

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

AUGUST 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**

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 1, CONCESSIONS 4 AND 5, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NO.: B-77-943**  
**APPLICANT/OWNER: MARK DONNAN C/O RIDGELINE FARMS INC.**  
**AGENT: WATSON LAND SURVEYORS LTD.**

Notice of Meeting and Map

- 3.2      **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER  
3014, AS AMENDED – 25 BLESSINGTON ROAD,  
TOWNSHIP OF THURLOW, NOW IN THE CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.:                    B-77-944  
APPLICANT/OWNER: BRIAN & KAREN ROSEBUSH  
AGENT:                      WATSON LAND SURVEYORS LTD.**
- Notice of Meeting and Map 5
- 
- 3.3      **PROPOSED CONVERSION TO PLAN OF CONDOMINIUM –  
255 GEORGE STREET, CITY OF BELLEVILLE, COUNTY  
OF HASTINGS  
FILE NO.:    12CD-13501  
OWNER:      HENRY MAINS  
AGENT:      RFA PLANNING CONSULTANT INC.**
- Notice of Meeting and Map 9
- 
4.      **ADJOURNMENT**

**BELLEVILLE PLANNING ADVISORY COMMITTEE**

**A G E N D A**

**AUGUST 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 July 2, 2013

**4. DEPUTATIONS**

4.1 Jamie Cook of Watson & Associates Economists Ltd. will address the Committee regarding the City's Comprehensive Review.

**5. COMMUNICATIONS**

- 5.1 July 25, 2013 letter from Colleen Odette Delong regarding Zoning By-law Amendment Application B-77-944 Referrals from Public Meeting Item 6.2 refers

11**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 1, CONCESSIONS 4 AND 5, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NO.: B-77-943**  
**APPLICANT/OWNER: MARK DONNAN C/O RIDGELINE FARMS INC.**  
**AGENT: WATSON LAND SURVEYORS LTD.**

Manager of Policy Planning's Report No. PP-2013-28

21RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 3014, as amended, for land located in Part of Lot 1, Concessions 4 and 5, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'RU - Rural' and 'H - Hazard' to 'RR - Rural Residential'."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 25 BLESSINGTON ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NO.: B-77-944**  
**APPLICANT/OWNER: BRIAN & KAREN ROSEBUSH**  
**AGENT: WATSON LAND SURVEYORS LTD.**

Manager of Policy Planning's Report No. PP-2013-29

26

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 3014, as amended, for land located at 25 Blessington Road, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be DEFERRED until the property is brought into compliance with an outstanding Property Standards Order to the satisfaction of the City of Belleville."

- 6.3 **PROPOSED CONVERSION TO PLAN OF CONDOMINIUM –  
255 GEORGE STREET, CITY OF BELLEVILLE, COUNTY  
OF HASTINGS**  
**FILE NO.: 12CD-13501**  
**OWNER: HENRY MAINS**  
**AGENT: RFA PLANNING CONSULTANT INC.**

Manager of Approvals Section's Report No. APS-2013-22

31

RESOLUTION

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

That the Council of The Corporation of the City of Belleville approve the request for approval of a Plan of Condominium (File: 12CD-13501) for the 40-unit apartment building located at 255 George Street, more specifically described as Part of Lot 21, all of Lots 22 and 23, east of George Street, Registered Plan No. 1 Thurlow, now City of Belleville, County of Hastings, subject to the draft plan conditions outlined in **APPENDIX 3** of the Manager of Approvals' Report No. APS-2013-22."

## 7. REPORTS

**8. INFORMATION MATTERS**

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

Report to August 6, 2013

**41**

**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-77-943

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

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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 severance application to allow a lot boundary adjustment granted by the Committee of Adjustment on March 28, 2013 (Committee File # B 3/13). The benefiting parcel is zoned "RU – Rural" and the land to be added is zoned "H – Hazard". The applicant requests the RU zoned parcel be rezoned to "RR – Rural Residential" and the upland portion of the H zoned land, as determined by Quinte Conservation, be rezoned to the same RR zone. The purpose of the application is to permit the construction of a single detached dwelling.

The lands are described as Part of Lot 1, Concessions 4 and 5, Township of Thurlow, now in the City of Belleville, County of Hastings.

### OFFICIAL PLAN:

The parcels are designated "Rural Land Use" and "Environmental Protection" in the Official Plan. The "Rural Land Use" designation permits residential uses and minor variations to the boundary of the "Environmental Protection" designation is permitted subject to the approval of the Conservation Authority.

### ZONING BY-LAW:

The affected lands are zoned "RU – Rural" and "H – Hazard" in Zoning By-Law Number 3014, as amended, and are subject to Committee of Adjustment Severance File # B 3/13, granted by the Committee on March 28, 2013. The applicant requests a rezoning from RU and H to "RR – Rural Residential" to permit a single detached dwelling. The total area of land subject to this application is approximately 0.8 hectares.

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.

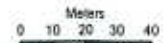
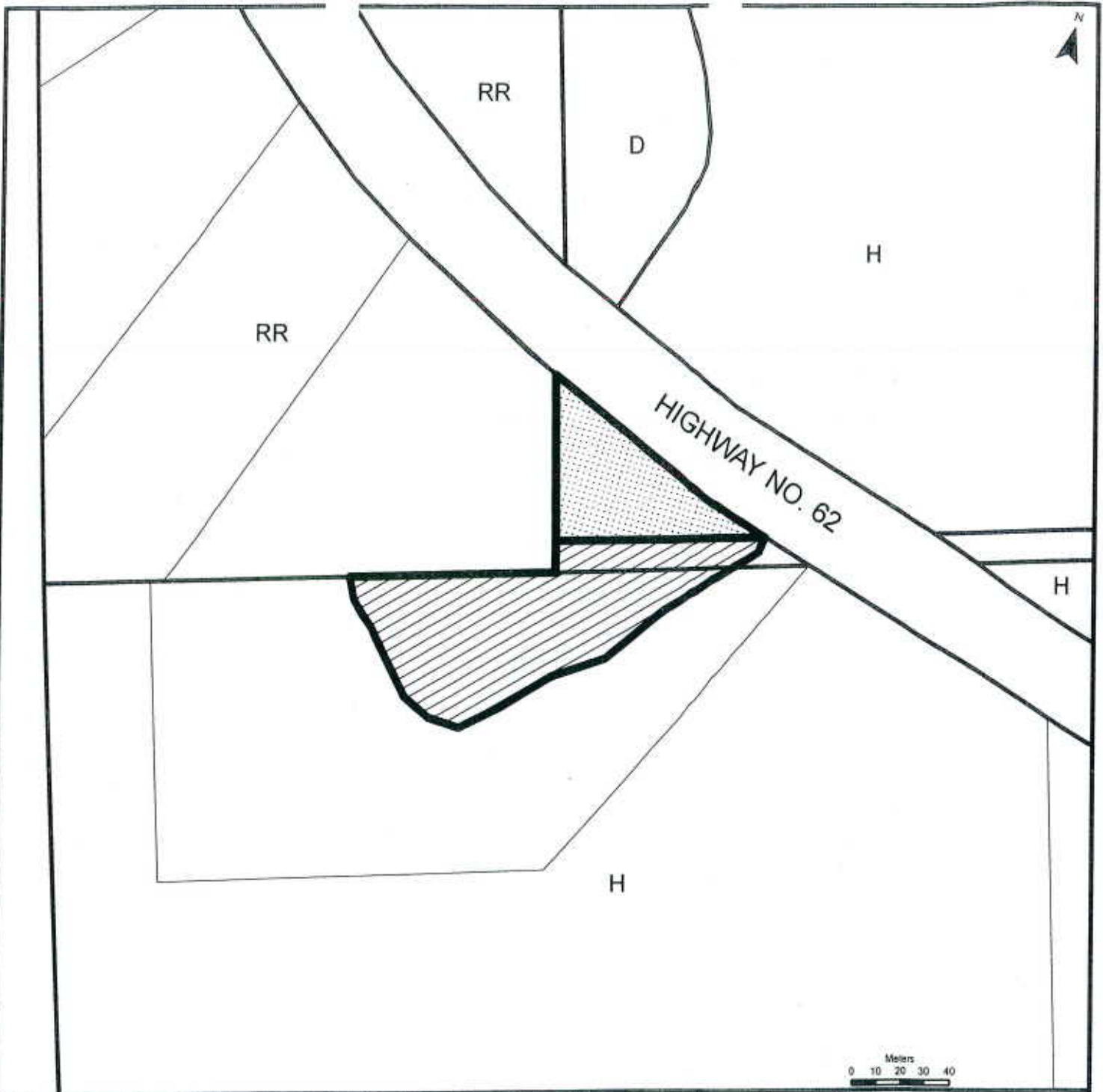
Additional information is available by contacting or visiting the Planning Section, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

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 17<sup>th</sup> day of July, 2013





# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** PART OF LOT 1, CONCESSIONS 4 AND 5, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE

-  - PROPOSED ZONING CHANGE FROM RU (RURAL) ZONE TO RR (RURAL RESIDENTIAL) ZONE
-  - PROPOSED ZONING CHANGE FROM H (HAZARD) ZONE TO RR (RURAL RESIDENTIAL) ZONE



