

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MAY 6, 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**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 610 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-936
APPLICANT: DESERT STREAM CHRISTIAN FELLOWSHIP
AGENT: KEVIN DOWLING
OWNER: RENTX REALTIES CORP.

Notice of Meeting and Map

1

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
10245, AS AMENDED – 28, 30 and 38 EVERETT STREET,
CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-937
APPLICANT/OWNER: EDEN PLACE RETIREMENT HOME
AGENT: ALEXANDER WILSON ARCHITECT INC.**

Notice of Meeting and Map

3

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MAY 6, 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 March 4, 2013

4. DEPUTATIONS

5. COMMUNICATIONS

5.1 Letter from Desert Stream Christian Fellowship in support of an application for Zoning By-law Amendment for 610 Dundas Street East
Referrals from Public Meeting 6.1 refers

RESOLUTION

“THAT the letter from Desert Stream Christian Fellowship in support of an application for Zoning By-law Amendment for 610 Dundas Street East be received and referred to Referrals from Public Meeting 6.1.”

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 610 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-936
APPLICANT: DESERT STREAM CHRISTIAN FELLOWSHIP
AGENT: KEVIN DOWLING
OWNER: RENTX REALTIES CORP.

Manager of Policy Planning's Report No. PP-2013-16
 Communications 5.1 refers

9RESOLUTION

"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 610 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from 'C3 – Highway Commercial' to a special 'C3' zone to permit a portion of the existing building to be occupied by a church."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 28, 30 and 38 EVERETT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-937
APPLICANT/OWNER: EDEN PLACE RETIREMENT HOME
AGENT: ALEXANDER WILSON ARCHITECT INC.

Manager of Policy Planning's Report No. PP-2013-17

13

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 28, 30 and 38 Everett Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning 28 and 30 Everett Street from 'R4-40 – Residential Fourth Density' to match the 'R6-25 – Residential Sixth Density' zone of 38 Everett Street and to modify the same R6-25 zone to permit a total of fifty (50) special care beds with a minimum yard setback along Everett Street of 1.7 metres, a 6.3 metre minimum yard adjacent to Jane Street and a maximum lot coverage of 43.2%."

7. REPORTS

7.1 **A BY-LAW TO REVISE SITE PLAN CONTROL BY-LAW 2004-93 - REVISION TO MEMBERSHIP OF TECHNICAL REVIEW COMMITTEE**

Manager, Approvals Section's Report No. APS-2013-10

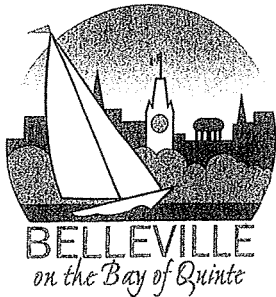
20

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville:

THAT a by-law to amend By-law Number 2004-93, being a by-law to regulate Site Plan Approval Process in the City of Belleville, be prepared for Council's consideration."

- 7.1 **A BY-LAW TO DELEGATE SUBDIVISION APPROVAL TO THE MANAGER OF APPROVALS**
- Manager, Approvals Section's Report No. APS-2013-11 **24**
- RESOLUTION**
- “THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville:
- THAT, pursuant to Section 51.2(1) of the Planning Act, a by-law to delegate part of the authority of Council to approve plans of subdivision to the Manager of Approvals with the authority as outlined on APPENDIX 1 attached to the Manager of Approvals Section Report No. APS-2013-11, be prepared for Council's consideration.”
8. **INFORMATION MATTERS**
- 8.1 **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**
- Report to June 3, 2013 **29**
- 8.2 **BUILDING SECTION MONTH END REPORT**
- Report Period: March 2013 **31**
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-77-936

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MAY 6, 2013
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to a commercial building on approximately 1.9 hectares of land that is located at 610 Dundas Street East. The land is zoned "C3 – Highway Commercial" and the Applicant requests a rezoning to a special C3 zone to allow a portion of the existing building to be occupied by a church. No new development is proposed.

The land is described as Block 16, Plan 21M-184, City of Belleville, County of Hastings and is known municipally as 610 Dundas Street East.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, the policies of the Plan allow a church as a permitted use.

ZONING BY-LAW:

The subject land is zoned "C3 – Highway Commercial" in Zoning By-Law Number 10245, as amended. The applicant requests a special C3 zone to add a church as a permitted use, in addition to the uses permitted by the C3 zone.

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).

