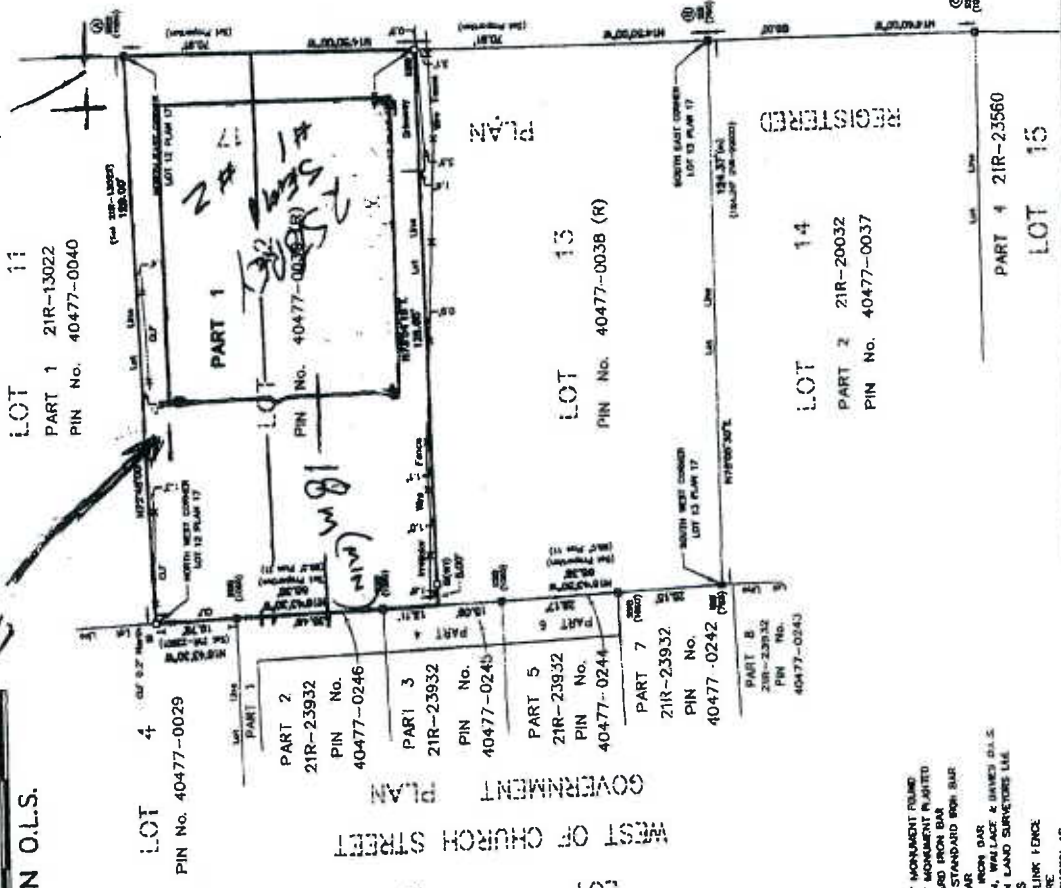
*I. Mikulicz*  
 REPRESENTATIVE FOR LAND REGISTRATION  
 DIVISION OF HASTINGS (21)

I RESUME THIS PLAN TO BE IMPROVED  
 UNDER THE REGISTRY ACT.  
 (Date) OCTOBER 11, 2014

*Keith Watson*  
 KEITH WATSON  
 SURVEYOR LAND SURVEYOR

*+ 46' + 30.9'*  
*+ 12.19m + 9.42m*

**JOHN STREET (Plan 17)** PIN No. 40477-0051  
 AKA SOUTH JOHN STREET



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

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 18 Q (NAD83) (CSRS) 1997 COORDINATES TO WITHIN ACCURACY PER SET IN (2) OF S. RES 788/98

POINT ID	NORTING	EASTING
A	16,084,082	1,078,841.4
B	16,084,133	1,078,777.3
C	16,084,087	1,078,894.5

COORDINATE CORRECTED IN TRANSFORMS BE USED TO RE-ESTABLISH THE CORNER OR BOUNDARIES SHOWN ON THE PLAN

**NOTES :**  
 BEARINGS ARE UTM AND READINGS ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS UTM ZONE 18 Q (NAD 1983) (CSRS) 1997

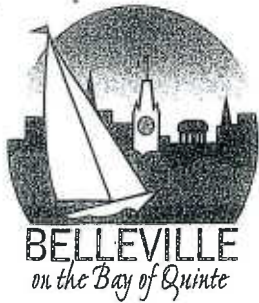
DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO AIR DISTANCES BY MULTIPLYING BY A CORRECTION SCALE FACTOR OF 1.0002

**SURVEYOR'S CERTIFICATE :**  
 I CERTIFY THAT :  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 11<sup>th</sup> DAY OF SEPTEMBER, 2014

SEPTEMBER 19, 2014  
*Keith Watson*  
 KEITH WATSON  
 SURVEYOR LAND SURVEYOR

**WATSON**  
 LAND SURVEYORS LTD.  
 18175068  
 PROJECT NR 8210-L-14

- LEGEND :**
- CONCRETE SURVEY MONUMENT FOUND
  - SURVEY MONUMENT PLANTED
  - STANDARD IRON BAR
  - SHORT STANDARD IRON BAR
  - IRON BAR
  - WOODEN MONUMENT FOUND
  - WOODEN WALLACE & JAMES O.L.S.
  - WATSON LAND SURVEYORS LTD.
  - WITNESS
  - CHAIN LINK FENCE
  - MEASURE
  - ALSO KNOWN AS



# City of Belleville

Engineering & Development Services Department  
169 Front Street  
Tel: 613-968-6481  
Fax: 613-967-3262

File No.: B-77-980

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
MONDAY, MAY 4, 2015  
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to a vacant parcel of land that fronts on Finch Drive and which constitutes the rear yard of 26 Valleyview Crescent. The land is zoned "RH – Residential Holding" and the Applicant is requesting a rezoning to a special "R4 – Residential Fourth Density" zone to permit the construction of a single detached dwelling. The property is also subject to Committee of Adjustment Severance File # B 34/14 granted by the Committee on November 27, 2014.

The land is described as the rear yard of 26 Valleyview Crescent, City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated "Residential Land Use" in the Official Plan and the construction of a single detached dwelling is permitted by the policies of the Plan.

**ZONING BY-LAW:**

The subject land is zoned "RH – Residential Holding" and the Applicant requests a rezoning to a special "R4 – Residential Fourth Density" zone to permit the construction of a single detached dwelling.

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](mailto:mtmacdonald@city.belleville.on.ca)).