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

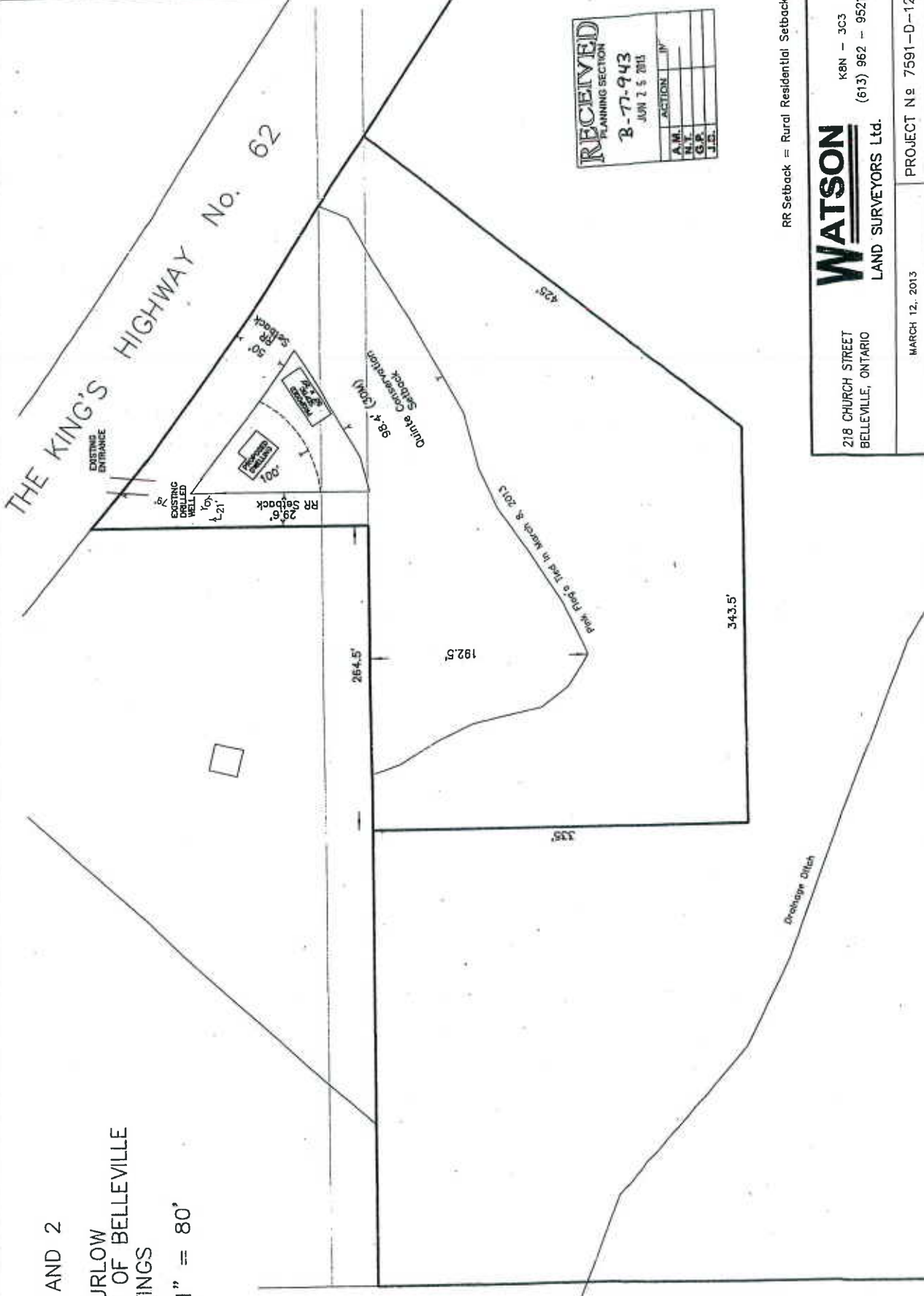
SKETCH

PART OF LOTS 1 AND 2  
CONCESSION 4  
TOWNSHIP OF THURLOW  
NOW IN THE CITY OF BELLEVILLE  
COUNTY OF HASTINGS

IMPERIAL SCALE 1" = 80'



ORIGINAL ROAD ALLOWANCE BETWEEN  
THE TOWNSHIPS OF SIDNEY AND THURLOW



**RECEIVED**  
PLANNING SECTION  
B-77-943  
JUN 2 5 2013

A.M.	
N.Y.	
G.P.	
J.E.	
ACTION	
BY	

RR Setback = Rural Residential Setback

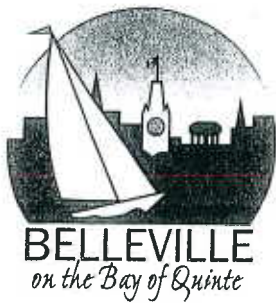
**WATSON**  
LAND SURVEYORS Ltd.

218 CHURCH STREET  
BELLEVILLE, ONTARIO

MARCH 12, 2013

PROJECT No 7591-D-12

K&N - 3C3  
(613) 962 - 9521



# City of Belleville

## Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-944

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

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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 severance application granted by the Committee of Adjustment on September 6, 2012 (Committee File # B 34/12). The proposed retained parcel (approximately 1.7 hectares of area) is zoned "PA – Prime Agriculture" and the applicant requests a rezoning to a special "M1 – General Industrial" zone to permit a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility. The proposed severed parcel (approximately 7,600 square metres of lot area) is proposed to be rezoned from the same PA zone to "RR – Rural Residential". This parcel contains a single detached dwelling and no development is proposed.

The land is described municipally as 25 Blessington Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

### OFFICIAL PLAN:

The land is designated "Industrial Land Use" as part of the Cannifton Planning Area. Both rural industrial uses and residential uses are permitted subject to satisfying various policies of the Plan.

### ZONING BY-LAW:

The affected lands are zoned "PA – Prime Agriculture" in Zoning By-Law Number 3014, as amended, and are subject to Committee of Adjustment Severance File # B 34/12, granted by the Committee on September 6, 2012. The applicant requests a rezoning for the proposed retained parcel to a special "M1 – General Industrial" zone to permit a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility. The proposed severed parcel is to be rezoned to "RR – Rural Residential" to recognize the existing 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).

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 17<sup>th</sup> day of July, 2013

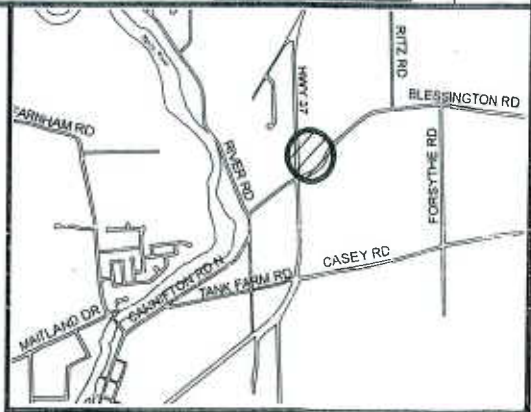




# PROPOSED ZONING BY-LAW AMENDMENT

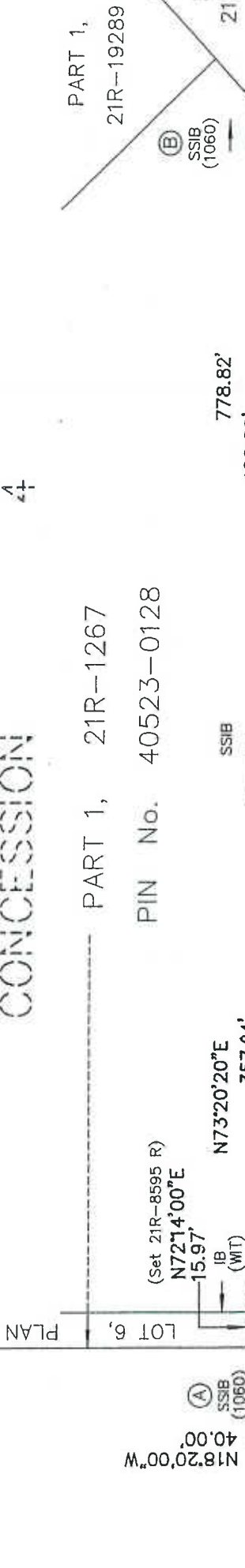
**LOCATION: 25 BLESSINGTON RD**

- 
 PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO M1 (GENERAL INDUSTRIAL) ZONE WITH SPECIAL PROVISIONS
- 
 PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO RR (RURAL RESIDENTIAL) ZONE



CONCESSION

44



**THE KING'S HIGHWAY No. 37**  
 (PLAN 1152)  
 PIN No. 40523 - 0136

**ORIGINAL ROAD CLOSED BY BY-LAW 1621**

**ALLOWANCE BETWEEN CONCESSIONS INSTRUMENT 54825**

**CONCESSION**

**LOT 10 CONCESSION 3**

**LOT 9**

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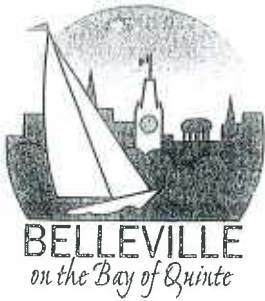
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*City of Belleville*

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

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

Please be advised that the City of Belleville has received an application for approval of a Draft Plan of Condominium for a property municipally known as 255 George Street in the City of Belleville. The subject property is located on the southeast corner of Victoria Avenue and George Street as shown on the attached map.