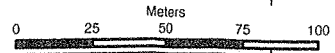
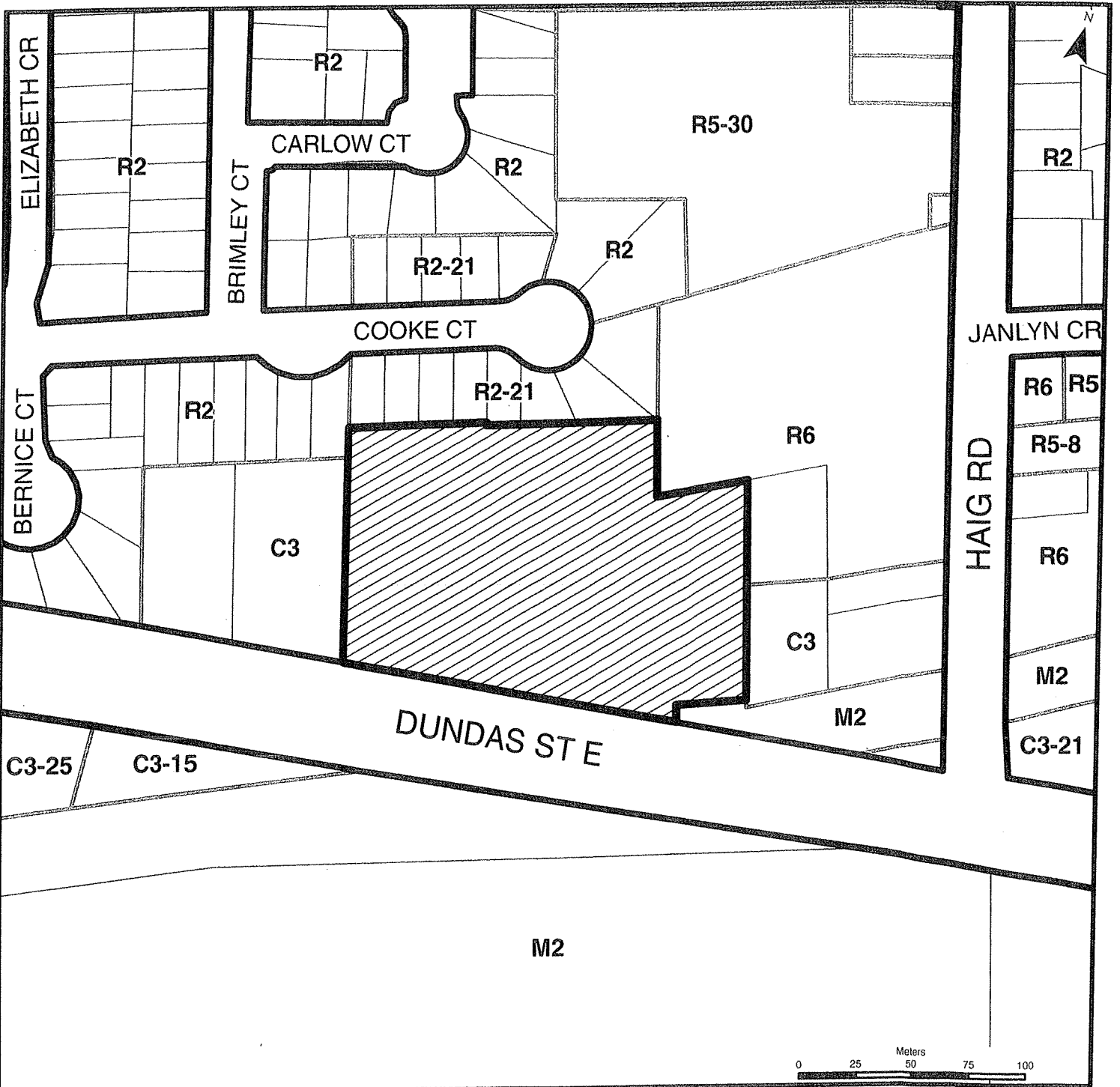
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

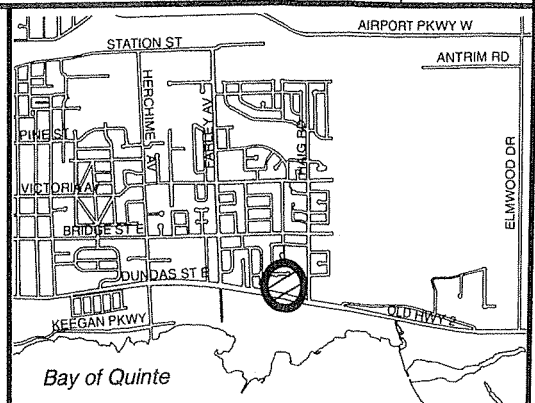
DATED at the City of Belleville this 16th day of April, 2013



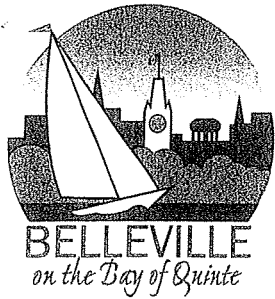
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 610 DUNDAS ST E

 PROPOSED ZONING CHANGE FROM C3 (HIGHWAYCOMMERCIAL) ZONE TO C3 ZONE WITH SPECIAL PROVISION



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CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-937

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MAY 6, 2013
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended, to permit the expansion of the Eden Place Retirement Home, a special care residential facility for senior's located at 38 Everett Street. The applicant proposes a three (3) storey addition to the south of the existing facility to add an additional fifteen (15) beds to Eden Place for a total of fifty (50) beds. To accommodate this addition, the residential dwelling, located at 28 - 30 Everett Street, is proposed to be demolished. In 2006, this dwelling had been rezoned by Eden Place to permit its occupancy as an independent senior's only boarding house. The proposed addition will result in a building setback from Jane Street of 6.3 metres and a west interior side yard setback of 5.3 metres.

The parcels are described municipally as 28, 30 and 38 Everett Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" and "Residential Land Use" in the Official Plan. The Plan permits a special care residential facility subject to satisfying various policies.

ZONING BY-LAW:

The dwelling at 28 - 30 Everett Street is zoned "R4-40 – Residential Fourth Density" in Zoning By-Law Number 10245, as amended. The applicant requests a rezoning to a special "R6-25 – Residential Sixth Density" zone to match the zoning of the adjacent special care residential facility and thereby permit the southerly three (3) storey expansion of the facility to allow a total of fifty (50) beds for seniors. The applicant will be providing a total of twenty one (21) parking spaces to accommodate the facility.

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 16th day of April, 2013



PROPOSED ZONING BY-LAW AMENDMENT

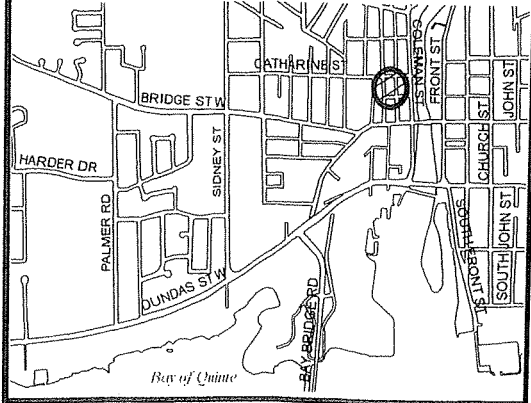
LOCATION: 28-30 EVERETT STREET



PROPOSED ZONING CHANGE FROM R6-25 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS TO REVISED R6-25



PROPOSED ZONING CHANGE FROM R4-40 (RESIDENTIAL FOURTH DENSITY) ZONE WITH SPECIAL PROVISIONS TO SAME R6-25 ZONE





CHRISTIAN FELLOWSHIP
A Place of New Beginnings

RECEIVED		
PLANNING SECTION		
B-77-936		
APR 3 2013		
	ACTION	INFO
A.M.		AWP
N.T.		
G.P.		
J.B.		