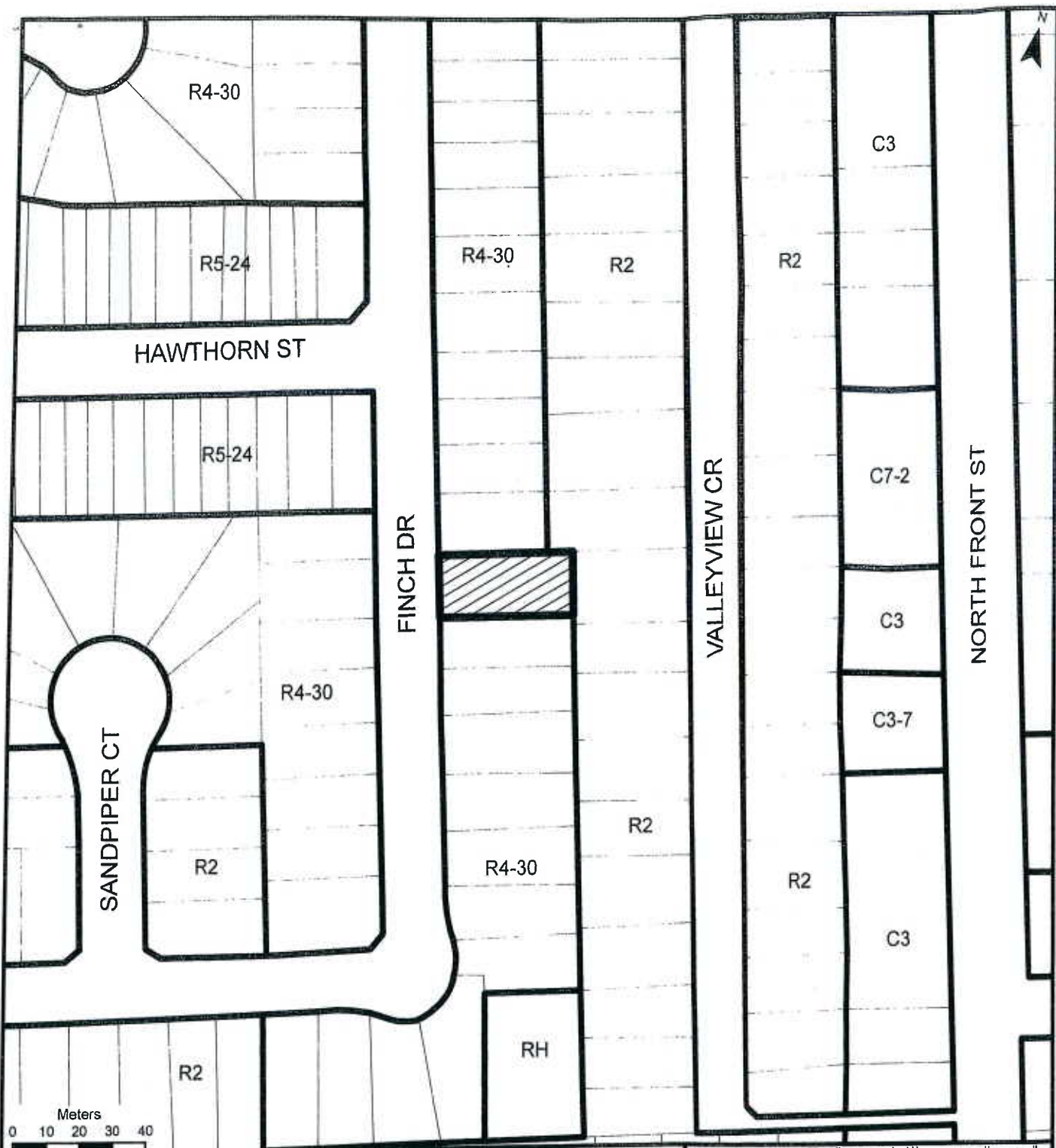
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

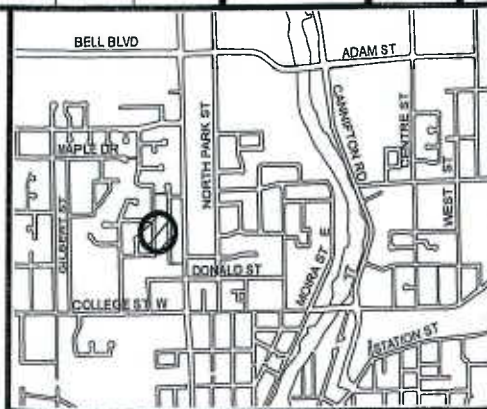
DATED at the City of Belleville this 14<sup>th</sup> day of April, 2015



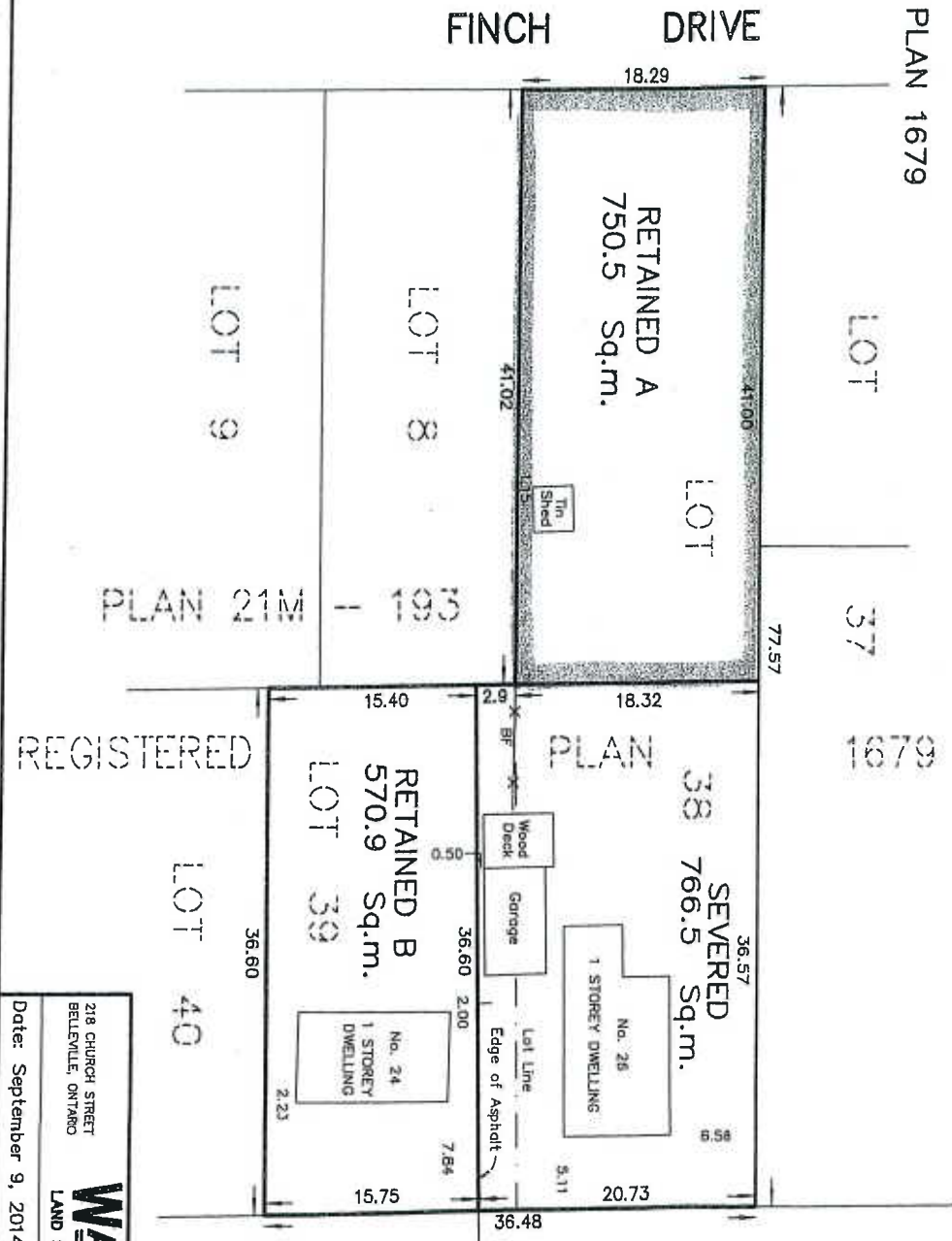
# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 26 VALLEYVIEW CR  
(REAR YARD)