Currently located on this property, as shown on the attached site plan, is a 5-storey 40-unit apartment building. The 40 apartment units are currently rented out by one owner. The proposed Draft Plan of Condominium would see the existing 40 units converted to condominium ownership. No new development or construction on this site is planned. Thus the physical use of the property will not change but the type of tenure could.

It is noted that Section 51 of the Residential Tenancies Act, 2006 provides security of tenure for existing tenants and also provides for the first right of refusal on the purchase of an existing townhouse unit for the existing tenant.

**A Public Meeting has been scheduled, as noted above, to seek input and consider this application for the Draft Plan of Condominium and to allow the conversion of the existing rental units.**

Additional information: Further information on this application is available by contacting the Approvals Section, Engineering & Development Services Department in person at Belleville City Hall, 2<sup>nd</sup> floor, 169 Front Street, Belleville or by email at: [shutchison@city.belleville.on.ca](mailto:shutchison@city.belleville.on.ca) or by telephone at (613) 967-3234. Normal business hours are Monday through Friday from 8:30 a.m. to 4:30 p.m.

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 Matthew MacDonald, Secretary, Planning Advisory Committee, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Email: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca), Telephone: 613-967-3271, Fax: 613-967-3206)

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 City of Belleville gives or refuses to give approval to the draft Plan of Condominium, the person or public body is not entitled to appeal the decisions 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.

Matthew MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 16<sup>th</sup> day of July, 2013  
File: 12CD-13501



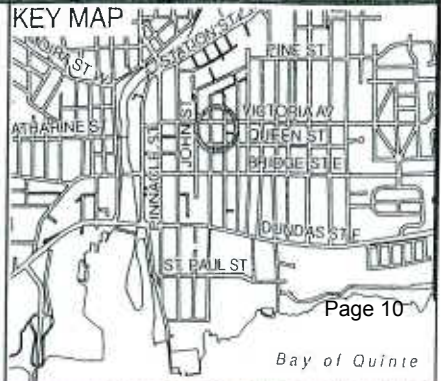


**CITY OF BELLEVILLE**  
 ENGINEERING & DEVELOPMENT  
 SERVICES DEPARTMENT

# LOCATION MAP



SUBJECT PROPERTY  
 255 GEORGE ST





COLLEEN ODETTE DELONG  
162 ASHLEY ST  
FOXBORO ON  
KOK2BO

July 25, 2013

City of Belleville  
169 Front Street  
Belleville, Ontario  
K8N 2Y8

RECEIVED		
PLANNING SECTION		
B-77-944		
JUL 26 2013		
	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.C.		

re: Proposed Amendment to Zoning By-Law Number 3014  
Your File No.: B-77-944

I am replying to your letter dated July 17, 2013 which advises that the City of Belleville will consider an amendment to Zoning By-Law 3014 at a public meeting on August 6<sup>th</sup> 2013.

The applicants (Brian and Karen Rosebush) wish to have one of the severed parcels at 25 Blessington Road (specifically the one closest to Highway 37) rezoned "M1-General Industrial" and the other parcel rezoned "RR-Rural Residential".

I am the owner of the property described municipally as 98 Blessington Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

This letter constitutes my objection to the proposed rezoning of the one parcel to "M1-General Industrial". Please note that the enclosed color photographs, which are enumerated as Exhibits 1 to 8, are an integral part of this objection.

Exhibits 1 to 5 inclusive were photographed July 24<sup>th</sup> 2013 at the applicants' residence at 25 Blessington Road; and, Exhibits 6 to 8 inclusive were also photographed July 24<sup>th</sup> 2013 at 510 Dundas Street East, Belleville, where one or both of the applicants operate a business known as "Rosebush Heating and Cooling".

Exhibits 1 to 5 show that the applicants' property at 25 Blessington Road is already being used in connection with their business activities; and, it has been continuously used in this manner ever since they acquired the property. It would appear that the applicants have done so without regard for municipal zoning restrictions and without paying the appropriate commercial taxes.

Exhibits 6 to 8 show that the business premises at 510 Dundas Street East are so littered with derelict vehicles, abandoned machinery, scrap metal, used parts, used appliances, and a host of other business-related paraphernalia, that the applicants find it necessary to store the overflow at their 25 Blessington - Road residence.

Exhibit 1 shows a derelict fire truck and a boat that never floats at the entrance to their 25 Blessington Road premises. Exhibits 2 and 3 show the same kind of paraphernalia, as found at their business premises, littering the north and west sides of their residence.

July 26, 2013  
pc - City Clerk  
from - Manager of Policy Planning

Page 1 of 2

Page 11

In Exhibit 3, one can identify various parts from heating and cooling equipment, oil drums, storage trailers, and a variety of metal components from heating and cooling equipment. Similarly, Exhibits 4 and 5 show more business-related litter on the east side of the house. In Exhibit 5, one can again identify parts and components from heating and cooling equipment. If it were not for the long grass and foliage, you would be able to see even more litter around these premises.

The applicants have clearly demonstrated that they have little respect for their own residential property; therefore, how can one reasonably expect them to respect their neighbors' residential properties, if they are granted M1 zoning and proceed with the proposal to develop the north east corner of Highway 37 and Blessington Road into their business property.

Potentially, what you will have there will be a colossal unsightly junk yard with all of their derelict vehicles, derelict machinery, scrap metal, storage trailers, dumpsters, etc. located in one highly visible location. And if this happens, it goes without saying, that this property will be detrimental to neighboring properties, of which my property is one.

Besides being unsightly, derelict and abandoned vehicles, boats, and machinery can leak gasoline, oil, diesel fuel, refrigerants, and battery acid into the soil. Similarly, used heating and cooling equipment can leak fuel oil, lubricants, and refrigerants into the soil.

Currently, there is a new housing development slated to be built nearby at the junction of the Cannifton Road and the Tank Farm Road. It's not hard to imagine that before long there could be other housing developments in the currently vacant fields at or near the corners of Highway 37, Cannifton Road and Blessington Road. It goes without saying, that it behooves the city council to take any and all reasonable steps to protect the ground water from known and would-be polluters.

If one visits the premises at 510 Dundas Street East, it becomes painfully obvious that the City is not able to control the manner in which the applicants use their current business property; and, they have been using their residential property in a similar fashion. How, then, does the City expect to be able to control their future use of the property at the north east corner of Highway 37 and Blessington Road?

One environmental nightmare already exists one concession south of this corner at the former Rancor premises. I suggest to you that the only way you can reasonably ensure that the applicants do not turn the north east corner of Highway 37 and Blessington Road into another nightmare is to nip it in the bud by denying their request for M1 zoning.