The City Planning Advisory Committee and City Council
Re: Application for Zoning By-Law Amendment for 610 Dundas St. East

I am a long time resident of the City of Belleville (over 20 years), with a passion for motivating its citizens to invest in the city's future. Eighteen years ago, I established a new church in the city known as "Desert Stream Christian Fellowship," with a commitment to changing lives in the community. Our passion has led to our investing in everything from the Skate Park to Recovery Programs.

In 2002, we purchased the property at 535 Dundas St. East, where we had been renting for four years. This has been our home since 1997. We took an often vacant property, which had fallen into some disrepair, and turned it into a place of Worship, but also a landmark property used by our church and many other groups and agencies, including the United Way, the Belleville City Police and the O.P.P.

This past fall (2012), we were approached by someone wishing to purchase our property. Although we don't know the specifics regarding the purchasers, we do know their interest in the property is because of its commercial potential.

In response to the sale of our property and with a desire to acquire something larger to accommodate our existing activities, we have made an offer to purchase 610 Dundas St East. This building is an ideal location for our congregation, since it is still on the bus routes and keeps us in the East end of Belleville.

This location at 610 Dundas St has a long history as a commercial property, and also a community facility. Over the years, it has been a bowling alley, a mini putt, a Bingo Hall and has even previously been home to another church.

T • 613-968-5348
F • 613-968-8333
A • 535 Dundas Street East
Belleville, Ontario K8N 5P6
W • www.desertstream.net

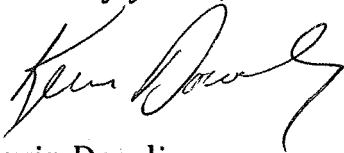
It is our intention to renovate and occupy all the portions of the building west of the main entrance. The largest portion (everything east of the front entrance), approximately 2/3rds of the building, is currently rented to HGS, a call centre in Belleville, with service contracts with Apple Canada and Rogers Wireless. Our long-term plan would be to keep them as tenants and foster a continuing relationship between HGS and the city of Belleville.

The current contract with HGS requires the Landlord to provide them with 300 parking spaces (there are 321 on the premises). At times, parking has been difficult Monday through Friday in the afternoons, because of the spaces needed by the Bingo, and the call centre being in full operation. Our needs however are primarily on Sunday mornings from 10 - 12 and in the evenings after 7PM when the call centre operates with a reduced staff. We believe our fit together; will actually alleviate the parking issues that have sometimes accompanied the operation of the call centre and other tenants on the premises.

Finally, making an amendment to the zoning, which allows Desert Stream to sell its current property and move to 610 Dundas St. East, will result in the city once again receiving tax revenue from 535 Dundas St. The amount of tax revenue gained from 535 Dundas, should more than offset the loss of tax revenue from 610 for the space occupied by the church. The city will of course continue to receive tax revenue from 610 Dundas from the portion rented by HGS.

Thank you for your time and attention to this matter. If you have any questions, please don't hesitate to call.

Sincerely yours,



Kevin Dowling
Lead Pastor



APPROVAL BLOCK

DE&DS | *AB*

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-16
May 6, 2013

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
610 Dundas Street East, City of Belleville, County of Hastings
File Number: B-77-936
Applicant: DESERT STREAM CHRISTIAN FELLOWSHIP
Owner: RENTX REALTIES CORPORATION
Agent: KEVIN DOWLING

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 610 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject land from 'C3 – Highway Commercial ' to a special 'C3' zone to permit a portion of the existing building to be occupied by a church."

SUMMARY:

The application pertains to a commercial building on approximately 1.9 hectares of land that is located at 610 Dundas Street East. The site presently contains a bingo hall and a call centre. The land is zoned "C3 – Highway Commercial" and the Applicant requests a rezoning to a special C3 zone to allow the space currently occupied by a bingo hall (approximately 1/3 of the existing building) to be utilized by a church. No new development is proposed.

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, the policies of the Plan allow a church as a permitted use.

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

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to a commercial building situated on approximately 1.9 hectares of land located on the north side of Dundas Street East.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit a portion of the building to be used for a church.

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

Subject Property

- Site Characteristics

The land is developed with a commercial building occupied by a bingo hall and call centre.

- Adjacent Land Uses

To the east, west and south across Dundas Street East are located commercial uses. To the north are residential uses fronting on Cooke Court.

Official Plan

The land is designated "Commercial Land Use" in the Official Plan as part of the Bayview Mall/Dundas Street East Corridor. These policies permit community facility uses which include churches.

Zoning By-Law

The subject land is zoned "C3 – Highway Commercial" in Zoning By-Law Number 10245, as amended. The Applicant requests a special "C3" zone to add a church as a permitted use.

There are 321 parking spaces on site. Under zoning, the minimum parking requirements for a bingo hall and a church are the same calculation.

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 16, 2013.

The Algonquin & Lakeshore Catholic School Board and Quinte Conservation advise 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 16, 2013.

The Approvals Section and the Recreation, Culture and Community Services Department have no concerns or comments.

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on April 16, 2013.

No comments or concerns have been received.