 PROPOSED ZONING CHANGE FROM RH (RESIDENTIAL HOLDING) TO R4 (RESIDENTIAL FOURTH DENSITY) WITH SPECIAL PROVISIONS



SKETCH  
 LOTS 38 AND 39  
 REGISTRAR'S COMPILED PLAN 1679  
 CITY OF BELLEVILLE  
 METRIC SCALE 1 : 400



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

PLAN 21M - 193

REGISTERED

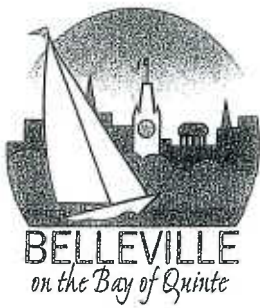
RECEIVED		MAR 25 2015	
PLANNING SECTION			
A.M.	ACTION	INFO	
N.T.			
G.P.			
J.B.			

218 CHURCH STREET  
 BELLEVILLE, ONTARIO

**WATSON**  
 LAND SURVEYORS LTD.

KEN - 303  
 (613) 952 - 9521

Date: September 9, 2014 PROJECT No 8236-T-14



# City of Belleville

## Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-981

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
MONDAY, MAY 4, 2015  
AT 5:30 P.M.**

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A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to the rear yard of a residential property located at 14 Maple Drive (zoned "R2 – Residential Second Density"), as well as the beauty salon located at 615 Sidney Street (zoned "C1-4 – Local Commercial"). The residential property at 14 Maple Drive is requested to be rezoned to match the beauty salon zone and thus permit the conveyance of the rear yard portion (approximately 953 square metres of area) to the beauty salon for additional parking. In addition, the Applicant is requesting zoning relief to allow a basement stairway access required for the beauty salon to project approximately 1.25 metres from the north side of the building. The application is also subject to a lot addition application granted by the Committee of Adjustment on March 26, 2015 (Severance File # B 12/15).

The lands are described municipally as 14 Maple Drive and 615 Sidney Street, City of Belleville, County of Hastings.

### OFFICIAL PLAN:

The lands are designated "Residential Land Use" in the Official Plan. The Plan permits the extension or enlargement of non-conforming uses subject to satisfying certain policies.

### ZONING BY-LAW:

The subject lands are zoned "R2 – Residential Second Density" (14 Maple Drive) and "C1-4 – Local Commercial" (615 Sidney Street) in Zoning By-Law 10245, as amended. The rear yard portion of 14 Maple Drive (approximately 953 square metres of area) is requested to be rezoned to permit the land to be used for additional parking to service the beauty salon. In addition, the Applicant is requesting zoning relief to allow a basement stairway access required for the beauty salon to project approximately 1.25 metres from the north side of the building.

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](mailto:mtmacdonald@city.belleville.on.ca)).

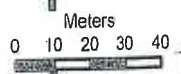
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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, Engineering & 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 14<sup>th</sup> day of April, 2015



# PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 615 SIDNEY ST. & 14 MAPLE DR.

-  - PROPOSED ZONING CHANGE FROM C1-4 (LOCAL COMMERCIAL WITH SPECIAL PROVISIONS) TO REVISED C1-4 ZONE
-  - PROPOSED ZONING CHANGE FROM R2 (RESIDENTIAL SECOND DENSITY) TO SAME C1-4 ZONE



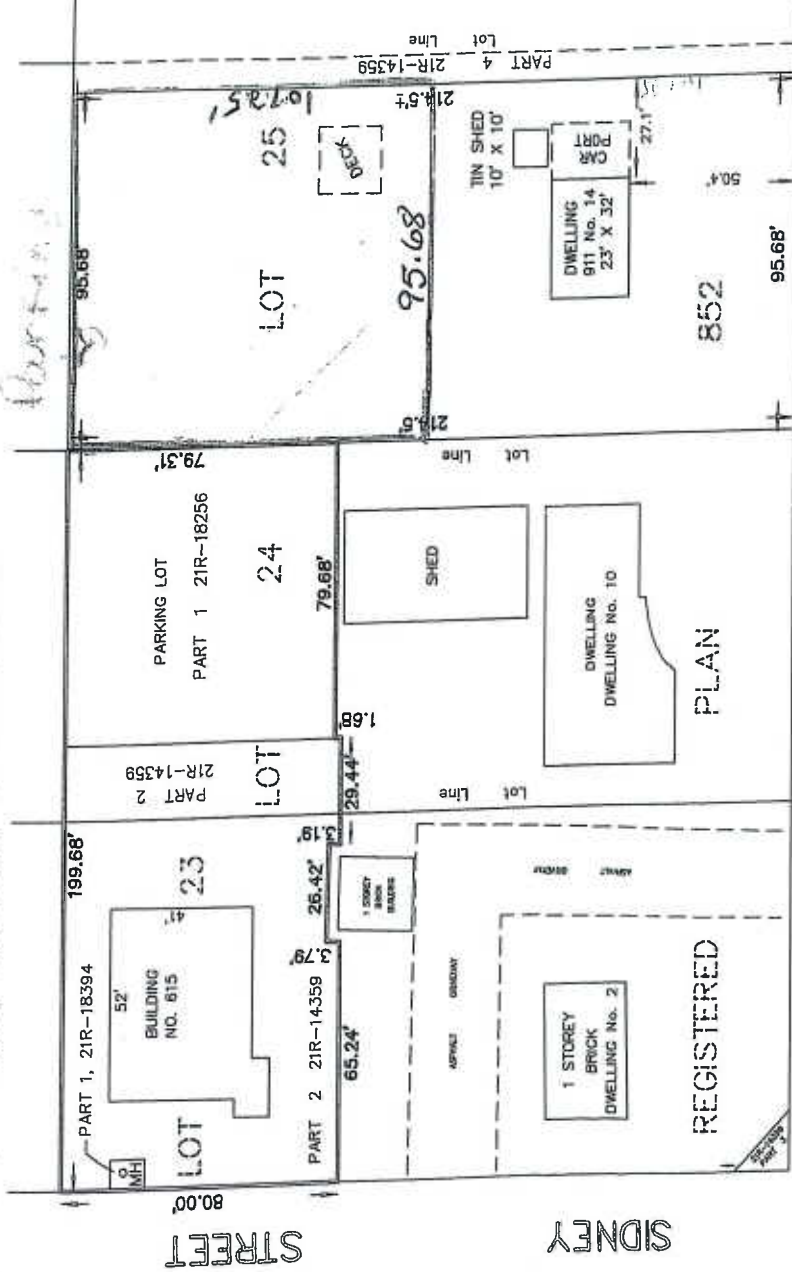
CITY OF BELLEVILLE  
ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