Respectfully submitted



Colleen Odette DeLong

*enclosures*



EXHIBIT 1





EXHIBIT 2



EXHIBIT 3





EXHIBIT 4



EXHIBIT S





EXHIBIT 6



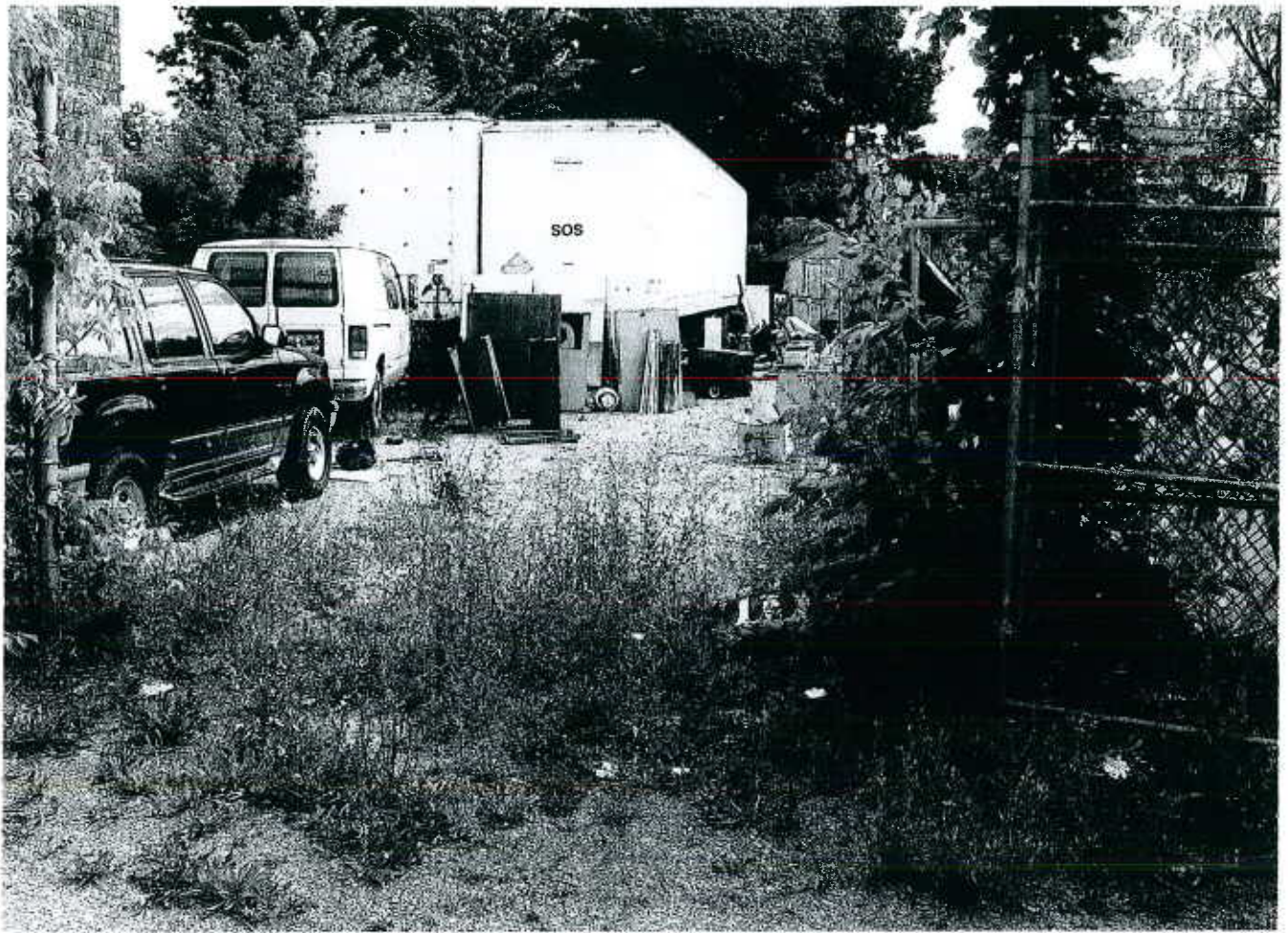
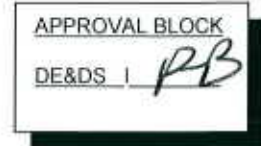


EXHIBIT 7





EXHIBIT 8



**CITY OF BELLEVILLE**  
**ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Arthur MacKay, Manager of Policy Planning**  
**Report No. PP-2013-28**  
**August 6, 2013**

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

**Subject:** Proposed Amendment to Zoning By-Law Number 3014, as Amended –  
Part of Lot 1, Concessions 4 and 5, Formerly in the Township of Thurlow,  
Now in the City of Belleville, County of Hastings  
File Number: B-77-943  
Applicant/Owner: MARK DONNAN, c/o RIDGELINE FARMS INC.  
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 the City's Zoning By-Law Number 3014, as amended, for land located in Part of Lot 1, Concessions 4 and 5, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'RU - Rural' and 'H - Hazard' to 'RR - Rural Residential'."

**SUMMARY:**

The applicant requests a rezoning of land that is subject to a severance application to allow a lot boundary adjustment granted by the Committee of Adjustment on March 28, 2013 (Committee File # B 3/13). The benefiting parcel is zoned "RU - Rural" and the land to be added is zoned "H - Hazard". The applicant requests the RU zoned parcel be rezoned to "RR - Rural Residential" and the upland portion of the H zoned land, as determined by Quinte Conservation, be rezoned to the same RR zone. The purpose of

the application is to permit the construction of a single detached dwelling.

The parcels are designated "Rural Land Use" and "Environmental Protection" in the Official Plan. The "Rural Land Use" designation permits residential uses and minor variations to the boundary of the "Environmental Protection" designation as permitted subject to the approval of the Conservation Authority.

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

## **BACKGROUND:**

### **Purpose and Effect**

The purpose of the application is to satisfy a condition of approval of a land severance which proposes to consolidate two (2) parcels of land.

The effect of the application would permit the construction of a single detached dwelling.

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

### **Subject Property**

- Site Characteristics

The subject lands are currently vacant.

- Adjacent Land Uses

Residential uses are located to the north and northwest. To the south and across Highway No. 62 to the east the land is vacant.

### **Official Plan**

The land is designated "Rural Land Use" and "Environmental Protection" in the Official Plan. The "Rural Land Use" designation permits residential uses and minor variations to the boundary of the "Environmental Protection" designation as permitted subject to the approval of the Conservation Authority.

The application complies with the Plan.

### **Zoning By-Law**

The affected lands are zoned "RU - Rural" and "H - Hazard" in Zoning By-Law Number 3014, as amended, and are subject to Committee of Adjustment Severance File # B 3/13, granted by the Committee on March 28, 2013. The applicant requests a rezoning from RU and H to "RR – Rural Residential" to permit a single detached



dwelling. The total area of land being rezoned is approximately 0.8 hectares. The balance of the land will remain in the "H - Hazard" zone.

The minimum requirements for a single detached lot in the "RR" zone are 45 metres of frontage and 4,047 square metres of lot area. The subject parcel complies with these minimum requirements

### **Application Circulation**

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, Quinte Conservation and the Ministry of Transportation on July 17, 2013.

The Quinte Conservation and Ministry of Transportation advise that they do not have a concern with the proposal.

No other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on July 17, 2013.

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

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the affected area and notice was provided by advertisement in The Intelligencer on July 17, 2013.

No comments have been received.

### **Planning Analysis**

The land is designated "Rural Land Use" and "Environmental Protection" in the City's Official Plan. The "Rural Land Use" policies permit single detached dwellings and the Environmental Protection lands pertain to the 1:100 year flood plain of the Moira River, as well as two (2) watercourses. Staff of Quinte Conservation have conducted a site

visit and have identified higher land that is outside the flood plain and therefore can be rezoned from the "H - Hazard" zone. In turn, a 30 metre building setback has been established for the dwelling and septic system from this proposed new zone boundary.

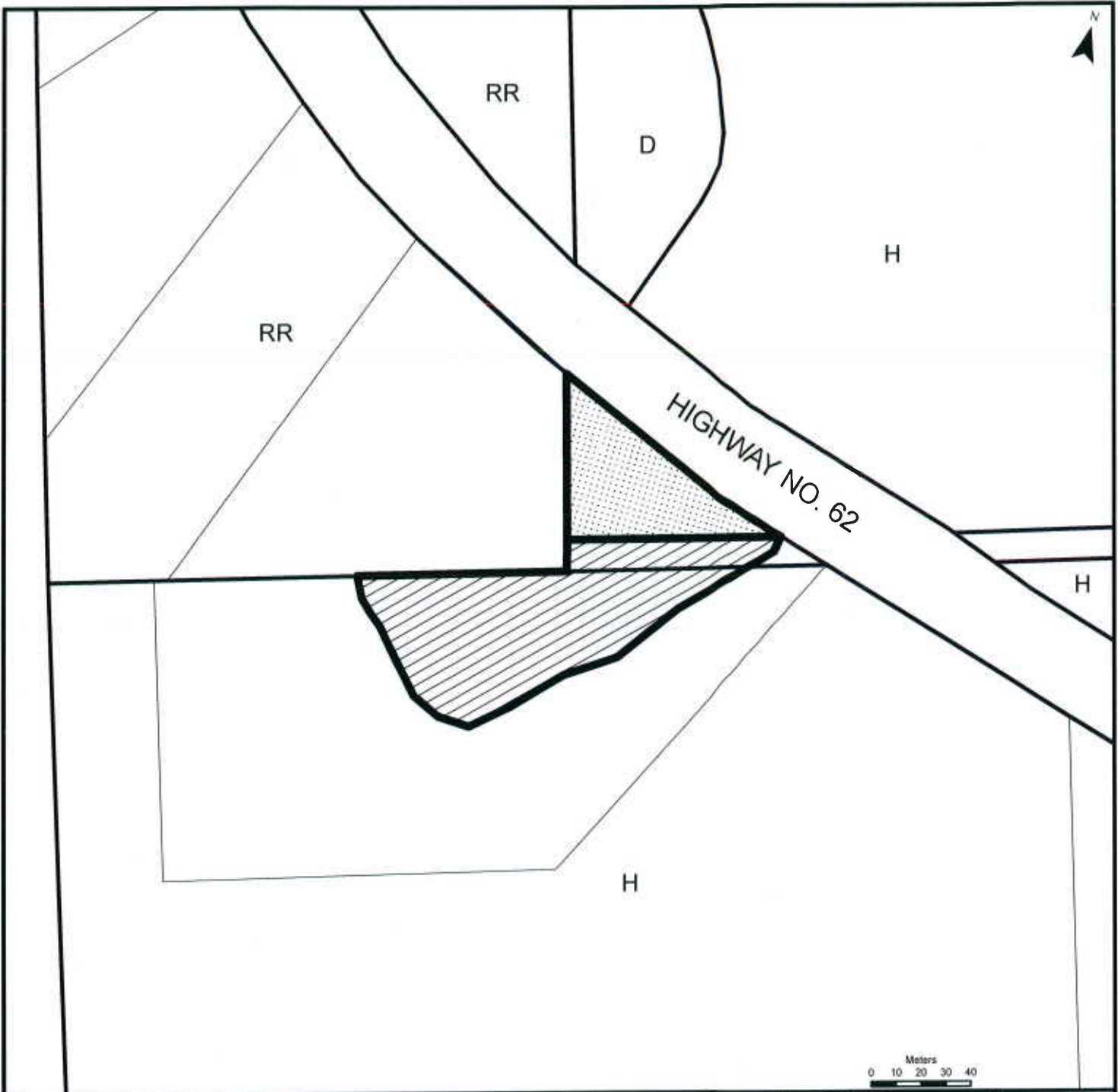
The "RR - Rural Residential" zone proposed matches the zoning of the adjacent residential properties. The minimum requirements for a single detached lot in the "RR" zone are 45 metres of frontage and 4,047 square metres of lot area. The subject parcel complies with these minimum requirements

