

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

MARCH 7, 2016

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr
Councillor Jackie Denyes
Councillor Mike Graham

Councillor Kelly McCaw
Councillor Jack Miller

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. PUBLIC MEETING - THE PLANNING ACT

- 3.1 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 42 A & B SHAW ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-993
APPLICANT/OWNER: FRED PRINS
AGENT: WATSON LAND SURVEYORS LTD.

Notice of Meeting and Map

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
3014, AS AMENDED – 1450 HARMONY ROAD, TOWNSHIP
OF THURLOW, NOW IN THE CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NUMBER: B-77-994
APPLICANT/OWNER: BRIAN TODD WAITE
AGENT: WATSON LAND SURVEYORS LTD.**

Notice of Meeting and Map

5

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MARCH 7, 2016

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr	John Baltutis
Councillor Jackie Denyes	David Joyce
Councillor Mike Graham	Mike Letwin
Councillor Kelly McCaw	Ross Rae
Councillor Jack Miller	

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on February 1, 2016

4. DEPUTATIONS

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 42 A & B SHAW ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-993
APPLICANT/OWNER: FRED PRINS
AGENT: WATSON LAND SURVEYORS LTD.

Manager of Policy Planning's Report No. PP-2016-08

9

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 3014, as amended, for the property described as 42 A & B Shaw Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject land from 'PA – Prime Agriculture' to both a special 'PA' zone and 'RR – Rural Residential'."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1450 HARMONY ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-994
APPLICANT/OWNER: BRIAN TODD WAITE
AGENT: WATSON LAND SURVEYORS LTD.

Manager of Policy Planning's Report No. PP-2016-09

16

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 3014, as amended, for the property described as 1450 Harmony Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

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

7. REPORTS

- 7.1 **REQUEST FOR EXEMPTION FROM CONDOMINIUM REVIEW, PROPOSED PLAN OF CONDOMINIUM, 199 FRONT STREET
OWNER: CENTURY VILLAGE LTD.
AGENT: KIRSTEN MUSGROVE, O'FLYNN WEESE LLP**

Manager, Approvals Section's Report No. APS-2016-11

22

RESOLUTION

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

1. That, pursuant to Section 9(3)(b) of the Condominium Act, 1998, the Council of the Corporation of the City of Belleville approve the request for an exemption from condominium review for lands owned by Century Village Ltd. known municipally as 199 Front Street in the City of Belleville; and
2. That the Plan of Condominium (File No. 12CD-16002) for the lands identified in Recommendation No. 1 be granted final approval; and
3. That the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owner has satisfied all City requirements and the surveyor's condominium plans are satisfactory to Approvals staff."

- 7.2 **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.

Manager of Policy Planning's Report No. PP-2016-10

32

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 3014, as amended, for the property described as 25 Blessington Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from 'PA – Prime Agriculture' to 'RR – Rural Residential' and a special 'M1 – General Industrial' zone to permit a heating and plumbing shop, with the associated parking of trucks, as well as a store and lock facility."

- 7.3 **DIRECTION REGARDING ZONING AMENDMENTS FOR MODEL HOMES**

Special Projects Planner's Report No. PP-2016-11

40

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that a Zoning By-law Amendment Application to define and introduce provisions governing 'model homes' and other technical amendments within City of Belleville zoning by-laws be prepared for Planning Advisory Committee and Council's consideration."

8. INFORMATION MATTERS

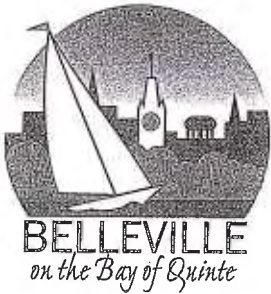
**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to March 7, 2016

42

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-77-993

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MARCH 7, 2016
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on December 10, 2015 (Committee File # B 37/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farm lands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the retained farm land zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone so as to not permit the construction of a residential dwelling. In addition, the proposed severed lot containing the farmhouse and sheds (approximately 0.4 hectares) is requested to be rezoned from PA to "RR – Rural Residential".