SKETCH

PART OF LOTS 23, 24 AND 25

REGISTERED PLAN 852

TOWNSHIP OF THURLOW NOW THE CITY OF BELLEVILLE



IMPERIAL SCALE 1" = 40'

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

**WATSON**  
LAND SURVEYORS Ltd.

218 CHURCH STREET  
BELLEVILLE, ONTARIO  
K8N - 3C3  
(613) 962 - 9521

Date: JANUARY 8, 2014  
PROJECT No 8415-B-14

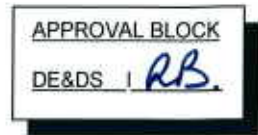
MAPLE DRIVE

REGISTERED

PLAN

852





**CITY OF BELLEVILLE**  
**ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Arthur MacKay, Manager of Policy Planning**  
**Report No. PP-2015-11**  
**May 4, 2015**

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

**Subject:** Proposed Amendment to Zoning By-Law Number 10245, As Amended –  
46 South John Street, City of Belleville, County of Hastings  
File Number: B-77-979  
Applicant/Owner: MARGARET & JOHN ROYLE  
Agent: JOHN ROYLE

**Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 46 South John Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcel from 'R2-1 – Residential Second Density' to 'R4 – Residential Fourth Density' to permit the subject land to be developed with a semi-detached dwelling."

**SUMMARY:**

The application pertains to a parcel of land that has been subdivided by land severance granted by the Committee of Adjustment on April 23, 2015 (Land Severance File # B 20/15). The property is zoned "R2-1 – Residential Second Density" and the Applicant requests a rezoning to "R4 - Residential Fourth Density" to permit the construction of a semi-detached dwelling that would straddle the shared property line. The parcel contains a single detached dwelling which is to be demolished.

The land is designated "City Centre" in the Official Plan which permits a range of residential dwelling types subject to satisfying certain policies.

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

## **BACKGROUND:**

### **Purpose and Effect**

The proposed amendment applies to approximately 826.6 square metres of land located on the west side of South John Street approximately 100 metres north of Harbour Drive.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the construction of a semi-detached dwelling.

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

### **Subject Property**

- Site Characteristics

The parcel contains a single detached dwelling.

- Adjacent Land Uses

Residential uses abut the parcel to the west, north, south, and across South John Street to the east.

### **Official Plan**

The land is designated "City Centre" in the Official Plan and residential development of the type proposed is permitted by the policies of the Plan.

### **Zoning By-Law**

The land is zoned "R2-1 - Residential Second Density" and the Applicant requests a rezoning to "R4 - Residential Fourth Density" to permit the construction of a semi-detached dwelling.

The minimum zoning requirements for a semi-detached dwelling are 18 metres of frontage (9 metres per unit) and 674 square metres of lot area (337 square metres per unit). The parcel would satisfy 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 April 14, 2015.

Quinte Conservation advises that the subject land does not lie within an area regulated by the Authority and thus will not require a permit prior to development. They do note that the existing grades on portions of the subject property appear to lie below the 1:100 year flood elevation of the Bay of Quinte and recommend that the finished floor elevation of the proposed dwelling be at least 0.3 metres above the flood elevation of the Bay. Also, because of past industrial uses in the waterfront area they suggest an Environmental Site Assessment be conducted.

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

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on April 14, 2015.

Belleville Fire and Emergency Services, Recreation, Culture and Community Services and the Approvals Section do not have any concerns or comments with this application.

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on April 14, 2015.

The attached correspondence from Brandon Dafoe at 48 South John Street was submitted to the Committee of Adjustment at their Meeting held on April 23, 2015.

### **Planning Analysis**

The Applicant wishes to construct a semi-detached dwelling along the shared property line of the two (2) parcels that were granted approval by the Committee of Adjustment on April 23, 2015. The purpose of the approved land severance is to permit each dwelling unit to be conveyed independently of one another. The two (2) parcels are presently zoned to permit a single detached dwelling so the proposal will not change the

residential density of the site, only the dwelling type, should the application be approved.

Regarding Quinte Conservation's suggestion that an Environmental Site Assessment be considered, Planning Staff is not aware of any environmental issues respecting the subject property vis-a-vis previous industrial uses in the waterfront area. Nor, in the subject instance, is the filing of a Record of Site Condition required under the Building Code Act because the property is not changing to a more sensitive use.