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

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



Arthur MacKay  
Manager of Policy Planning

atta



# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** PART OF LOT 1, CONCESSIONS 4 AND 5, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE

-  - PROPOSED ZONING CHANGE FROM RU (RURAL) ZONE TO RR (RURAL RESIDENTIAL) ZONE
-  - PROPOSED ZONING CHANGE FROM H (HAZARD) ZONE TO RR (RURAL RESIDENTIAL) ZONE



**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-2013-29**  
**August 6, 2013**

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

**Subject:** Proposed Amendment to Zoning By-Law Number 3014, as Amended –  
25 Blessington Road, Formerly in the Township of Thurlow, Now in the  
City of Belleville, County of Hastings  
File Number: B-77-944  
Applicant/Owner: BRIAN AND KAREN ROSEBUSH  
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 the City's Zoning By-Law Number 3014, as amended, for land located at 25 Blessington Road, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be DEFERRED until the property is brought into compliance with an outstanding Property Standards Order to the satisfaction of the City of Belleville."

**SUMMARY:**

The Applicant requests a rezoning of land that is subject to a severance application granted by the Committee of Adjustment on September 6, 2012 (Committee File # B 34/12). The proposed retained parcel (approximately 1.7 hectares of area) is zoned "PA - Prime Agriculture" and the Applicant requests a rezoning to a special "M1 - General Industrial" zone to permit a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility.

The proposed severed parcel (approximately 7,600 square metres of lot area) is proposed to be rezoned from the same PA zone to "RR - Rural Residential". This parcel contains a single detached dwelling.



The land is designated "Industrial Land Use" as part of the Cannifton Planning Area. Both rural industrial uses and residential uses are permitted subject to satisfying various policies of the Plan.

Given the land use policies of the Official Plan and the proximity of the parcel to a Provincial highway, Staff does not have a concern with the proposed uses requested. However, there is an outstanding Property Standards Order issued by the City against this site. There has been a lengthy history of non-compliance with the Order, including the storing of vehicles, storage containers, rubbish and other debris.

On that basis Staff recommend that this application be deferred until the site has achieved compliance with the Order. Moreover, upon compliance, should the Committee be then supportive of only permitting the requested uses, provisions should be incorporated in the implementing By-Law that place controls on outside storage. The Zoning By-Law amendment also will require that the property is appropriately screened from adjacent properties, which can include solid fencing to a minimum height of 1.6 metres.

It is also noted that the approved land severance cannot be finalized until the rezoning is granted by the City.

## **BACKGROUND:**

### **Purpose and Effect**

The purpose of the application is to rezone both the severed and retained parcels subject to Committee of Adjustment Land Severance File # B 34/12, granted by the Committee on September 6, 2012.

The effect of the application would permit a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility on the proposed retained parcel.

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

### **Subject Property**

- Site Characteristics

The subject lands contain a single detached dwelling and are characterized by the outside storage of vehicles, containers, rubbish and other debris.

- Adjacent Land Uses

Residential and agricultural uses are located in proximity the subject land.

### **Official Plan**

The land is designated "Industrial Land Use" as part of the Cannifton Planning Area. Both rural industrial uses and residential uses are permitted subject to satisfying various policies of the Plan.

The application complies with the Plan.

### **Zoning By-Law**

The affected lands are zoned "PA - Prime Agriculture" in Zoning By-Law Number 3014, as amended, and are subject to Committee of Adjustment Severance File # B 33/12, granted by the Committee on September 6, 2012. The Applicant requests a rezoning for the proposed retained parcel to a special "M1 - General Industrial" zone to permit a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility. The proposed severed parcel is to be rezoned to "RR - Rural Residential" to recognize the existing single detached dwelling.

If this application is approved, the uses should be limited only to those requested, subject to controls on outside storage and the provision of appropriate screening, including solid fencing to a minimum height of 1.6 metres.

### **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 July 17, 2013.

The Quinte Conservation advises that they do not have a concern with the proposal.

No other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on July 17, 2013.

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

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 with the M1 (General Industrial) Zone will need to be developed in accordance with the Site Plan process, including the dedication of road widening to the City, the preparation and implementation of a Stormwater Management Report and the provision of a driveway in accordance with the City's Driveway Control By-Law No. 2001-129 and to the satisfaction of the City."

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the affected area and notice was provided by advertisement in The Intelligencer on July 17, 2013.

A letter of objection has been received from Colleen Odette DeLong of 98 Blessington Road.


### **Planning Analysis**

The land is designated "Industrial Land Use" as part of the Cannifton Planning Area. Both rural industrial uses and residential uses are permitted subject to satisfying various policies of the Plan.

Given the land use policies of the Official Plan and the proximity of the parcel to a Provincial highway, Staff, in principle, does not have a concern with the proposed uses requested. However, there is an outstanding Property Standards Order issued by the City against this site. There has been a lengthy history of non-compliance with the Order, including the storing of vehicles, storage containers, rubbish and other debris.

On that basis Staff recommend that this application be deferred until the site has achieved compliance with the Order. Moreover, upon compliance, should the Committee be then supportive of only permitting the requested uses, provisions should be incorporated in the implementing By-Law that place controls on outside storage. The Zoning By-Law amendment also will require that the property is appropriately screened from adjacent properties, which can include solid fencing to a minimum height of 1.6 metres.

It is also noted, that should this application be approved, the parcel containing the proposed industrial uses 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 uses and adjacent properties.



  
 Arthur MacKay  
 Manager of Policy Planning

atta



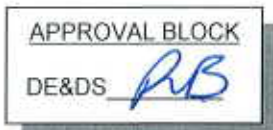
# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 25 BLESSINGTON RD

-  PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO M1 (GENERAL INDUSTRIAL) ZONE WITH SPECIAL PROVISIONS
-  PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO RR (RURAL RESIDENTIAL) ZONE







**CITY OF BELLEVILLE**  
Spencer Hutchison  
Manager, Approvals Section  
Engineering and Development Services Department  
Report No. APS-2013-22  
August 6, 2013

**To:** Belleville Planning Advisory Committee

**Subject:** Request for Approval of a Proposed Plan of Condominium  
Condominium Conversion  
255 George Street  
City of Belleville, County of Hastings  
OWNER: Henry Mains  
Agent: RFA Planning Consultant Inc.

**File:** 12CD-13501

**Recommendation:**

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

That the Council of The Corporation of the City of Belleville approve the request for approval of a Plan of Condominium (File: 12CD-13501) for the 40-unit apartment building located at 255 George Street, more specifically described as Part of Lot 21, all of Lots 22 and 23, east of George Street, Registered Plan No. 1 Thurlow, now City of Belleville, County of Hastings, subject to the draft plan conditions outlined in **APPENDIX 3** of the Manager of Approvals’ Report No. APS-2013-22.”

**Background:**

The subject property is located on the southeast corner of Victoria Avenue and George Street as shown on the attached Location Map attached as **APPENDIX 1**. Total area of the subject lands is 2,331m<sup>2</sup>. As shown on **APPENDIX 2** attached, currently situated on the subject property is a 5-storey 40-unit apartment building. The subject lands are zoned R7 - Residential Seventh Density Zone which permits an apartment building.

The applicant proposes to convert the existing 40 apartment units to a plan of condominium thereby changing the tenancy of these units from rental accommodation to ownership. To do so, the Owner has requested that the City approve a plan of condominium for this property.

**Public Circulation:**

Notice of the subject application was mailed to all registered owners of land within 120 metres (400 feet) of the subject property on July 17, 2013. Notice was also provided by advertisement in The Intelligencer newspaper on July 17, 2013.

In addition, this notice was also hand delivered by the building superintendent to all current tenants of the 40 apartment units on July 11, 2013.

To date, no one has contacted City Staff to discuss this application.

**Agency & Departmental Circulation:**1) Internal Departments

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering Section of the Engineering and Development Services Department, the Environmental and Operational Services Department, the Manager of Policy Planning and the Chief Building Official on July 9, 2013.

None of the internal departments contacted have indicated any concerns with this proposal.

2) External Agencies

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, Veridian Connections and Quinte Conservation on July 9, 2013.