The land is described municipally as 42 A & B Shaw Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

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

ZONING BY-LAW:

The land is zoned "PA – Prime Agriculture" in Zoning By-Law 3014, as amended and is subject to Committee of Adjustment File # B 37/15. The applicant requests a rezoning to special "PA" to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to "RR – Rural Residential" for the proposed severed lot.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

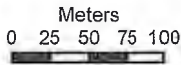
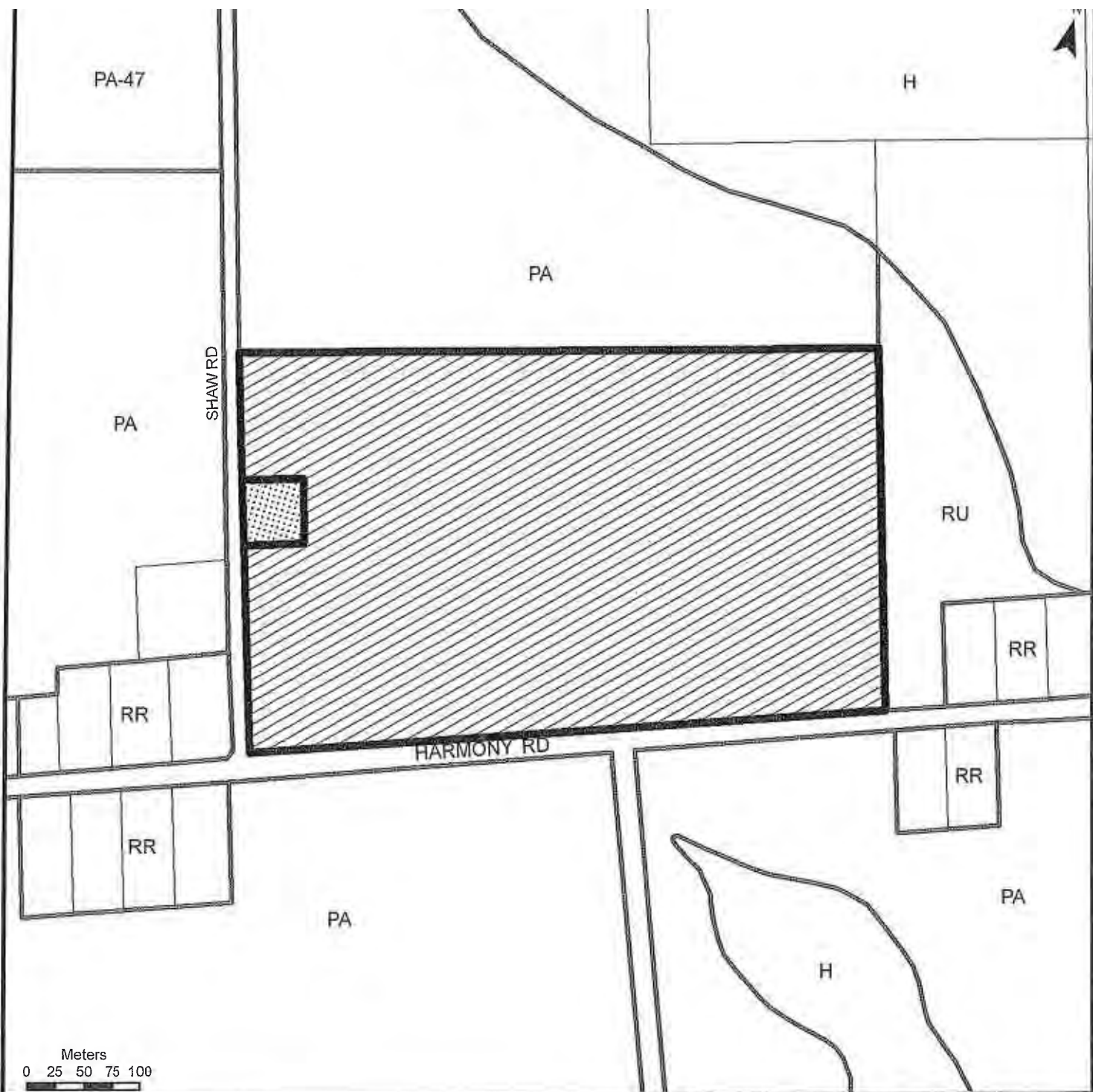
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, 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

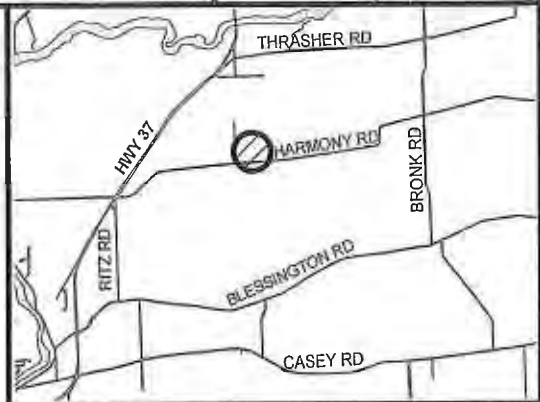
DATED at the City of Belleville this 16th day of February, 2016