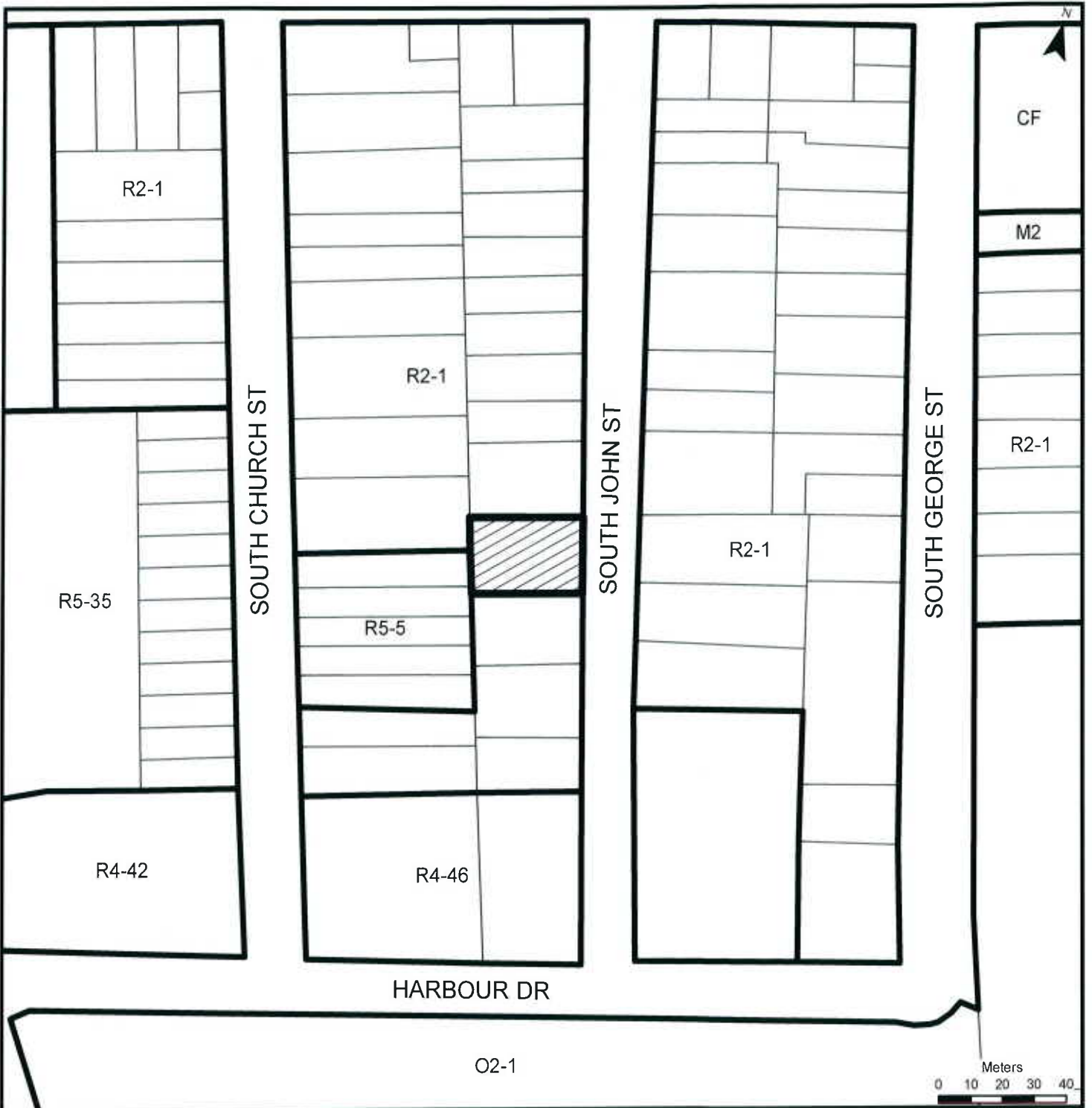
The Applicant advises that the semi-detached dwelling will be constructed slab on grade. In addition, issues of drainage will be addressed at building permit stage in accordance with regulatory requirements.



---


Arthur MacKay  
Manager of Policy Planning

atta



# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 46 SOUTH JOHN STREET

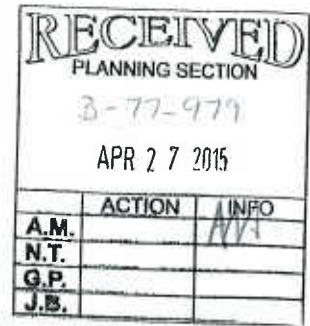
 - PROPOSED ZONING CHANGE FROM R2-1 (RESIDENTIAL SECOND DENSITY WITH SPECIAL PROVISIONS) TO R4 (RESIDENTIAL FOURTH DENSITY)



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

April 23, 2015

Secretary Planning Advisory Committee  
City Hall  
169 Front Street  
Belleville Ont  
K8N 2Y8



Re: City of Belleville Committee of Adjustment  
Written submission for land described as 46 South John Street Belleville  
Ontario File # No:B-77-979 May 4 2015

Attn: Matt MacDonald  
Secretary Planning Advisory Committee

My name is Brandon Dafoe. I live, and own the property located at 48 South John Street. I am writing in regards to the house located south of my residence 46 South John Street. The Applicant wishes to demolish this dwelling and replace it with a semi-detached dwelling. I have some concerns about this upcoming process and the impact on my house and property.

The letter File No: B 20/15, scheduled for a meeting April 23, 2015 states that any person may attend this meeting, and make written or verbal representation either in support or in opposition to this application. At this point, without hearing the applicant's full intention, and affects on my property I cannot say at this time whether I support or oppose this application. I do have the following questions and concerns:

1. I noticed that there is a property stake at the southeast corner of my (yard?) which has reduced the size of my property. I would like some information about why this change has been made.
2. I am concerned and think it would be beneficial to receive a soil sample in order to determine if there is any pre-existing contamination issue that may impact my health. I was planning on growing a garden this summer but with the construction involved; digging a new foundation south of me makes me hesitant.
3. My house sits at a higher elevation than the 46 South John Street. I am concerned about potential drainage on the functioning of my sump pump, which is rarely needed. I was wondering how the new drainage system for the new construction will affect my residence.

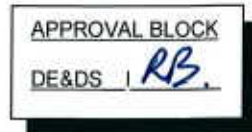
4. In respect to the fence on the south side of my property and the garage located at the back of my property on the south side, I would like to request that a fence be built as high as the garage for privacy reasons along the south side.
5. I purchased my residence because I was close to the bay of quite. With the new construction is my view of the bay going to be obstructed?
6. What hours will the construction will be performed? What time of the evening will it end? Do they work weekends? What is the level of noise I can expect throughout the duration of the demolition, and subsequent construction? I was looking forward to leaving my windows open for the fresh air in the summer. Will it be possible with the dust and noise? I would request a dust guard to be set up to protect my house from the dust and debris.
7. Will the construction of this new house affect/change on my property taxes? I wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application prior to the demolition.

I appreciate you taking the time to address my concerns.

Thank You,



Brandon Dafoe  
48 South John Street  
Belleville Ontario  
613-827-4056



**CITY OF BELLEVILLE**  
**ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Arthur MacKay, Manager of Policy Planning**  
**Report No. PP-2015-12**  
**May 4, 2015**

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

**Subject:** Proposed Amendment to Zoning By-Law Number 10245, As Amended –  
Rear Yard of 26 Valleyview Crescent, City of Belleville, County of Hastings  
File Number: B-77-980  
Applicant/Owner: ELVA TRUDEAU  
Agent: WATSON LAND SURVEYORS LIMITED

**Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for a portion of 26 Valleyview Crescent, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcel from 'RH – Residential Holding' to 'R4 - Residential Fourth Density' with special provisions to only permit a single detached dwelling."

**SUMMARY:**

The application pertains to a parcel of land that has been severed by land severance granted by the Committee of Adjustment on November 27, 2014 (Land Severance File # B 34/14). The property is zoned "RH – Residential Holding" and the Applicant requests a rezoning to "R4 - Residential Fourth Density" with special provisions to permit the construction of a single detached dwelling.

