

**PAC attachments June 1
BELLEVILLE PLANNING ADVISORY COMMITTEE**

A G E N D A

JUNE 1, 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 AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 439 BLESSINGTON ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-983
APPLICANT/OWNER: DARNELL & DAVID CUMMINS
AGENT: WATSON LAND SURVEYORS LTD.**

Notice of Meeting and Map

1

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JUNE 1, 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 May 4, 2015

4. DEPUTATIONS

5. CORRESPONDENCE

5.1 May 25, 2015 letter from Stewart O'Brien requesting reconsideration of an extension to the term of the temporary use of 111 Bay Drive

RESOLUTION

“THAT the letter of May 25, 2015 from Stewart O’Brien requesting reconsideration of an extension to the term of the temporary use of 111 Bay Drive as parking for Belleville General Hospital employees, be received.”

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 439 BLESSINGTON ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-983
APPLICANT/OWNER: DARNELL & DAVID CUMMINS
AGENT: WATSON LAND SURVEYORS LTD.**

Manager of Policy Planning’s Report No. PP-2015-15

12

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 3014, as amended, for the property described as 439 Blessington Road, former 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 portions of the subject lands from ‘PA – Prime Agricultural’ and ‘RU – Rural’, to ‘RR – Rural Residential’, ‘PA-47’ and ‘RU-23’, respectively.”

7. REPORTS

- 7.1 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-2015-16

17

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.”

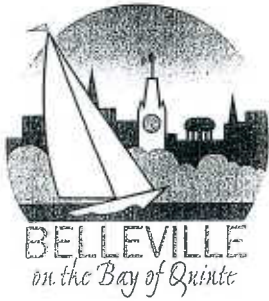
8. INFORMATION MATTERS

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

Report to June 1, 2015

25

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-77-983

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JUNE 1, 2015
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 of land that is subject to a consent application granted by the Committee of Adjustment on March 26, 2015 (Committee File # B 14/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the retained farmland zoned "PA – Prime Agriculture" and "RU – Rural" be rezoned to special "PA" and "RU" zones so as to not permit the construction of a residential dwelling. In addition the proposed severed lot containing the farmhouse and sheds (approximately 0.7 hectares) is requested to be rezoned from PA to "RR – Rural Residential".

The land is described municipally as 439 Blessington Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated "Agricultural Land Use" in the City's Official Plan. The policies of the Plan permit the disposal of surplus farm dwellings when farmland is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

Portions of the land are zoned "PA – Prime Agriculture" and "RU – Rural" in Zoning By-Law Number 3014, as amended and are subject to Committee of Adjustment File # B 14/15. The applicant requests a rezoning to special "PA" and "RU" zones to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to "RR – Rural Residential" for the proposed severed lot.

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).