To date, no concerns have been received from external agencies regarding this application.

**Analysis:**

The City's policies with regards to the conversion of existing rental dwellings to condominium or freehold tenure are set out in the Official Plan.

Section 3.10.2 i) of the Plan states that:

- i) This Plan supports the development of all forms of housing in all forms of tenure, being freehold, rental, cooperative, and condominium.

Conversion of existing rental dwellings to condominium or freehold is supported by this Plan, provided that prior to granting approval, Council considers:

**Analysis:** (cont'd)

- the appropriateness of the building for such conversion;
- site amenities and services;
- existing vacancy rates in the community;
- timing of the conversion; and
- arrangements made for addressing the needs of or the impact upon existing residents of the building.

In terms of the subject property and the apartment units located thereon, it is felt that it would be appropriate to consider the conversion of this property to a condominium. The 40 apartment units located on the subject property lend themselves to be converted to condominium ownership.

The present site amenities and services would not hinder the conversion process. There is an extensive parking area along the east and south sides of the subject property and each of the residential units on floors 2 through 5 have their own individual balcony area. On the basement level is a laundry room and several locker rooms. Currently the subject property is fully serviced with municipal services.

The 40 apartment units in the building on the subject lands are composed of 10 2-bedroom units, 28 1-bedroom units and 2 bachelor units.

With regard to the existing apartment vacancy rates within Belleville, the City relies on data collected by the Canada Mortgage and Housing Corporation (CMHC). Twice a year, in the spring and fall, CMHC releases a Rental Market Report. The Fall report is more extensive than the Spring report which lumps data from Quinte West and Belleville together. Table 1 below summarizes the residential vacancy rate in Belleville over the past four years.

**Table 1:** Apartment Vacancy Rates (%) in Belleville – as determined by CMHC

Type of Unit	Year			
	Fall 2010	Fall 2011	Fall 2012	Spring 2013
Bachelor	4.2	4.5	N.D.	N.D.
1 bedroom	3.6	2.4	3.1	4.5
2 bedroom	4.3	3.1	4.3	5.8
<b>Total</b>	3.9	2.9	3.9	5.3

N.D. = no data

During this period of time the overall apartment vacancy rate has fluctuated between 2.9% and 5.3%. Generally a minimum vacancy rate of 3% is desirable to provide some flexibility in the rental market.

**Analysis:** (cont'd)

With regard to timing, the applicant has not provided any definitive timeline as to the conversion of the 40 apartment units to condominium ownership or as to when any particular unit would be available for sale.

It is also important to note that Section 51 of the Residential Tenancies Act, 2006 provides security of tenure for existing tenants and also provides for the first right of refusal on the purchase of an existing apartment unit for the existing tenant.

Consequently, if approval is given to convert an existing apartment unit on the subject property into a condominium unit, a tenant residing in that apartment unit cannot be displaced unless they decide to move out. Similarly, if the tenant wishes to change from renting his/her apartment to purchasing it, they have the right to purchase their own unit prior to the unit being sold to a third party. Therefore, the proposed conversion of the existing dwellings to a condominium should have minimal or no impact on the existing tenants.

**Financial:**

All of the planning, engineering, surveying and legal costs to facilitate the conversion of the subject lands will be at the Owner's expense. The applicant paid a fee for the application for approval of a plan of condominium.

**Summary:**

It is felt that the request to convert the property at 255 George Street to a condominium meets the requirements set out in the City's Official Plan. As a result the Approvals Section of the Engineering and Development Services Department recommends to the Belleville Planning Advisory Committee that Belleville City Council be requested to formally issue draft plan of condominium approval for the property at 255 George Street subject to the conditions outlined in **APPENDIX 3** to this report.

Respectfully submitted.

*Spencer Hutchison*

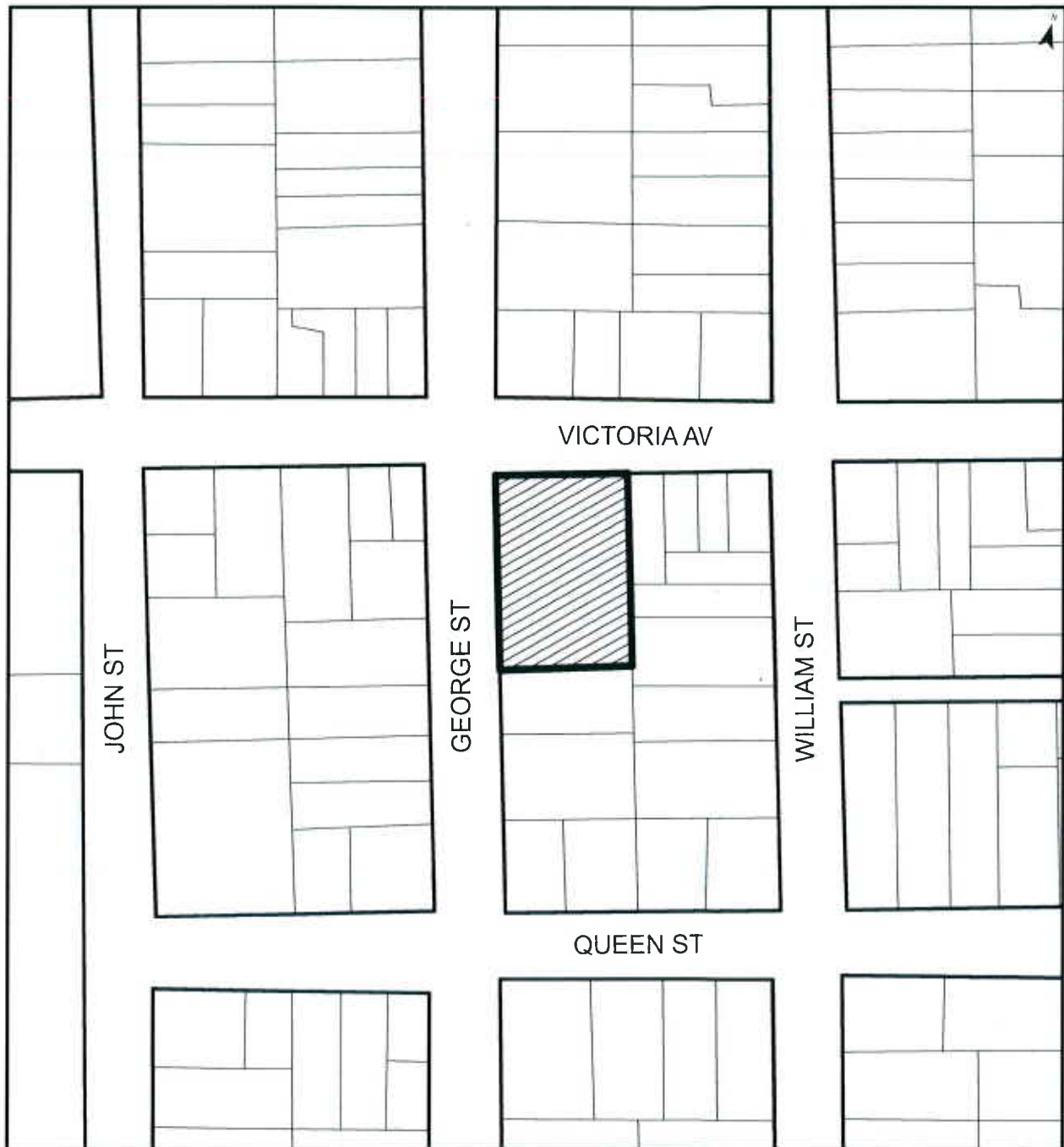
Spencer Hutchison/MG  
 attachments





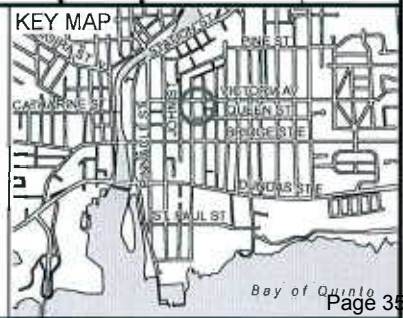
**APPENDIX 1**

**Location of Subject Property**



**LOCATION MAP**

 SUBJECT PROPERTY  
255 GEROGE ST



APPENDIX 2

Plot Plan for Subject Lands

**SITE PLAN**  
RELIEVE TINES  
230 GEORGE STREET  
PART OF LOT 21, ALL OF LOTS 22 AND 23, EAST OF GEORGE STREET  
CITY OF VANCOUVER  
COUNTY OF HASTINGS  
SCALE = 1:500 METRIC

**LAND USE SUMMARY**

LAND USE	AREA (M <sup>2</sup> )	AREA (SQ. FT.)
RESIDENTIAL	36.2	394
COMMERCIAL	1.8	19
TOTAL	38.0	413

**DWELLING UNIT SUMMARY**

LEVEL	NO. OF UNITS
LEVEL 1	1
LEVEL 2	1
LEVEL 3	1
LEVEL 4	1
LEVEL 5	1
LEVEL 6	1
LEVEL 7	1
LEVEL 8	1
LEVEL 9	1
LEVEL 10	1
LEVEL 11	1
LEVEL 12	1
LEVEL 13	1
LEVEL 14	1
LEVEL 15	1
LEVEL 16	1
LEVEL 17	1
LEVEL 18	1
LEVEL 19	1
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LEVEL 91	1
LEVEL 92	1
LEVEL 93	1
LEVEL 94	1
LEVEL 95	1
LEVEL 96	1
LEVEL 97	1
LEVEL 98	1
LEVEL 99	1
LEVEL 100	1