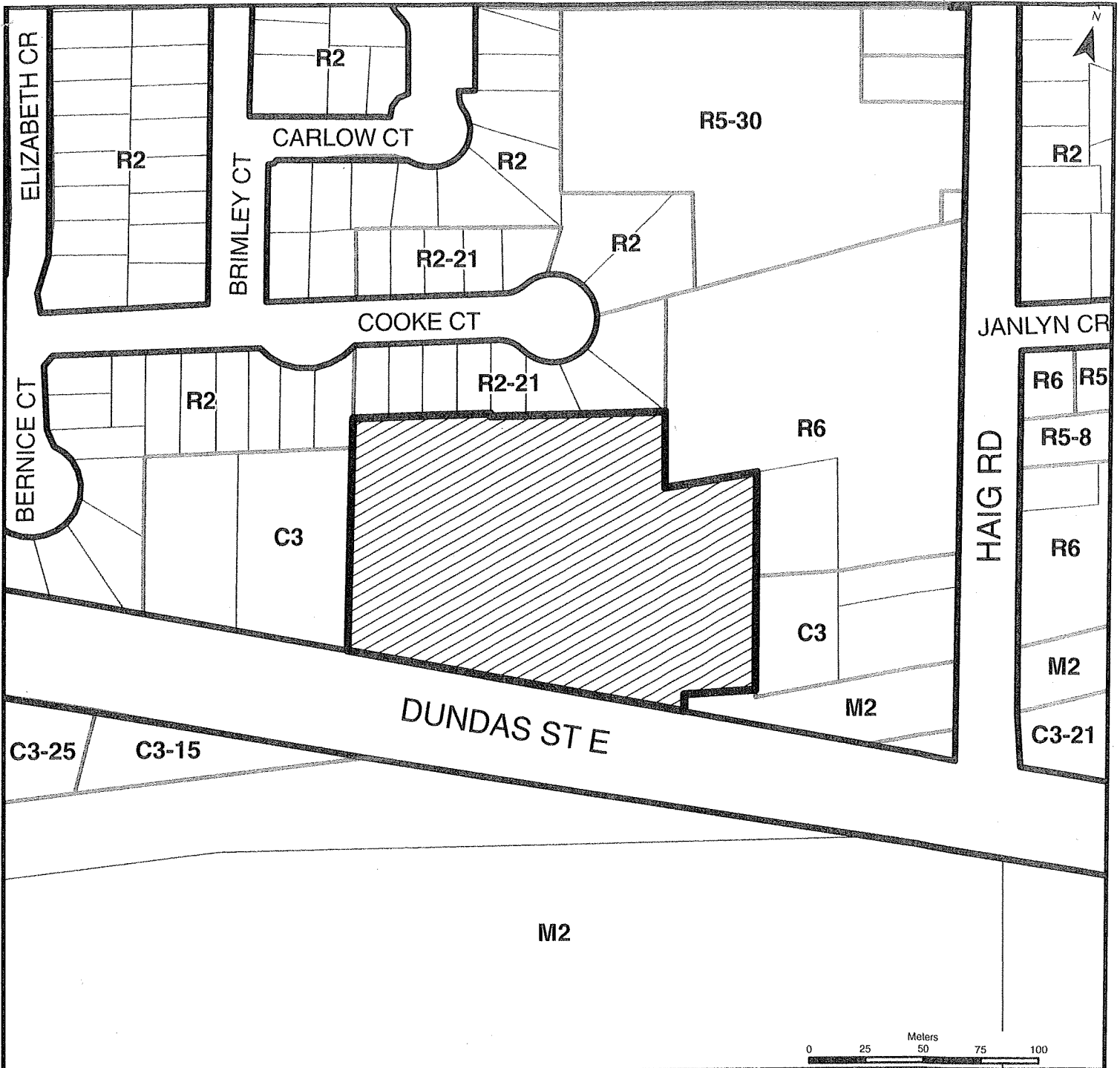
Planning Analysis

The utilization of a portion of the building for a church is permitted by the "Commercial Land Use" policies of the Official Plan and there are no compliance issues with the parking requirements under the Zoning By-Law based on equivalent occupancy. The property currently has 321 parking spaces and the church has identified that their needs would be predominately Sunday mornings and in the evenings.



Arthur MacKay
Manager of Policy Planning

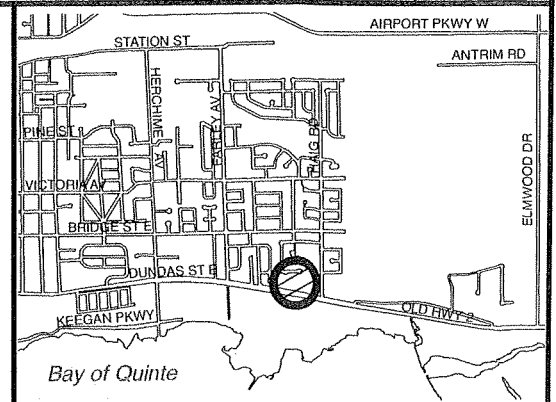
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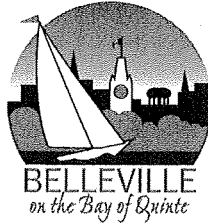
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 610 DUNDAS ST E

 PROPOSED ZONING CHANGE FROM C3 (HIGHWAYCOMMERCIAL) ZONE TO C3 ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 Page 12
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



APPROVAL BLOCK
DE&DS <i>RS</i>

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-17
May 6, 2013

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
28, 30 and 38 Everett Street, City of Belleville, County of Hastings
File Number: B-77-937
Applicant/Owner: EDEN PLACE RETIREMENT HOME
Agent: ALEXANDER WILSON ARCHITECT 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 28, 30 and 38 Everett Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning 28 and 30 Everett Street from 'R4-40 – Residential Fourth Density' to match the 'R6-25 – Residential Sixth Density' zone of 38 Everett Street and to modify the same R6-25 zone to permit a total of fifty (50) special care beds with a minimum yard setback along Everett Street of 1.7 metres, a 6.3 metre minimum yard adjacent to Jane Street and a maximum lot coverage of 43.2%."

SUMMARY:

The application is to permit the expansion of the Eden Place special care residential facility for seniors located at 38 Everett Street. The applicant proposes a three (3) storey addition to the south of the existing facility to add an additional fifteen (15) beds to Eden Place for a total of fifty (50) beds. To accommodate this addition, the residential dwelling, located at 28/30 Everett, is proposed to be demolished. In 2006,

this dwelling had been rezoned by Eden Place to permit its occupancy as an independent senior's only boarding house. The proposed addition will result in a building setback from Jane Street of 6.3 metres; a continuation of the existing retirement home's building setback of 1.7 metres from Everett Street and a maximum lot coverage of 43.2 %. The total parcel area would comprise approximately 2,990 square metres. The site is served by an existing parking area that accesses Cedar Street and can accommodate nineteen (19) parking spaces.