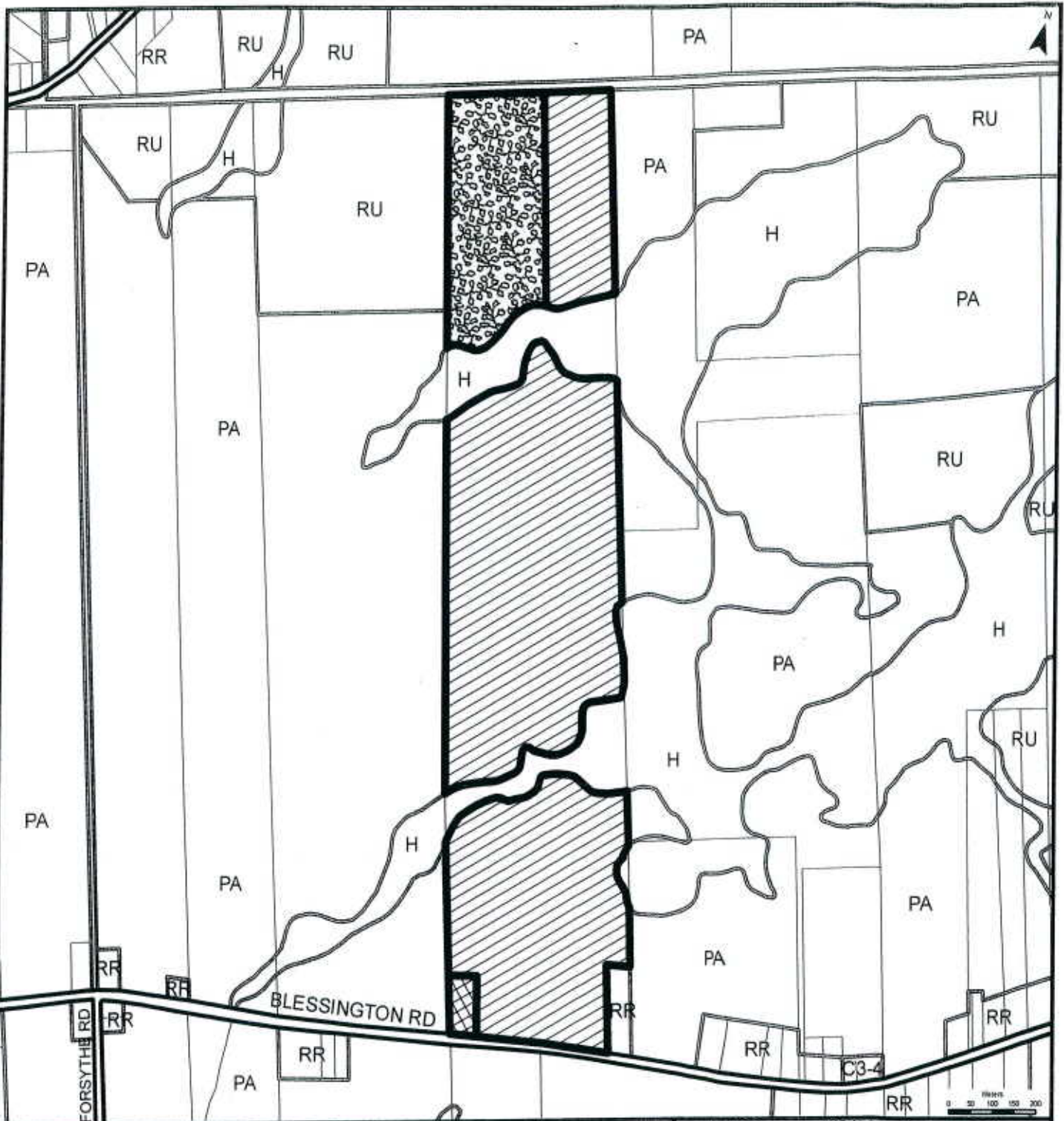
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 12th day of May, 2015



PROPOSED ZONING BY-LAW AMENDMENT

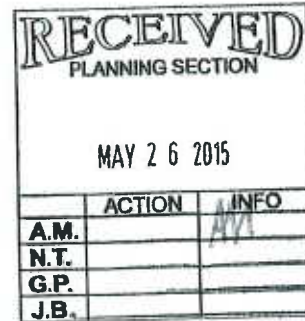
LOCATION: 439 BLESSINGTON RD

-  PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE ZONE) TO PA-47 (PRIME AGRICULTURE ZONE WITH SPECIAL PROVISIONS)
-  PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE ZONE) TO RR (RURAL RESIDENTIAL)
-  PROPOSED ZONING CHANGE FROM RU (RURAL ZONE) TO RU-23 (RURAL ZONE WITH SPECIAL PROVISIONS)



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

Stewart O'Brien
Grp Box 109, R.R. # 7
Belleville, ON., K8N 4Z7
613 813-4631



May 25, 2015

Attention: Planning Committee - City of Belleville

Re: Temporary Zoning Application Extension - 111 Bay Drive

Please reconsider the term of your approval of the application for extension of the temporary use of 111 Bay Drive for parking for Belleville General Hospital employees.

To address concerns, I have improved the property located at 111 Bay Drive. This has been an ongoing process and over the past few months we have completed the following improvements:

- Installed a new roof on the building.
- Painted the exterior of the building.
- We have installed signs stating that the property is being monitored by video camera.
- Realigned and reinforced the gates
- Swept the parking lot to remove excess salt and sand
- Resealed the asphalt parking lot
- Repainting of the parking lines
- Scheduled regular grass cutting during the summer months with a commercial landscaper
- Posted speed warning signs
- Installed signs stating **only hospital staff with permits have lawful access to the lot.**
- Strategically placed outdoor lighting on the property will run from dusk until dawn.

I would like to provide a brief history of this property and it's various uses over the years. This building was at one time a manufacturing plant that employed 50 people. It operated as a multi-shift facility until it closed and reopened as a service club - the Odd Fellows Hall. During this period the building was operated by a service group as a meeting hall for banquets, wedding, dances and company parties. It operated with random hours, as a licensed facility and was a profitable hospitality establishment.