The land is designated "Residential Land Use" in the Official Plan which permits a single detached dwelling.

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



**BACKGROUND:****Purpose and Effect**

The proposed amendment applies to approximately 750.5 square metres of vacant land located on the east side of Finch Drive.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the construction of a single detached dwelling.

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

**Subject Property**

- Site Characteristics

The parcel is vacant and constitutes a portion of the back yard of 26 Valleyview Crescent.

- Adjacent Land Uses

Residential uses abut the parcel to the east, north, south, and across Finch Drive to the west.

**Official Plan**

The land is designated "Residential Land Use" in the Official Plan and residential development of the type proposed is permitted by the policies of the Plan.

**Zoning By-Law**

The land is zoned "RH – Residential Second Density" and the Applicant requests a rezoning to "R4 – Residential Fourth Density" with special provisions to permit the construction of a single detached dwelling. The special provisions will include a minimum six (6) metre front yard depth to match the current zoning on Finch Drive, as well as a restriction to limit the proposed dwelling to single detached only.

The minimum zoning requirements for a single detached dwelling in the R4 zone are 12 metres of frontage and 371.5 square metres of lot area. The parcel would satisfy 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 April 14, 2015.

Quinte Conservation advises that they have no comments or concerns.

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

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on April 14, 2015.

Belleville Fire and Emergency Services, Recreation, Culture and Community Services and the Approvals Section do not have any concerns or comments with this application.

- Public Circulation

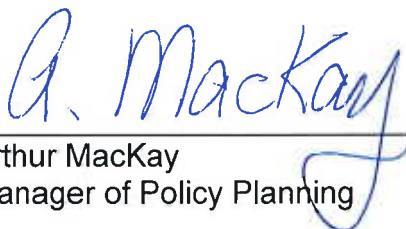
Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on April 14, 2015.

A telephone inquiry was received requesting information on the application.

### **Planning Analysis**

The Applicant wishes to construct a single detached dwelling that would front on Finch Drive. The current zoning along Finch Drive is R4-30 which contains a special provision that requires a minimum front yard of 6.0 metres. It is also noted that the subject property has sufficient frontage (18.3 metres) and area (750.5 square metres) to permit either a duplex or a semi-detached dwelling which are dwelling types both permitted by the R4 zone.

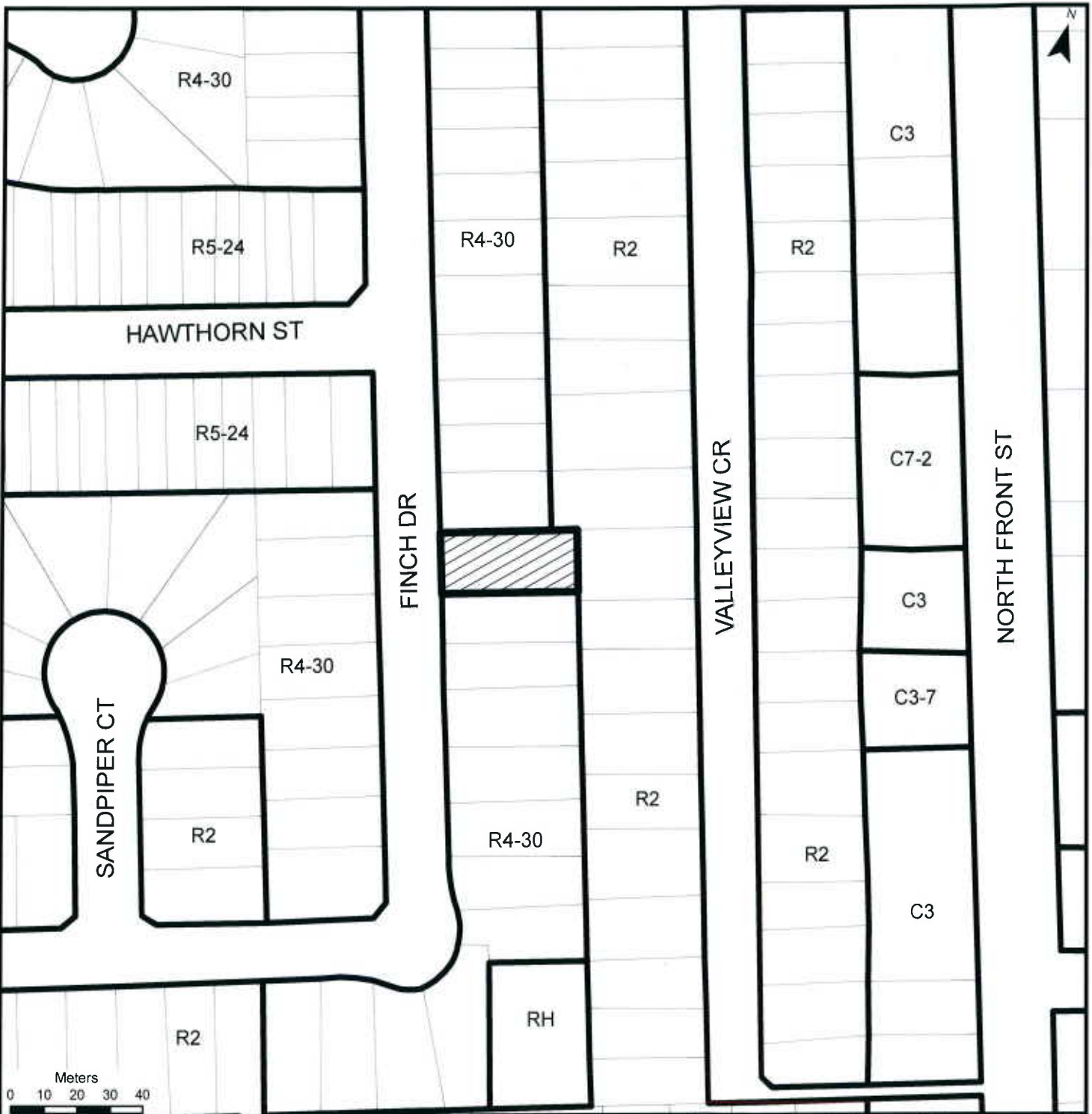
In order to match the existing residential neighbourhood on Finch Drive it is recommended that the implementing R4 zoning establish a minimum front yard depth of six (6) metres and restrict the residential use to single detached only.