**PARKING SUMMARY**

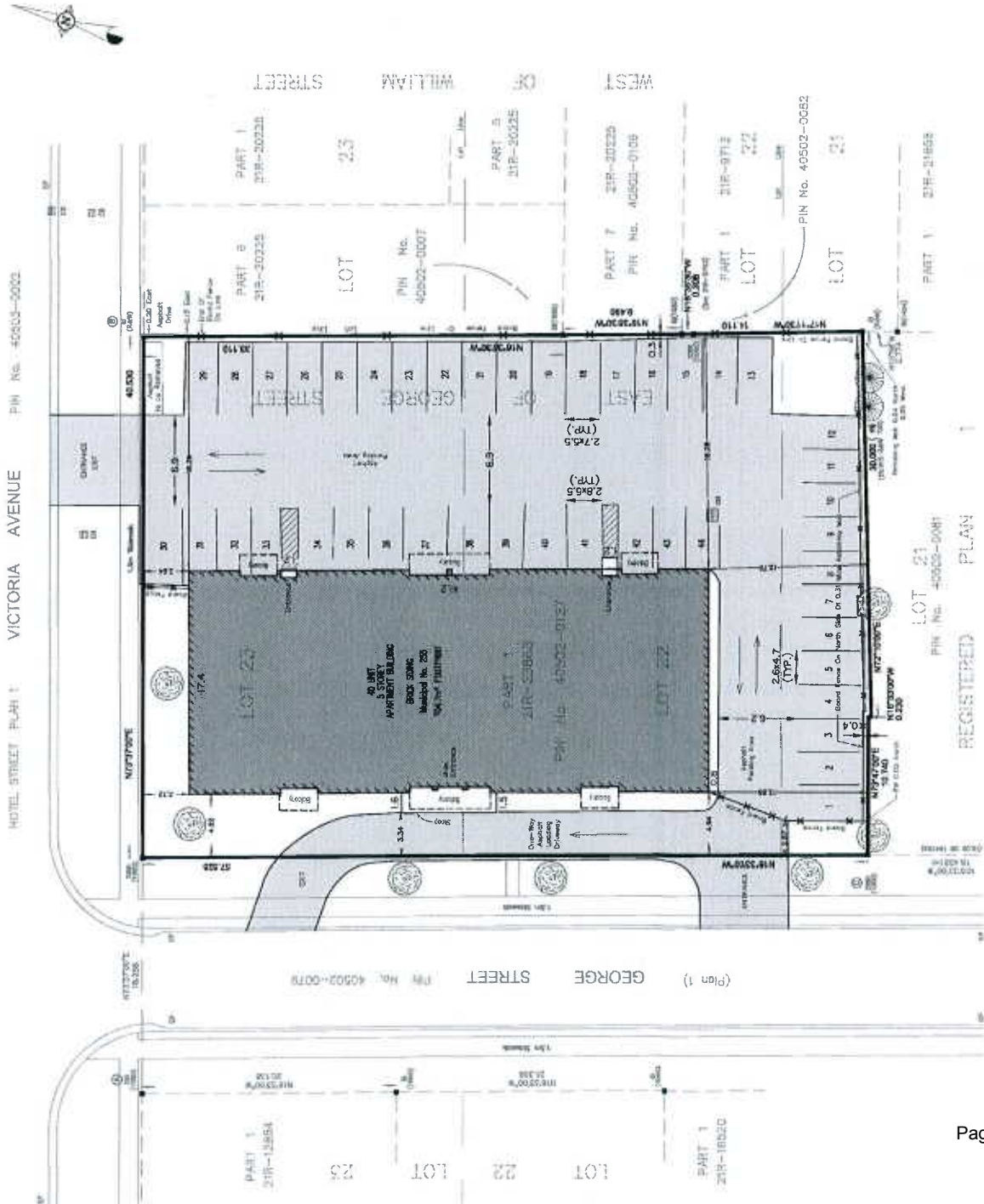
PROVISION	ACTUAL
POWERED SPACE WITH LIGHTING	1
POWERED SPACE WITH LIGHTING AND WATER	1
POWERED SPACE WITH LIGHTING, WATER AND WASTE	1
POWERED SPACE WITH LIGHTING, WATER AND WASTE AND BIKE STORAGE	1
POWERED SPACE WITH LIGHTING, WATER AND WASTE AND BIKE STORAGE AND SECURITY	1
POWERED SPACE WITH LIGHTING, WATER AND WASTE AND BIKE STORAGE AND SECURITY AND GREEN SPACE	1
POWERED SPACE WITH LIGHTING, WATER AND WASTE AND BIKE STORAGE AND SECURITY AND GREEN SPACE AND LANDSCAPING	1
POWERED SPACE WITH LIGHTING, WATER AND WASTE AND BIKE STORAGE AND SECURITY AND GREEN SPACE AND LANDSCAPING AND TREE CANOPY	1

**LEGEND**

- EXISTING BOARD FENCE
- EXISTING BUILDING FOOTPRINT
- EXISTING DRIVEWAY
- PARKING AREA
- CUSTOMER LANDSCAPED AREA
- WALKWAYS
- EXISTING VEGETATION

**NOTE**  
THESE PLANS WERE PREPARED FOR THE CITY OF VANCOUVER AND ARE SUBJECT TO THE CITY'S ZONING BYLAW AND THE CITY'S DEVELOPMENT PERMITS PROCESS. THE CITY'S ZONING BYLAW AND THE CITY'S DEVELOPMENT PERMITS PROCESS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY'S ZONING BYLAW AND THE CITY'S DEVELOPMENT PERMITS PROCESS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY'S ZONING BYLAW AND THE CITY'S DEVELOPMENT PERMITS PROCESS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.

DATE: JUN 25, 2013



**APPENDIX 3****Conditions of Draft Plan of Condominium Approval**

THAT draft plan of condominium approval be granted for the lands identified as Part of Lot 21, all of Lots 22 and 23, east of George Street, Registered Plan No. 1 Thurlow, now City of Belleville, municipally known as 255 George Street in the City of Belleville, County of Hastings (File No.: 12CD-13501), subject to the draft plan conditions outlined below.

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

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No.	Conditions
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1. That the surveyor(s) for the Owner shall provide the City's Manager of Approvals copies of all plans to be registered by the Owner in order to achieve registration of the plan of condominium.
2. That the final plan of condominium be consistent with the Sketch of the Proposed Condominium prepared by RFA Planning Consultant Inc., dated June 25, 2013, attached hereto as Schedule "A".
3. That satisfactory arrangements be made with the City of Belleville for the payment of any outstanding municipal property taxes, utility accounts, and/or other outstanding charges levied against the subject property.
4. That prior to the final approval of the plan, Bell Canada, Union Gas, Cogeco Cable and Veridian shall confirm that satisfactory arrangements, financial and otherwise, have been made for any communications and utility facilities servicing this plan of condominium.
5. That prior to final approval, the Owner shall submit a report, to the satisfaction of the City's Chief Building Official, from an architect or professional engineer that addresses matters such as structural safety, the general condition of the buildings and servicing, and correct any deficiencies identified in the report and/or identified by the City. Said report to include:
  - detailed list of exterior improvements that will be completed (i.e., windows, doors, privacy areas, etc.);
  - detailed list of interior improvements that will be completed (i.e., flooring, handrails, moisture repairs, leak repairs, electrical repairs, etc).
  - breakdown of work to be performed, including but not limited to plumbing, electrical, heating and ventilation, insulation (weatherproofing and windows), internal structural deficiencies (walls, ceilings and floors) and any other deficiency deemed to impact on the safe habitation of each unit.



6. That the Owner submit a draft Condominium Declaration for approval by the City's Manager of Approvals containing but not limited to the following provisions:
  - 1) That the parking and storage of derelict vehicles and recreation vehicles on the subject lands is prohibited.
  - 2) That public and private sidewalks, driveways and parking areas be maintained in a snow free condition and void of any obstructions 12 months of the year. Snow shall not be piled on City lands and City lands shall not be impacted from runoff from the snow removal.
  - 3) The following warning clause:

"All owners and tenants/future purchasers acknowledge and agree that snow removal and the ownership and maintenance of the private land and driveways shall remain the sole responsibility of the Condominium Corporation under the provisions of the Condominium Act and the City of Belleville will have no jurisdiction and further liabilities within the private land and driveways."
7. That prior to final approval, the surveyor(s) for the Owner shall advise the City's Manager of Approvals, in writing, that the required description and other plans to be registered by the Owner in order to achieve registration of the condominium have been unconditionally approved as to form and content by the Land Registry Office.
8. That prior to final approval, the solicitor(s) for the Owner shall advise the City's Manager of Approvals, in writing, that the proposed condominium declaration has been unconditionally approved as to form and content by the Registry Office.
9. That prior to final approval, the solicitor(s) for the Owner advise the City's Manager of Approvals that the declaration has been executed on behalf of the Owner and that all of the schedules to the proposed condominium declaration have been signed by the requisite signatories including the Owner, the project surveyor, the project solicitor and the project engineer and/or architect and all mortgagees.