Coincidentally, my original application was made to City Hall to address parking concerns of residents of Bay Drive and local area side streets. A signed petition was presented to City Council to resolve the problem of hospital employees and visitors blocking driveways, limiting access and creating unsafe driving conditions for local residents.

The facility is now used only **for parking**. The lot averages 25-30 cars per day - Monday to Friday from 7:30 a.m. to 5:00 p.m. On occasion, neighbours have used the lot for overflow parking for their guests.

Also note there are signs posted along Bay Drive indicating a neighbourhood watch program in place. And speed limits are posted in the area. These should act to deter speeders and undesirables.

There is a City owned and maintained park (approximately 15 acres) located on Bay Drive as a convenient and safe place for children to enjoy. A street sign indicates "Children Playing" in this area with a child and a ball. We have placed a watch for children playing sign at the exit to our property. (Photo attached.) This will be another reminder to drivers that they travelling in a residential area.

The continued need for this temporary parking lot is confirmed by the letter of support from Nancy Wilkes the BGH Interim Director of Support Services. People using our parking lot are health care professionals. Employees of Belleville General Hospital contribute to the continued well-being of our City - not just through the medical services they provide but also through their community spending.

I pride myself on the professional image this business property projects.

I warmly invite committee members to visit the property at 111 Bay Drive before voting on this extension. I look forward to hearing your thoughts on this application.

In closing, I respectfully request that the temporary use zoning by-law be extended for three years.

Respectfully,

A handwritten signature in black ink, appearing to read "Stewart O'Brien", written in a cursive style.

Stewart O'Brien







SOUTH SIDE



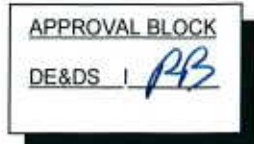
EXIT.



LIGHTING



FRONT



CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-15
June 1, 2015

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

Subject: Proposed Amendments to Zoning By-Law Number 3014, As Amended –
439 Blessington Road, Township of Thurlow, Now in the City of Belleville,
County of Hastings
File Number: B-77-983
Applicant/Owner: DARNELL & DAVID CUMMINS
Agent: WATSON LAND SURVEYORS LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the property described as 439 Blessington Road, former 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 portions of the subject lands from 'PA – Prime Agriculture' and 'RU – Rural' to 'RR – Rural Residential', 'PA-47' and 'RU-23', respectively."

SUMMARY:

The Applicant requests a rezoning of land that is subject to a Consent Application granted by the Committee of Adjustment on March 26, 2015 (Committee File # B 14/15). The Consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the Applicant is requesting that the severed farmland zoned "PA – Prime Agriculture" and "RU – Rural" be rezoned to special "PA-47" and

"RU-23" zones, respectively so as to not permit the construction of a residential dwelling.

The proposed severed lot, comprising approximately 7,285 square metres of lot area, and which contains the farm dwelling, is to be rezoned to "RR – Rural Residential".

The land subject to this application is designated "Agricultural Land Use" in the City's Official Plan. The policies of the Plan permit the disposal of surplus farm dwellings when farmland is being consolidated, subject to satisfying various requirements. The owners are wishing to dispose of their farm holding and consolidate this farmland with nearby operations.

The Provincial Policy Statement (Subsection 2.3.4.1 c)) requires that the "planning authority" (i.e. the Municipality) ensures that no new residential dwellings are permitted on the remnant parcel of farmland when permitting the creation by Consent of a residence surplus to a farming operation. The approach that is used by the Municipality, and recommended by the Province, is a rezoning of the land to prohibit residential development.

On that basis, the proposal complies with the Official Plan and the Provincial Policy Statement.

Planning Staff recommend that the Zoning By-Law amendments be approved.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendments apply to farmland located on Blessington Road.

The purpose of the application is to satisfy a condition of Committee of Adjustment decision # B 14/15 and thereby amend the Thurlow Ward Zoning By-Law Number 3014, as amended. Consent Application # B 14/15 proposes to sever the existing farmhouse as a surplus dwelling. In accordance with the policies of the Official Plan and Provincial Policy the Applicant requests that the farm field zoned "PA – Prime Agriculture" and "RU – Rural" be rezoned to "PA-47" and "RU-23" zones to preclude the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR - Rural Residential".