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Arthur MacKay  
Manager of Policy Planning

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# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 26 VALLEYVIEW CR  
(REAR YARD)

 PROPOSED ZONING CHANGE FROM RH (RESIDENTIAL HOLDING) TO R4 (RESIDENTIAL FOURTH DENSITY) WITH SPECIAL PROVISIONS



**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-2015-13**  
**May 4, 2015**

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

**Subject:** Proposed Amendment to Zoning By-Law Number 10245, As Amended –  
615 Sidney Street and 14 Maple Drive, City of Belleville, County of  
Hastings

File Number: B-77-981

Applicant/Owner: RHONDA BARRIAGE & REBECCA KILPATRICK

Agent: RHONDA BARRIAGE

**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 615 Sidney Street and 14 Maple Drive, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning a portion of 14 Maple Drive from 'R2 – Residential Second Density' to 'C1-4 – Local Commercial' to permit additional parking for the beauty salon located at 615 Sidney. It is also requested to modify the provisions of the 'C1-4' zone to permit a basement stairway access to project approximately 1.25 metres from the north side of the beauty salon building."

**SUMMARY:**

As the Committee will recall, the beauty salon located at 615 Sidney Street was rezoned in January of this year to permit an addition to the building, as well as the use of 2 Maple Drive as part of the beauty salon business. The Applicant is now applying to rezone the rear yard (approximately 953 square metres) of a residential property located at 14 Maple Drive. This parcel is zoned "R2 – Residential Second Density" and

the Applicant is requesting a rezoning to "C1-4 – Local Commercial" to match the zoning of the beauty salon and thereby allow the subject property to be used for additional parking to service the salon. In addition, the Applicant is requesting zoning relief to allow a basement stairway access required for the beauty salon to project approximately 1.25 metres from the north side of the building.

The parcel is also subject to a lot addition application granted by the Committee of Adjustment on March 26, 2015 (Severance File # B 12/15).

The land is designated "Residential Land Use" in the Official Plan. The policies of the Plan permit extensions or enlargements to non-conforming uses without amending the Plan, subject to satisfying certain policies.

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

## **BACKGROUND:**

### **Purpose and Effect**

The proposed Zoning By-Law amendment applies to the rear yard of 14 Maple Drive, and the beauty salon located at 615 Sidney Street.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit additional parking for the beauty salon, as well as zoning relief to allow a basement stairway access for the salon.

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

### **Subject Property**

- Site Characteristics

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

- Adjacent Land Uses

To the north and east, as well as across Sidney Street to the west and Maple Drive to the south are located residential uses.

### **Official Plan**

The land is designated "Residential Land Use" in the Official Plan. Within the context of the Policies of the Plan the existing beauty salon is deemed to be a non-conforming use.

The policies of Sec. 7.9 d) pertain to this application:

"Where there is merit in granting permission to extend or enlarge any non-conforming use either within the lands held in ownership or on adjacent properties, Council may adopt a by-law to permit such extension or enlargement without the necessity of amending this Plan provided that:

- the proposed extension or enlargement would not unduly aggravate the situation already in created by the existence of the use;
- the proposed extension or enlargement would be in proportion to the size of the non-conforming use;
- the proposed extension or enlargement would not create or increase an unacceptable amount of noise, vibration, fumes, smoke, odour, lighting, or traffic; and
- there are provisions for use of buffering, landscaping, screening, appropriate setbacks, off-street parking and loading areas where necessary, adequate servicing, and other measures to mitigate the impacts on surrounding lands."

In the subject instance, the Applicant is requesting additional parking to better service the existing beauty salon and the previously approved building enlargement. No additional expansion to the business is proposed. Subject to the provision of proper fencing, buffering and screening implemented through the site plan review process, the allowance of additional off-street parking in association with the adjacent beauty salon would satisfy the requirements of the Official Plan.

### **Zoning By-Law**

The properties are zoned "R2 – Residential Second Density" (14 Maple Drive) and "C1-4 - Local Commercial" (615 Sidney Street) in Zoning By-Law Number 10245, as amended. The rear yard portion of 14 Maple Drive (approximately 953 square metres of area) is requested to be rezoned to the same C1-4 zone permit the land to be used for additional parking to service the beauty salon. In addition, the Applicant is requesting zoning relief to allow a basement stairway access required for the beauty salon to project approximately 1.25 metres from the north side of the building.

At the time of the January rezoning for the beauty salon expansion the Applicant proposed a total of 24 on-site parking spaces which complied with the minimum requirement under zoning of 1 space per 28 square metres of gross floor area. The subject application will serve to better supplement their off-street parking needs.

**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 April 14, 2015.

Quinte Conservation advises that they have no concern.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on April 14, 2015.

Recreation, Culture and Community Services and Belleville Fire and Emergency Services has no comment or concern.

The Approvals Section advises the following:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan Process which among other items will include the preparation and implementation of a Stormwater Management Report."

- 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 April 14, 2015. Notice was also provided in The Intelligencer.

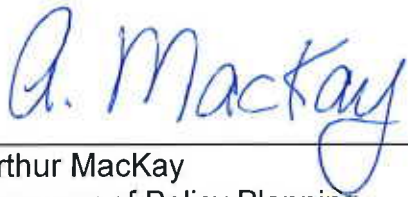
No comments or concerns have been received.

**Planning Analysis**

The requested additional off-street parking proposed is not required to achieve zoning compliance but rather is desired by the Applicant to better serve the salon's clientele. As previously noted, when the January rezoning was approved to permit the beauty salon expansion the Applicant proposed a total of 24 on-site parking spaces which complied with the minimum requirement under zoning of 1 space per 28 square metres of gross floor area.

The zoning relief requested to allow a basement stairway access for the beauty salon is necessitated by requirements under the Building Code and is deemed to be minor in nature.

If approved, the site will be subject to a formal site plan control application and review process to address, among other things, stormwater drainage and appropriate fencing and landscaping between the parking area and the residential uses to the west, north and south. To that end, it is recommended that the implementing Zoning By-Law restrict the use to allow for parking only.

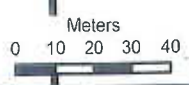


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Arthur MacKay  
Manager of Policy Planning



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# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 615 SIDNEY ST. & 14 MAPLE DR.

-  PROPOSED ZONING CHANGE FROM C1-4 (LOCAL COMMERCIAL WITH SPECIAL PROVISIONS) TO REVISED C1-4 ZONE
-  PROPOSED ZONING CHANGE FROM R2 (RESIDENTIAL SECOND DENSITY) TO SAME C1-4 ZONE