#### **NOTES TO DRAFT APPROVAL**

##### **1. Measurement**

All measurements in the final condominium plans must be presented in metric units.

##### **2. Clearing Conditions**

It is the Owner's responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval may be reviewed periodically and may be amended by the City of Belleville at any time prior to final approval.



To expedite the approval for registration, the Owner shall submit to the City's Manager of Approvals a detailed written submission documenting how all conditions imposed by this approval that require completion prior to the registration of the plan, have been satisfied.

### 3. Registry Act

The final plans for Registration must be in conformity with Ontario Regulation 43/96, as amended, under the Registry Act. The condominium plan for registration must be in conformity with Ontario Regulation 43/96 as amended, under the Registry Act.

### 4. Final Plans – Condominium

When the survey has been completed and the final plan prepared to satisfy the requirements of the Registry Act, they should be forwarded to the City of Belleville. If the plans comply with the terms of approval, and we have received assurance from the applicable clearance agencies that the necessary arrangements have been made, the signature of the Manager of Approvals will be endorsed on the plan and it will be forwarded to the Registry Office for registration.

The following is required for registration under the Registry Act and for our use:

- One (1) original mylar copy of plan
- Six (6) mylar copies of plan
- Six (6) white paper prints of plan
- One (1) white paper print of plan with AOLS submission form
- One (1) Registry Office pre-approval print of plan
- Two (2) copies of Condominium Declaration
- One (1) electronic copy of the approved Condominium Plan

### 5. Further revisions to the draft plan may be required to incorporate changes required through the review and approval of studies and plans yet to be finalized and approved by the City of Belleville.

### 6. Lapsing

This draft plan approval expires on August 12, 2016 if all the conditions contained herein are not satisfied by that date. The Owner shall apply for any extension at least 60 days prior to the lapsing date and such request for an extension shall not be unreasonably withheld.

### Schedule "A"

**SITE PLAN**  
BELELE TOWERS  
PART OF LOTS 21, ALL OF LOTS 22 AND 23, EAST OF GEORGE STREET  
CITY OF BELLEVILLE, COUNTY OF MADISON

**LAND USE SUMMARY**

APPROVED USE	AREA (sq ft)	AREA (sq ft)
RESIDENTIAL	135,474	55.6
PARKING	2,555,500	10.2
<b>TOTAL</b>	<b>2,690,974</b>	<b>15.8</b>

**DWELLING UNIT SUMMARY**

LEVEL	RESIDENTIAL UNITS	PARKING SPACES
1ST FLOOR	2	2
2ND FLOOR	2	2
3RD FLOOR	2	2
4TH FLOOR	2	2
5TH FLOOR	2	2
<b>TOTAL</b>	<b>10</b>	<b>10</b>

**TOTAL NUMBER OF DWELLING UNITS = 10**  
**TOTAL NUMBER OF PARKING SPACES = 10**

**PARKING SUMMARY**

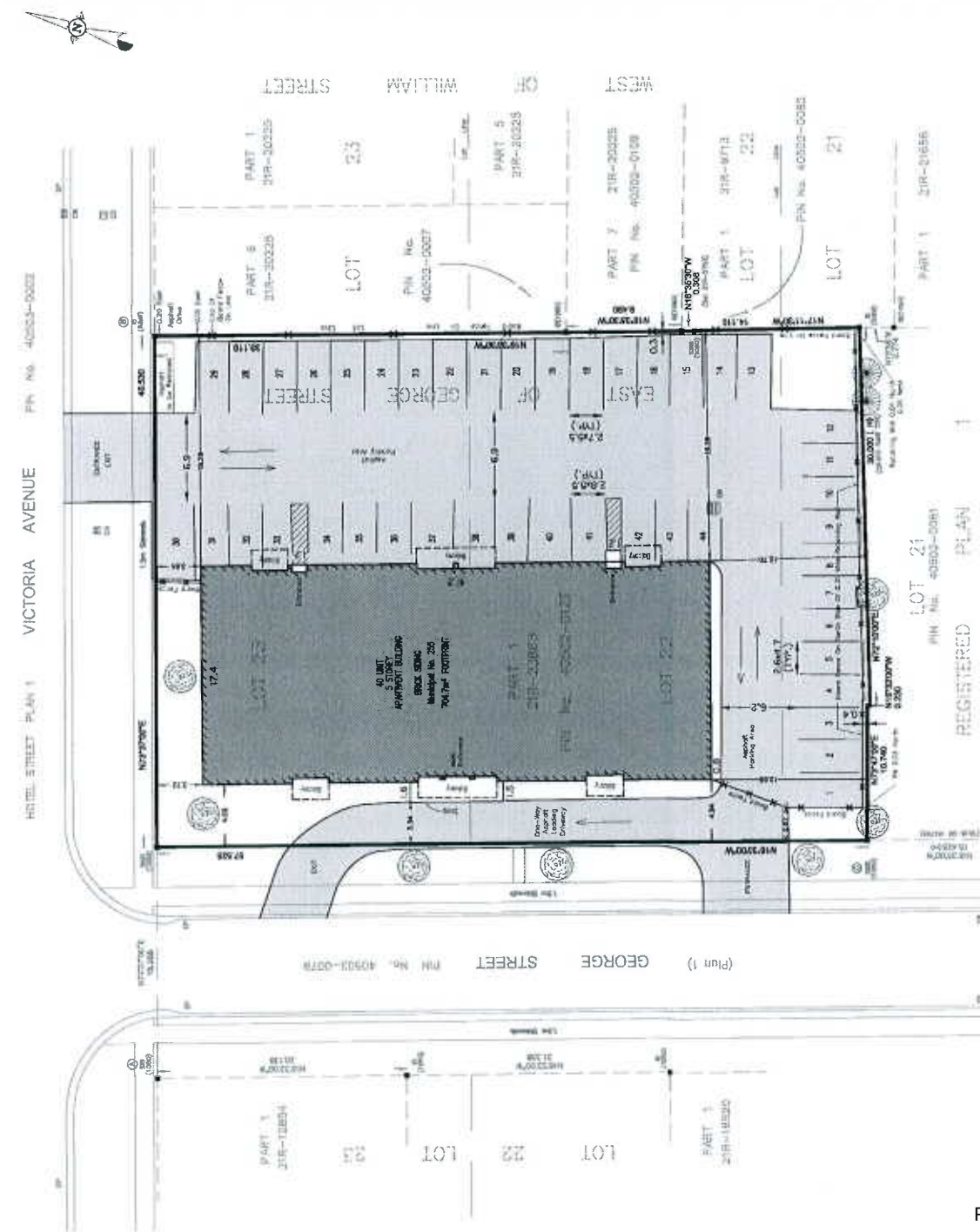
TYPE	AREA (sq ft)	AREA (sq ft)
STREET SIDE	10,000	4.2
UNDERGROUND	2,545,500	11.6
<b>TOTAL</b>	<b>2,555,500</b>	<b>15.8</b>

**LEGEND**

- EXISTING BARRIERS
- EXISTING BUILDING FOOTPRINT
- EXISTING DRIVEWAY & PARKING AREA
- PROPOSED AREA A
- PROPOSED AREA B
- WALKWAYS
- EXISTING UTILITIES

**NOTE**  
PROPOSED USES ARE SUBJECT TO THE CITY OF BELLEVILLE, ILLINOIS ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE FINAL PLANS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PUBLIC UTILITIES AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PUBLIC UTILITIES AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PUBLIC UTILITIES.

APR JUN. 25, 2013



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

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
<b>2013</b>				
B-77-941	May 30/13	Paul Renaud/Luisa Barton	301 Dundas Street West Zoning By-Law amendment to permit a second dwelling unit to be constructed above a proposed attached two car garage	Public Mtg: July 2/13 PAC Decision: Approved Council Approved: July 8/13 Appeal Date: July 29/13
B-77-942	May 30/13	Mark Geertisma, c/o Royal LePage Pro Alliance Realty S & A (Belleville) Investment Limited	North Park Street Zoning By-Law amendment to permit the construction of a six unit apartment	Public Mtg: July 2/13 PAC Decision: Approved Council Approved: July 8/13 Appeal Date: July 29/13
B-77-943	June 25/13	Mark Donnan, c/o Ridgeline Farms Inc. Watson Land Surveyors Ltd.	Donnan Road, Thurlow Zoning By-Law amendment to permit a single detached dwelling	Public Mtg: Aug 6/13
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
B-77-945	July 26/13	Guan Realty Ltd. O'Flynn Weese LLP	264 - 266 Dundas Street East Zoning By-Law amendment to permit a medical office/clinic	Public Mtg: Sept 3/13