PROPOSED ZONING BY-LAW AMENDMENT

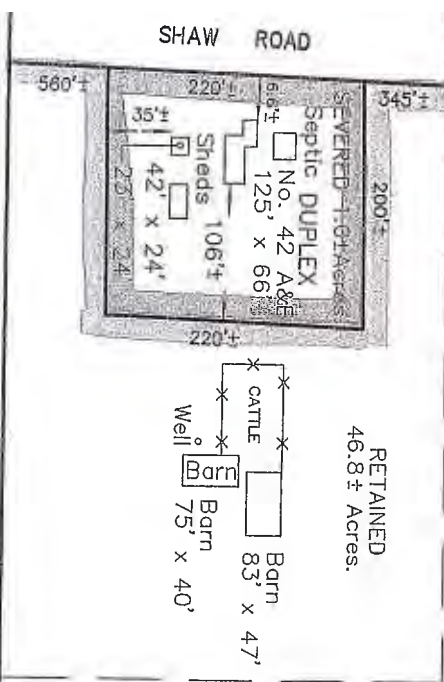
LOCATION: 42 A & B SHAW ROAD

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



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

SKETCH
PART OF LOT 18
CONCESSION 5
TOWNSHIP OF THURLOW



RETAINED
46.8± Acres.



RETAINED
46.8± Acres.

IMPERIAL SCALE 1" = 300'
CAUTION THIS IS NOT A PLAN OF SURVEY
PORTIONS OF THIS SKETCH ARE FROM
COMPILED AND CALCULATED INFORMATION

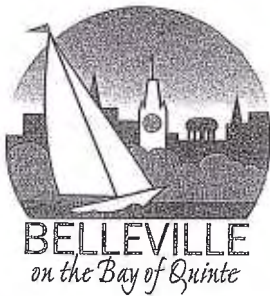
218 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS LTD.

Date: OCTOBER 29, 2015

PROJECT No 8852-P-15

RECEIVED	
SECTION	INFO
JAN 22 2016	
(61-1)	
2015	
52	
2015	



City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-994

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, MARCH 7, 2016
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on December 10, 2015 (Committee File # B 39/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farm lands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the portion of the retained farm land zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone so as to not permit the construction of a residential dwelling. In addition, the proposed severed lot containing the farmhouse, barn and sheds (approximately 2.1 hectares) is requested to be rezoned from PA to "RR – Rural Residential".

The land is described municipally as 1450 Harmony Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

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

ZONING BY-LAW:

The land is zoned "PA – Prime Agriculture" in Zoning By-Law 3014, as amended and is subject to Committee of Adjustment File # B 39/15. The applicant requests a rezoning to special "PA" to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to "RR – Rural Residential" for the proposed severed lot.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

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The Corporation of the City of Belleville