The land is designated "Commercial Land Use" and "Residential Land Use" in the Official Plan. The Plan permits a special care residential facility subject to satisfying various policies.

Planning Staff are satisfied that the expansion is appropriate for the location and therefore recommend approval of the Zoning By-Law amendment.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to approximately 2,990 square metres of contiguous land located at 28, 30 and 38 Everett Street in the City of Belleville. The site contains Eden Place Retirement Home and a two (2) unit dwelling.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, so as to permit the expansion of the Eden Place special care residential facility for seniors located at 38 Everett Street. The applicant proposes a three (3) storey addition to the south of the existing facility to add an additional fifteen (15) beds to facilitate a total of fifty (50) beds. To accommodate this addition, the residential dwelling, located at 28/30 Everett Street, is proposed to be demolished.

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

Subject Property

- Site Characteristics

The site is located on the west side of Everett Street, south of Catherine Street and north of Jane Street and is developed with a two (2) storey retirement home and an adjacent two (2) unit residential dwelling. The site also contains an associated parking area.

- Adjacent Land Uses

To the north, south and west are residential uses. Across Everett Street to the east is located Christ Church Anglican.

Official Plan

The land is designated "Commercial Land Use" and "Residential Land Use" in the Official Plan. The policies of the Plan permit a range of housing types and forms, including specialized housing for groups such as the elderly.

With respect to density impacts, it has been the planning criteria of the City to apply to a retirement home a standard of four (4) units equaling one (1) residential dwelling unit. The proposed expansion to fifty (50) bedroom units would equal an overall density of approximately forty two (42) units per hectare and thus would constitute medium density residential development as defined in the Official Plan.

Applying the medium density policies of the Official Plan, the site is in proximity to both an arterial road (Coleman Street) and a collector road (Bridge Street West). Given the adjacent institutional use and the proximity to these Streets, the main access points to Coleman and Bridge Streets do not pass through significant areas of low density residential uses. In addition, the site is in close proximity to neighbourhood commercial uses located on both Bridge Street West and Coleman Street and is immediately adjacent to a Church situated on the east side of Everett Street. Recreational uses in proximity include the Parrott Trail located on the east side of the Moira River which can be readily accessed from the pedestrian bridge situated at the easterly limit of Catherine Street.

Zoning By-Law

The dwelling at 28/30 Everett Street is zoned "R4-40 – Residential Fourth Density" in Zoning By-Law Number 10245, as amended. In 2006 this property was rezoned by Eden Place to permit its occupancy as an independent senior's only boarding house. The applicant requests a rezoning to a special "R6-25 – Residential Sixth Density" zone to match the zoning of the adjacent special care residential facility and thereby permit the southerly three (3) storey expansion of the facility to allow a total of fifty (50) beds for seniors.

The proposed addition will result in a building setback from Jane Street of 6.3 metres, a continuation of the existing building setback of 1.7 metres from Everett Street for the retirement residence and a maximum lot coverage of 43.2%. Applying a parking standard of four (4) units per parking space for the senior's residence, a total of fifty (50) units would require the provision of thirteen (13) parking spaces. The applicant is proposing to provide a total of nineteen (19) spaces in the existing parking area.

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 16, 2013.

The Algonquin & Lakeshore Catholic School Board and Quinte Conservation advise that they have no 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 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 16, 2013.

The Development Engineer advises as follows:

"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, including the dedication of road widening to the City, confirmation of servicing capacity and the preparation of a Stormwater Management Report which will include the extension of the storm sewer on Jane Street to the site.

It should also be noted that any parking provided for the site needs to be located completely on the private property. Therefore the two proposed parking spots on Everett Street cannot be used for parking. If the parking at this location is relocated completely on to the private property, there will be a requirement to provide protection for the hydro transformer."

The Manager of Approvals reiterates that the development of the property will require site plan review and approval. He also notes that the two parking spaces at the northeast corner of the subject property should be removed.

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

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on April 16, 2013.

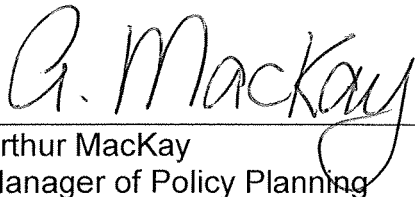
No comments or concerns have been received.

Planning Analysis

The Official Plan supports a range of housing types and densities including specialized housing to service the elderly. The Plan also includes provisions that encourage infill housing in existing neighbourhoods to maximize land utilization and efficiency of municipal infrastructure. Similarly, the Provincial Policy Statement (Sec. 1.1.2) encourages intensification and redevelopment to accommodate an appropriate range and mix of housing and directs municipalities (Sec. 1.4.3) to provide for an appropriate range and densities of housing types including special needs requirements.

It is also noted that the 6.3 metre setback from Jane Street proposed for the addition well exceeds the current building location of the dwelling that is proposed to be demolished. The 1.78 metre setback from Everett Street for the addition matches the setback for the retirement residence and also exceeds the current dwelling's setback from that Street. The provision of landscaping will include a roof terrace to serve the needs of the residents.

If approved, the site will be subject to a formal site plan control application and review process to address, among other things, stormwater drainage, confirmation of servicing capacity and road widening needs.

A handwritten signature in cursive script that reads "A. MacKay". The signature is written in black ink and is positioned above a horizontal line.

Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

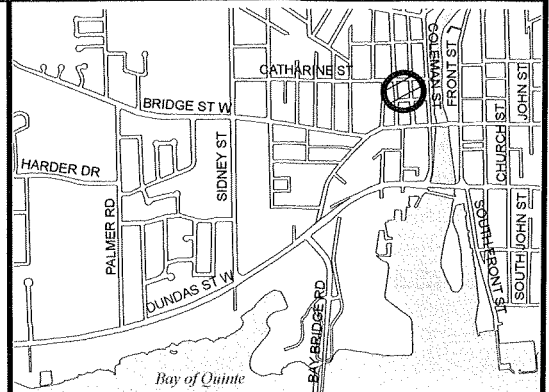
LOCATION: 28-30 EVERETT STREET



- PROPOSED ZONING CHANGE FROM R6-25 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS TO REVISED R6-25

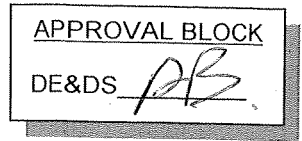


- PROPOSED ZONING CHANGE FROM R4-40 (RESIDENTIAL FOURTH DENSITY) ZONE WITH SPECIAL PROVISIONS TO SAME R6-25 ZONE



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE
Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2013-10
May 6, 2013

To: Belleville Planning Advisory Committee

Subject: A By-law to Revise Site Plan Control By-law 2004-93
Revision to Membership of Technical Review Committee

File:

Recommendation:

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville:

THAT a by-law to amend By-law Number 2004-93, being a by-law to regulate the Site Plan Approval Process in the City of Belleville, be prepared for Council’s consideration.”

Background:

In 2004 Belleville City Council passed a by-law to consolidate and regulate the Site Plan approval process in the municipality. Contained in By-law 2004-93, as outlined in **APPENDIX 1** attached, was reference to a “Technical Review Committee”.

The role assigned to the Technical Review Committee was to arbitrate in cases where the applicant for site plan approval had a disagreement with the requirements and standards for development being requested by the Approvals Section. For example, the Approvals Section may request the installation of a 1.8 metre high privacy fence but the applicant/developer proposes to install a 1.6 metre chain link fence. If this difference of opinion cannot be resolved then the matter could be referred to the Technical Review Committee for a decision. In practice the Technical Review Committee has only been required to intervene twice in the last six years. Very rarely do City Staff and applicants reach an impasse.

As shown on **APPENDIX 1**, the composition of the Technical Review Committee does not reflect the current structure of City Departments. There no longer are separate Directors of Engineering and Development Services and these two positions have been combined into one. Therefore, as outlined on **APPENDIX 2**, it is recommended that the Manager of Policy Planning be appointed to the Technical Review Committee along with the Chief Administrative Officer and the City’s Director of Engineering and Development Services.

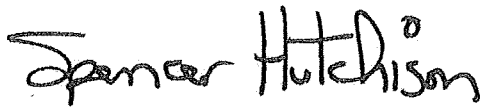
Analysis:

The City's Site Plan process requires a Technical Review Committee preferably with an odd number of members. The composition of the Committee, as legislated by By-law 2004-93, cannot be met and needs to be updated to current staffing arrangements. The proposed revision to the Technical Review Committee is considered technical in nature and a house-keeping matter.

Financial:

There is no financial cost to changing the composition to the Technical Review Committee.

Respectfully submitted.

A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive style with a small circle above the 'i' in Hutchison.

Spencer Hutchison/MG
attachments

APPENDIX 1

Current Site Plan Control By-law

THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW 2004-93

A BY-LAW TO ESTABLISH A SITE PLAN CONTROL AREA WITHIN THE CITY OF BELLEVILLE

WHEREAS the Corporation of the City of Belleville has adopted an official plan that provides for the establishment of a site plan control area pursuant to Section 41 of the *Planning Act, R.S.O. 1990, c.P.13, as amended*;

AND WHEREAS the Council of the Corporation of the City of Belleville wishes to consolidate its site plan control area by-laws established by each of the former municipalities that now comprise the City of Belleville;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

1. In this By-law:

"City" means the City of Belleville.

"Clerk" means the City's Clerk, or designate.

"Council" means the Council of the Corporation of the City of Belleville.

"Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in subsection 168(5) of the *Municipal Act, 2001*, or of sites for the location of three or more mobile homes as defined in subsection 46(1) of the *Planning Act, R.S.O. 1990, c.P.13, as amended* or of sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46(1) of the *Planning Act, R.S.O. 1990, c.P.13, as amended*.

"Manager of Approvals" means the City's Manager of Approvals, or designate.

"Planning Advisory Committee" means the Planning Advisory Committee for the City of Belleville appointed by Council.

"Technical Review Committee" means a committee consisting of the City's Chief Administrative Officer, the City's Director of Development Services, and the City's Director of Engineering and Public Works, or designates.

2. All land located within the corporate limits of the City of Belleville is hereby designated as a site plan control area pursuant to Section 41(2) of the *Planning Act, R.S.O. 1990, c. P.13, as amended*.
3. No person shall undertake any development within a site plan control area, except as may otherwise be permitted pursuant to Section 5 of this By-law, without first obtaining the approval from the City of:

APPENDIX 2

Draft By-law to Revise Site Plan Control By-law

**THE CORPORATION OF THE CITY OF
BELLEVILLE**

BY-LAW 2013 - __

**A BY-LAW TO AMEND THE CITY OF BELLEVILLE
SITE PLAN CONTROL AREA BY-LAW**

WHEREAS the Council of the Corporation of the City of Belleville wishes to amend certain provisions of the City of Belleville Site Plan Control Area By-law;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE HEREBY ENACTS AS FOLLOWS:

1. Paragraph 1. of By-law 2004-93 is hereby amended by deleting therefrom the definition of "Technical Review Committee" and inserting in its place the following definition of "Technical Review Committee":

"Technical Review Committee" means a committee consisting of the City's Chief Administrative Officer, the City's Director of Engineering and Development Services, and the City's Manager of Policy Planning, or designates."

THIS BY-LAW SHALL COME INTO FULL FORCE AND EFFECT UPON FINAL PASSING THEREOF.

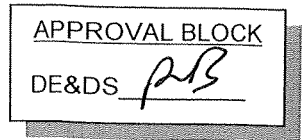
Read a first time this __ day of _____, 2013

Read a second time this __ day of _____, 2013

Reach a third time and finally passed this ____ day of _____, 2013.