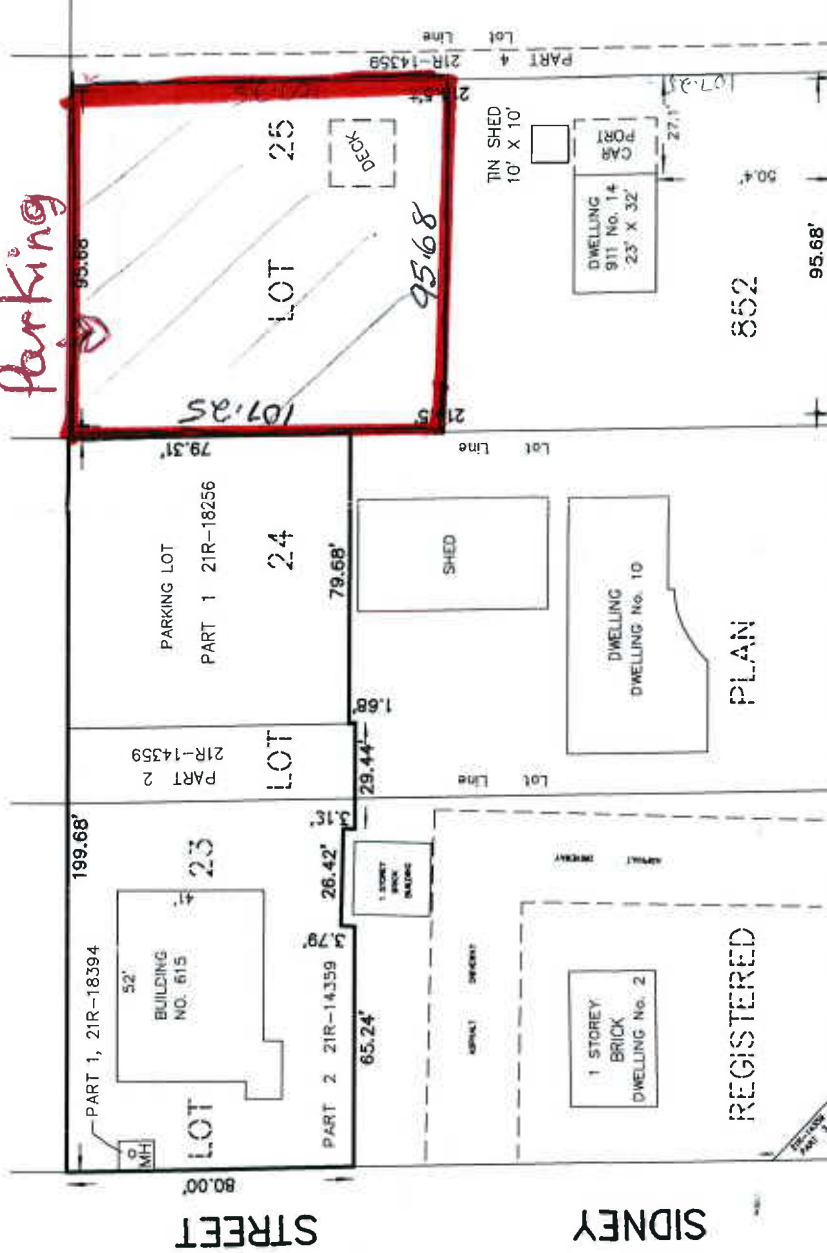


**CITY OF BELLEVILLE**  
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

SKETCH

PART OF LOTS 23, 24 AND 25  
REGISTERED PLAN 852  
TOWNSHIP OF THURLOW NOW THE CITY OF BELLEVILLE

MAPLE DRIVE



*Proposed parking*

IMPERIAL SCALE 1" = 40'  
CAUTION THIS IS NOT A PLAN OF SURVEY  
PORTIONS OF THIS SKETCH ARE FROM  
COMPILED AND CALCULATED INFORMATION

**WATSON**  
LAND SURVEYORS Ltd.

218 CHURCH STREET  
BELLEVILLE, ONTARIO  
K8N - 3C3  
(613) 962 - 9521

Date: JANUARY 8, 2014  
PROJECT No 8415-B-14

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
<b>2013</b>				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	25 Blessington Road, Thurlow Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
<b>2014</b>				
B-77-962	Jun 10/14	Tulip Development Corporation McIntosh Perry	Bell Boulevard Zoning By-Law amendment to add a range of commercial uses & obtain relief on parking. Further amendment requests the deletion of three uses in order to settle OMB Appeal.	Public Mtg: Aug 5/14 PAC Decision: Approved Council Approved: Aug 11/14 Appeal Date: Sept 2/14 Appealed to OMB Public Mtg: Mar 2/15 PAC Decision: Approved Council Approved: Mar 2/15 Waiting for By-Law wording from lawyer
B-77-969	Sept 30/14	East Marina Investments Ltd. RFA Planning Consultant Inc.	25 Dundas Street West Zoning By-Law amendment to rezone to permit mixed use 302 unit residential apartment development	Public Mtg: Nov 3/14 PAC Decision: Approved Council Approved: Nov 10/14 Appealed to OMB - File Forwarded Dec 8/14 OMB Hearing Date: June 17/15
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	52 South Front Street Zoning By-Law amendment to rezone to a special "C6 - Water-Oriented Commercial" zone in order to permit a two-storey single detached dwelling on the foundation of the existing building, along with an addition to the south side for a two-car garage.	Public Mtg: Nov 3/14 PAC Decision: Deferred Pending Different Issues

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

<b>FILE NO.</b>	<b>DATE REC'D</b>	<b>APPLICANT/OWNER/AGENT</b>	<b>PROPOSAL</b>	<b>STATUS</b>
B-77-972	Oct 24/14	Belmont Long-Term Care Facility RFA Planning Consultant Inc.	250 Bridge Street West Zoning By-Law amendment to permit personal fitness training facility & massage therapy clinic as an accessory use to nursing home	Public Mtg: Nov 3/14 PAC Decision: Denied Council Denied: Dec 8/14 Appealed to OMB - File Forwarded Jan 22/15 OMB Hearing Date: June 18/15
<b>2015</b>				
B-77-978	Mar 10/15	M. Scott Schumacher Crown Ridge Health Care Services Inc.	37 Wilkie Street Zoning By-Law amendment to permit an addition	Public Mtg: Apr 7/15 PAC Decision: Approved Council Approved: Apr 13/15 Appeal Date: May 4/15
B-77-979	Mar 12/15	John & Margaret Royle	46 South John Street Zoning By-Law amendment to permit a semi-detached dwelling	Public Mtg: May 4/15
B-77-980	Mar 25/15	Elva Trudeau Keith Watson	26 Valleyview Crescent Zoning By-Law amendment to permit a single detached dwelling	Public Mtg: May 4/15
B-77-981	April 1/15	Rebecca Kilpatrick Rhonda Barriage	14 Maple Drive, 615 Sidney Street Zoning By-Law amendment to permit additional land to be used for parking in association with Beauty Works Day Spa	Public Mtg: May 4/15
B-77-982	April 13/15	Potters Creek Dev Inc. Ainley Group Consulting Engineers & Planners	Block 57 - Dundas Street West Zoning By-Law amendment to recognize two (2) existing residential lots & permit two (2) additional residential lots as part of the Potters Creek subdivision	Pending

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-983	April 24/15	Darnell & David Cummins Watson Land Surveyors Ltd.	439 Blessington Road, Thurlow Zoning By-Law amendment to permit the disposal of a surplus dwelling	Public Mtg: June 1/15