City Hall, 169 Front Street, Belleville, Ontario, Canada K8N 2Y8

Telephone 613-968-6481 | TTY 613-967-3768

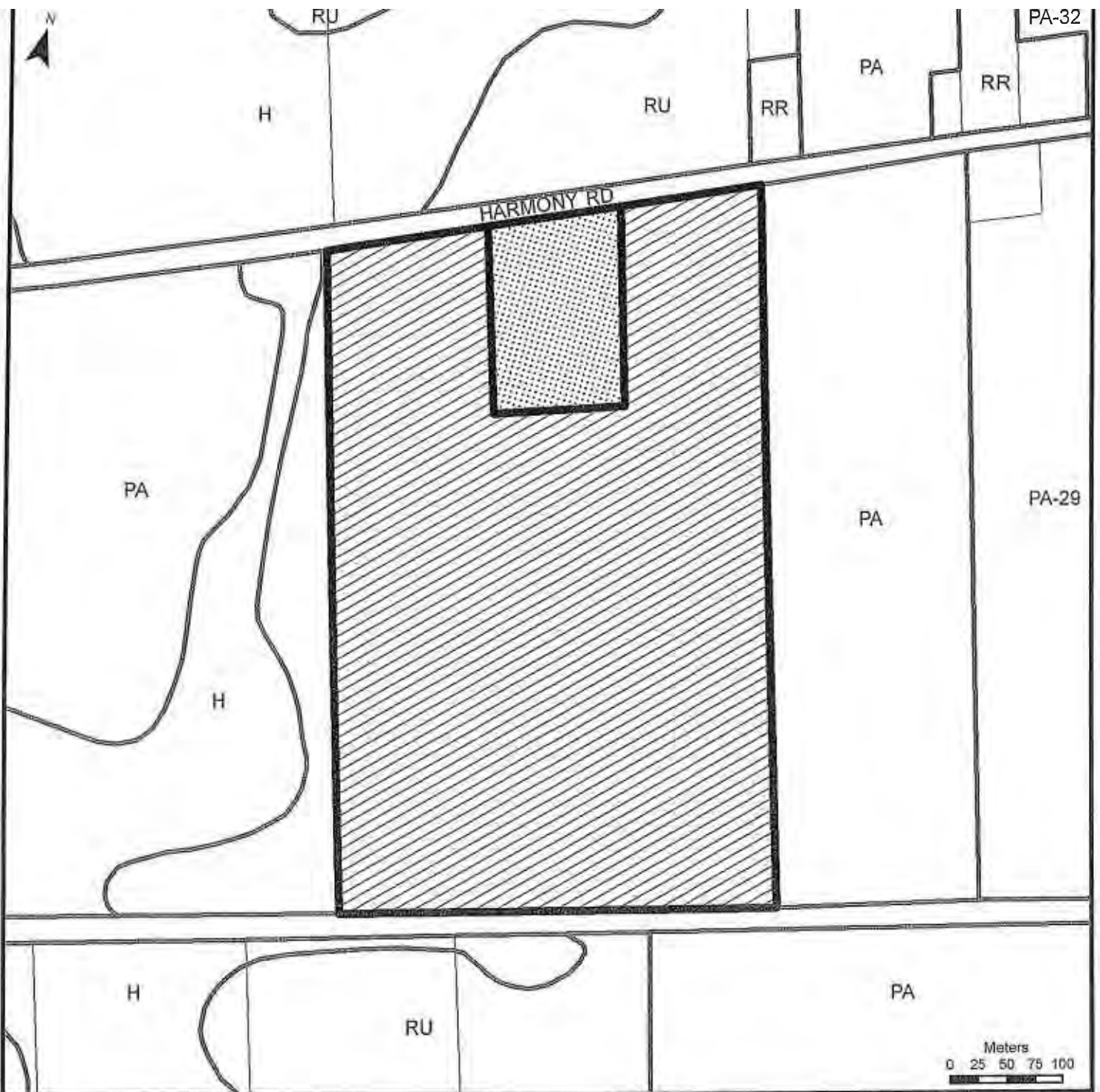
city.belleville.on.ca

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 February, 2016



PROPOSED ZONING BY-LAW AMENDMENT

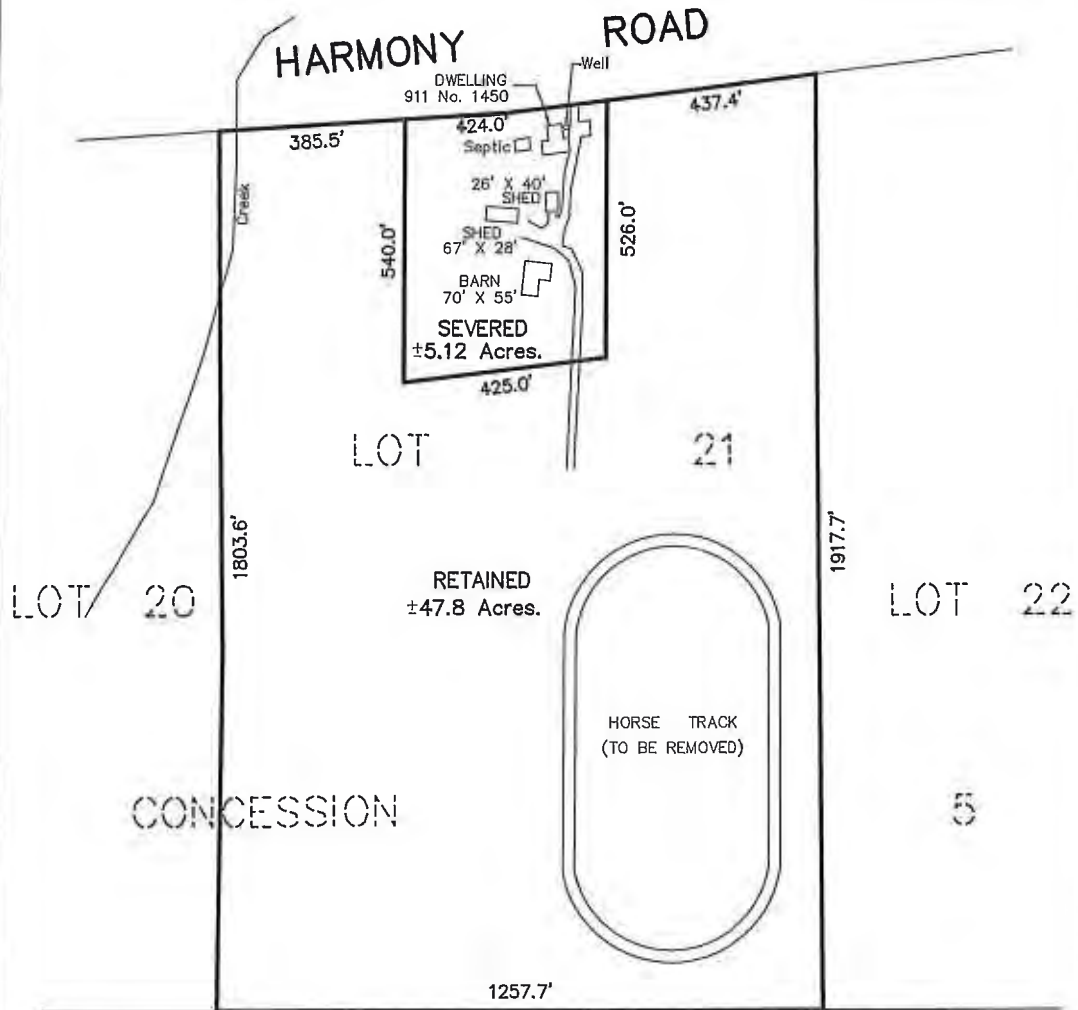
LOCATION: 1450 HARMONY RD

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



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

SKETCH
 PART OF LOT 21
 CONCESSION 5
 TOWNSHIP OF THURLOW
 NOW IN THE CITY OF BELLEVILLE
 IMPERIAL SCALE 1" = 300'



ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 (Not Open)

218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON
 LAND SURVEYORS Ltd.

K8N - 3C3
 (813) 962 - 9521

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

November 6, 2015

PROJECT No 8922-P-15



CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2016-08
March 7, 2016

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

Subject: Proposed Amendments to Zoning By-Law Number 3014, As Amended –
42 A & B Shaw Road, Township of Thurlow, Now in the City of Belleville,
County of Hastings
File Number: B-77-993
Applicant/Owner: FRED PRINS
Agent: WATSON LAND SURVEYORS LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the property described as 42 A & B Shaw Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject land from 'PA – Prime Agriculture' to both a special 'PA' zone and 'RR – Rural Residential'."

SUMMARY:

The Applicant requests a rezoning of land that is subject to a Consent Application granted by the Committee of Adjustment on December 10, 2015 (Committee File # B 37/15). The Consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the Applicant is requesting that the severed farmland zoned "PA – Prime Agriculture" be rezoned to special "PA" zone so as to not permit the construction of a residential dwelling.