Mayor

Clerk



CITY OF BELLEVILLE
Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2013-11
May 6, 2013

To: Belleville Planning Advisory Committee

Subject: A By-law to Delegate Subdivision Approval to the Manager of Approvals

File:

Recommendation:

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville:

That, pursuant to Section 51.2 (1) of the Planning Act, a by-law to delegate part of the authority of Council to approve plans of subdivision to the Manager of Approvals with the authority as outlined on **APPENDIX 1** attached to the Manager of Approvals Section Report No. APS-2013-11, be prepared for Council’s consideration.”

Background:

City Staff in consultation with the City Solicitor and an outside Planning Consultant have been conducting an assessment of the City’s current subdivision review and approval process with the goal of improving how the City reviews and approves plans of subdivision.

Arising from this on-going review, was the recognition that some of the steps undertaken in the current review process are not clearly documented nor legislated. Therefore, as outlined on **APPENDIX 1** attached, a by-law has been prepared for the Committee’s consideration to set forth in writing how the Approvals Section processes a plan of subdivision application.

Analysis:

Section 2 of the proposed by-law authorizes the Manager of Approvals to process subdivision applications pursuant to the terms and limitations set forth by City Council.

Section 3 of the proposed by-law sets forth the terms and limitations of what the Manager of Approvals can do. This section essentially sets forth the administrative parameters for processing a plan of subdivision application, for example, to determine when an application is complete; to extend the time for providing comments, etc.

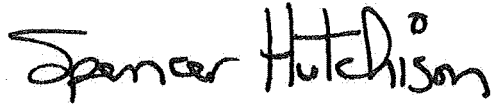
Analysis: (cont'd)

The proposed by-law attached as **APPENDIX 1** is considered technical in nature and a house-keeping matter.

Financial:

There is no financial cost in the request, and the implementation of a by-law, to delegate certain steps in the subdivision approval process to the Manager of Approvals.

Respectfully submitted.

A handwritten signature in black ink that reads "Spencer Hutchison". The signature is written in a cursive style with a small circle above the letter 'i' in Hutchison.

Spencer Hutchison/MG
attachments

APPENDIX 1

**Draft By-law to Delegate Subdivision Approval to the
Manager of Approvals**

**THE CORPORATION OF THE CITY OF BELLEVILLE
BY-LAW NUMBER 2013-xx**

**A BY-LAW TO DELEGATE SUBDIVISION AND CONDOMINIUM APPROVAL IN THE CITY
OF BELLEVILLE**

WHEREAS Section 51.2 (1) of the Planning Act authorizes a council of a municipality, where it is the approval authority under Section 51 of the Planning Act in respect of the approval of plans of subdivision, to delegate all or any part of the authority of Council to approve plans of subdivision to an appointed officer identified in the by-law by name or position;

AND WHEREAS the Council of the Corporation of the City of Belleville wishes to delegate certain parts of its authority under Section 51 of the Planning Act to an appointed officer;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

1. In this By-law, the following definitions shall apply:
 1. "City" means The Corporation of the City of Belleville;
 2. "Manager of Approvals" means the person who holds the position of Manager of Approvals for the Corporation of the City of Belleville from time to time;
 3. "Council" means the Municipal Council of the Corporation of the City of Belleville;
 4. "Clerk" means the City Clerk of the Corporation of the City of Belleville;
 5. "Director of Engineering and Development Services" means the person who holds the position of Director of Engineering and Development Services for the Corporation of the City of Belleville from time to time; and
 6. "Plans" means plans of subdivision or plans of condominium.

2. Upon this By-law coming into force, the Manager of Approvals has, in lieu of Council, all powers and rights in respect of the authority delegated by this By-law, and the Manager of Approvals shall be responsible for all matters pertaining thereto, subject to the terms and limitations of this By-law, and in exercising such authority the Manager of Approvals may affix his/her signature as required to all documents and Plans arising from or connected with the operation of this By-law.

3. Pursuant to Section 51.2(1) of the Planning Act, Council hereby delegates to the Manager of Approvals the authority:
 - a) to determine whether or not an application made in respect of a proposed Plan is complete, and if determined to be incomplete, to refuse to accept it and return the application to the applicant detailing the outstanding information required;

By-law Number 2013-xx**Page 2**

- b) to extend time limits for the receipt of comments from persons and agencies that were circulated the proposed Plan for review and comment;
 - c) to sign a proposed Plan and issue letters of draft approval with conditions for the purpose of indicating draft approval of such Plan by the Council;
 - d) to negotiate or apply dispute resolution procedures with those parties involved in a referral of a draft Plan to the Ontario Municipal Board, in an attempt to resolve the issues and avoid the necessity of an Ontario Municipal Board hearing, if possible;
 - e) upon receipt of a request to modify the draft Plan or modify the conditions of draft approval:
 - i. where in the opinion of the Manager of Approvals such changes are warranted and would be minor, to modify the proposed Plan by redlining or making a change to the conditions of draft Plan approval; or
 - ii. where in the opinion of the Manager of Approvals the requested modifications are not warranted, to refuse to make any changes to the draft Plan or the conditions of draft Plan approval; or
 - iii. where in the opinion of the Manager of Approvals such changes would not be minor, to refer such request to Council for a decision.
 - f) to grant a maximum six-month extension to draft approval of a proposed Plan where the Manager of Approvals considers such an extension to be an emergency, and to grant extensions to draft approval of a proposed Plan of longer duration where Council concurs with such an extension;
 - g) to enter into negotiations and to finalize the terms of a subdivision agreement or condominium agreement, and to recommend the same to Council for execution;
 - h) to sign the final Plan, thereby granting final approval to a proposed Plan, upon all conditions of draft Plan approval being addressed to the satisfaction of the Manager of Approvals.
4. In the absence of the Manager of Approvals or where the position of Manager of Approvals is vacant, the Director of Engineering and Development Services shall have the same authority granted the Manager of Approvals by this By-law.
5. All approvals given by the Manager of Approvals pursuant to Section 51 of the Planning Act between January 1, 2006 and the coming into force of this By-law are hereby authorized, ratified and confirmed.
6. This By-law may be cited as the "City of Belleville Subdivision Approval Delegation By-law".