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

Subject Property

The subject lands are located on the north side of Blessington Road, approximately 1 kilometre east of Forsythe Road. A mix of rural residential and agricultural uses characterizes the adjacent land uses.

Official Plan

The property is designated "Agricultural Land Use" in the City's Official Plan. As per Subsection 7.2.3 e) of the Plan, as well as Subsection 2.3.4.1 c) of the Provincial Policy Statement, a Consent to enable disposal of a surplus dwelling in prime agricultural areas created through the consolidation of farmland may be permitted subject to the planning authority ensuring that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

The proposal complies with the Official Plan.

Zoning By-Law

The land subject to this application is zoned "PA – Prime Agriculture", "RU – Rural" and "H - Hazard" in Zoning By-Law Number 3014, as amended. The Applicant requests that the PA and RU zoned portions be rezoned to "PA-47" and "RU-23" zones so as to not permit the construction of a residential dwelling. In addition the Applicant requests that the farm dwelling be rezoned to "RR – Rural Residential".

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 proposed severed parcel would comply with these provisions.

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 12, 2015.

Quinte Conservation advises that they do not have a concern with the proposal but note that a portion of the retained lands lie within the regulated area of unnamed wetlands and a tributary of the Moira River. A permit will be required prior to any development (construction/filling/excavation/site grading) occurring within 30 metres of the wetland boundary and within 30 metres of the high water mark/top of bank of the tributary.

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

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on May 12, 2015.

The Recreation, Culture and Community Services Department, the Fire Department and the Approvals Section advise that they have no comment or concern.

- 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 May 12, 2015. Notice was also provided in The Intelligencer.

No comments or concerns have been received.

Planning Analysis

The granting of Consent Application File # B 14/15 by the Committee of Adjustment has resulted in the proposed severance of an existing farmhouse from the abutting farm fields. The Committee's approval of the surplus dwelling was granted in accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement. Consequently, the Applicant is requesting that the portion of the retained farmland zoned "PA – Prime Agriculture" and "RU – Rural" be rezoned to "PA-47" and "RU-23" zones so as to not permit the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR – Rural Residential". The owners are wishing to dispose of their farm holding and consolidate this farmland with nearby operations.

Planning Staff are satisfied the proposal complies with both the policies of the Official Plan and the Provincial Policy Statement. In this regard, the resultant rezoning will serve to protect farmland for future farming uses. On that basis, the application is recommended for approval.




Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

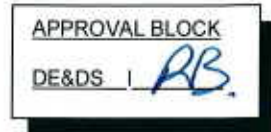
LOCATION: 439 BLESSINGTON RD

-  PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE ZONE) TO PA-47 (PRIME AGRICULTURE ZONE WITH SPECIAL PROVISIONS)
-  PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE ZONE) TO RR (RURAL RESIDENTIAL)
-  PROPOSED ZONING CHANGE FROM RU (RURAL ZONE) TO RU-23 (RURAL ZONE WITH SPECIAL PROVISIONS)



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-16
June 1, 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:

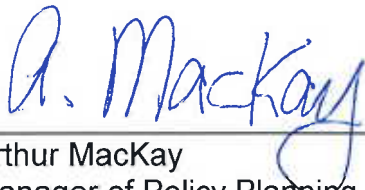
THAT Zoning By-Law Number 10245, as amended, be amended by rezoning a portion of 14 Maple Drive from 'R2 – Residential Second Density' to 'C1-4 – Local Commercial' to permit additional parking for the beauty salon located at 615 Sidney. It is also requested to modify the provisions of the 'C1-4' zone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

BACKGROUND:

As the Committee will recall, a public meeting was held on May 4, 2015 to consider this application that proposes to rezone lands adjacent to the beauty salon located at 615 Sidney Street. The purpose of the Application is to both allow additional parking for the beauty salon and to grant zoning relief for a basement stairway access.

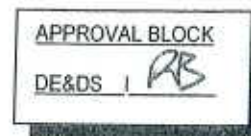
The Committee deferred its decision because the Applicant was not present to answer questions. The Applicant advises that she will be in attendance to answer the Committee's questions.

Please find attached the public meeting report that was attached to the Committee's May 4, 2015 Agenda.



Arthur MacKay
Manager of Policy Planning

atta



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."

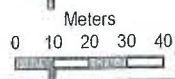
- Public Circulation

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.