THIS BY-LAW SHALL COME INTO FORCE AND TAKE EFFECT IMMEDIATELY ON AND AFTER THE PASSING THEREOF.

Read a first time this **13th** day of **May 2013**.

Read a second time this **13th** day of **May 2013**.

Read a third time and finally passed this **13th** day of **May 2013**.

NEIL R. ELLIS

MAYOR

MATT MACDONALD

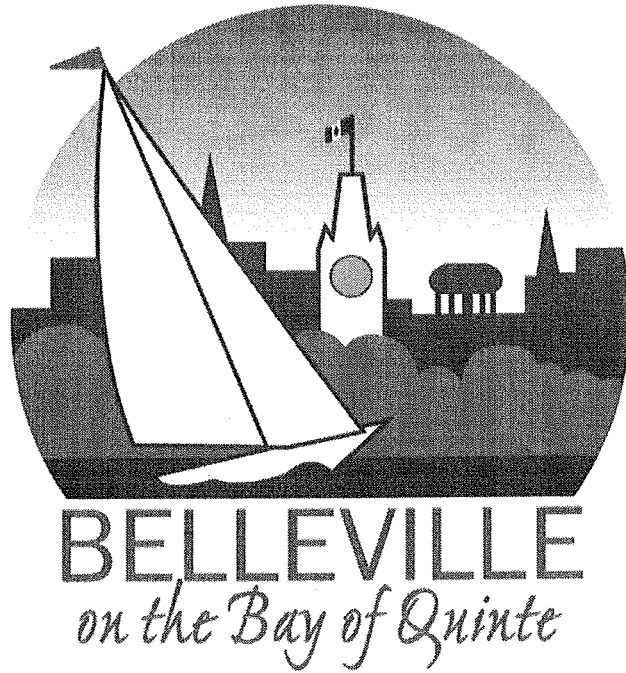
ACTING CITY CLERK

**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. 2013	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
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
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
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



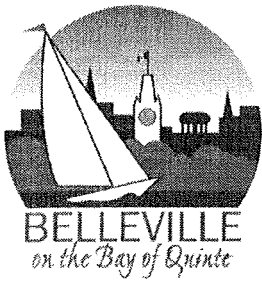
**ENGINEERING &
DEVELOPMENT SERVICES DEPT.**

BUILDING SECTION

MONTH-END REPORT

REPORT PERIOD: MARCH 2013

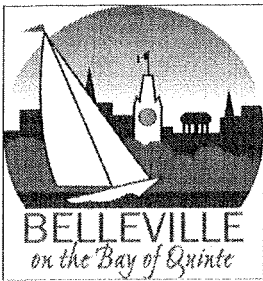
www.city.belleville.on.ca



City of Belleville
Building Department
Financial Summary Report
March 2013

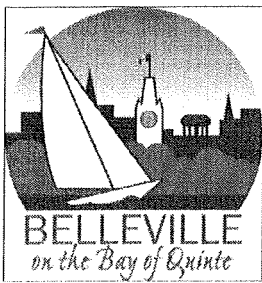
Type	Permits	Total Valuation	Building Permit Fee
Residential (new)	12	\$2,014,005.00	\$22,194.05
Residential (other)	19	\$560,200.00	\$3,545.00
Commercial (new)	0	\$0.00	\$0.00
Commercial (other)	12	\$143,100.00	\$1,886.00
Industrial (new)	0	\$0.00	\$0.00
Industrial (other)	0	\$0.00	\$0.00
Institutional / Govt (new)	0	\$0.00	\$0.00
Institutional / Govt (other)	5	\$218,400.00	\$2,456.00
Other	1	\$500.00	\$50.00
Sub Totals	49	\$2,936,205.00	\$30,131.05

	This Month		Year To Date		Previous Year End
	March 2013	March 2012	March 2013	March 2012	December 2012
Building Permit Fee	\$30,131.05	\$29,468.65	\$53,633.58	\$96,956.85	\$606,692.91
Construction Value	\$2,936,205.00	\$2,586,885.00	\$4,909,458.42	\$9,085,205.00	\$54,165,985.60
Development Charges	\$118,085.00	\$78,382.00	\$156,782.00	\$168,012.00	\$1,478,337.90



**City of Belleville
Building Department
Comparative Report
March 2013**

Classification	2012			2013		
	Permits	Construction	Permit Value	Permits	Construction	Permit Value
Residential (new)	9	\$1,278,185.00	\$0.00	12	\$2,014,005.00	\$22,194.05
Residential (other)	23	\$422,700.00	\$0.00	19	\$560,200.00	\$3,545.00
Commercial (new)	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Commercial (other)	8	\$447,000.00	\$0.00	12	\$143,100.00	\$1,886.00
Industrial (new)	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Industrial (other)	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Institutional / Govt (new)	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Institutional / Govt (other)	3	\$344,400.00	\$0.00	5	\$218,400.00	\$2,456.00
Other	9	\$94,600.00	\$0.00	1	\$500.00	\$50.00
Sub Totals:	52	\$2,586,885.00	\$0.00	49	\$2,936,205.00	\$30,131.05



**City of Belleville
Building Department**

Classification Breakdown (YTD)

Period: January 2013 to March 2013

Type	Permits	Construct Value	Building Permit Fees
Residential (new)	16	\$2,743,730.00	\$30,148.30
Residential (other)	48	\$975,400.00	\$8,961.00
Commercial (new)	1	\$8,000.00	\$80.00
Commercial (other)	25	\$708,900.00	\$8,351.00
Industrial (new)	0	\$0.00	\$0.00
Industrial (other)	2	\$201,000.00	\$2,627.00
Institutional / Govt (new)	0	\$0.00	\$0.00
Institutional / Govt (other)	8	\$253,428.42	\$2,806.28
Other	4	\$19,000.00	\$660.00
Sub Totals:	104	\$4,909,458.42	\$53,633.58

Residential	Units
Apartment	0
Apartment Condo	0
Row House	0
Row House Condo	0
Semi-Detached Condo	0
Semi-Detached House	1
Single Condominium	0
Single Detached	16
Total Units:	17