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

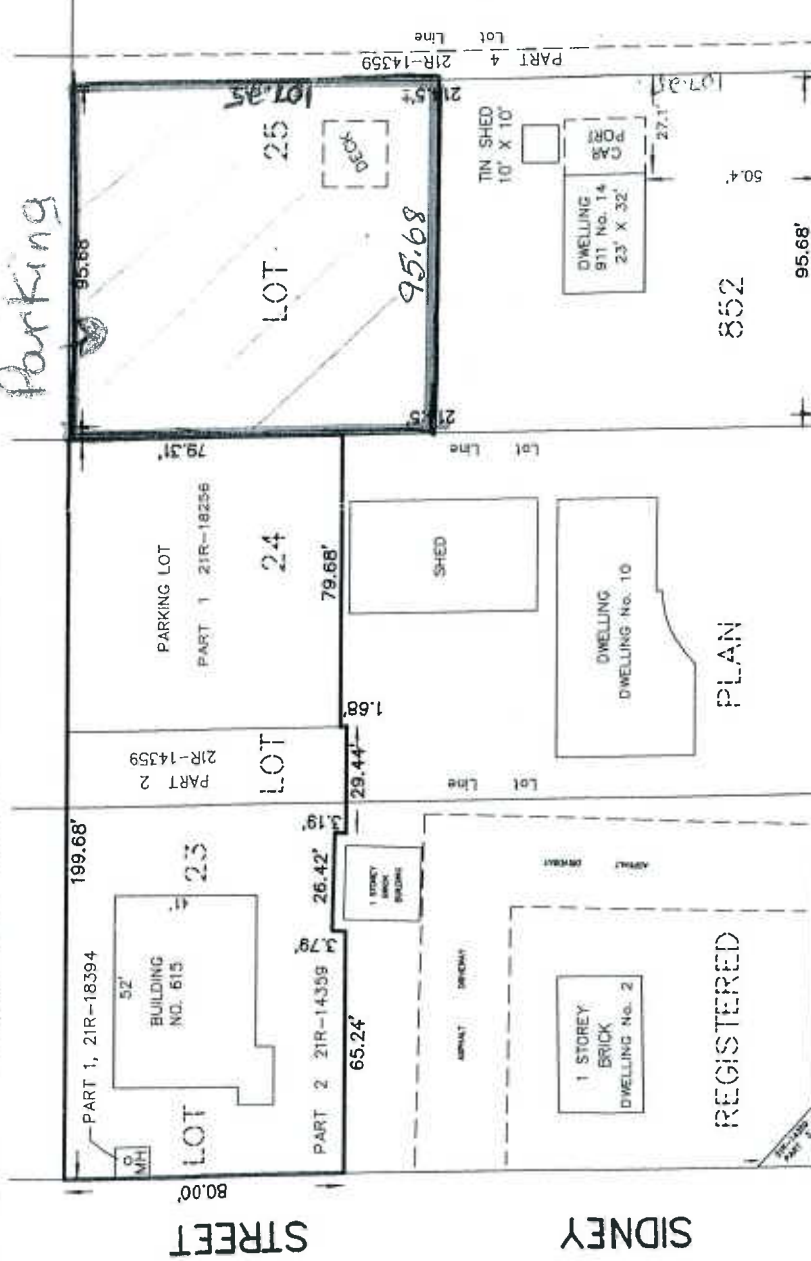
 PROPOSED ZONING CHANGE FROM R2 (RESIDENTIAL SECOND DENSITY) TO SAME C1-4 ZONE



SKETCH

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

80.00'



*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 - 3G3
(613) 962 - 9521

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

MAPLE DRIVE

**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-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	<i>25 Blessington Road, Thurlow</i> Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
2014				
B-77-962	Jun 10/14	Tulip Development Corporation McIntosh Perry	<i>Bell Boulevard</i> 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, May 11/15 Appeal Date: June 2/15
B-77-969	Sept 30/14	East Marina Investments Ltd. RFA Planning Consultant Inc.	<i>25 Dundas Street West</i> 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 Appeal Withdrawn
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	<i>52 South Front Street</i> 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**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
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
2015				
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 PAC Decision: Approved Council Approved: May 11/15 Appeal Date: June 2/15
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 PAC Decision: Approved Council Approved: May 11/15 Appeal Date: June 2/15
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 Meeting: May 4/15 Referred back to June 1/15 PAC Meeting
B-77-982	April 13/15	Potters Creek Dev Inc. Ainley Group Consulting Engineers & Planners	Block 57 - Durdas 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	Public Meeting: July 6/15
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 Meeting: June 1/15