In addition, the special zone will recognize a farm parcel of approximately 18.9 hectares in area.

It is also recommended that the application not permit the existing barns located on the farm parcel to house livestock in accordance with Minimum Distance Separation (MDS) requirements of the Official Plan and the Provincial Policy Statement (PPS).

The proposed severed lot, comprising approximately 0.4 hectares of lot area, and which contains the farm dwelling, is to be rezoned to "RR – Rural Residential".

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

The PPS requires that the "planning authority" (i.e. the Municipality) ensures that no new residential dwellings are permitted on the remnant parcel of farmland when permitting the creation by Consent of a residence surplus to a farming operation. The approach that is used by the Municipality, and recommended by the Province, is a rezoning of the land to prohibit residential development. The PPS also requires conformity with MDS to ensure there are no conflicts between residential uses and the housing of livestock. In the subject instance the retained parcel contains two (2) barns located approximately 35-40 metres from the proposed severed lot that have been used to house cattle. It is therefore recommended that these buildings be precluded from housing livestock.

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

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

BACKGROUND:

Purpose and Effect

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

The purpose of the application is to satisfy a condition of Committee of Adjustment decision # B 37/15 and thereby amend the Thurlow Ward Zoning By-Law Number 3014, as amended. Consent Application # B 37/15 proposes to sever the existing farmhouse as a surplus dwelling. In accordance with the policies of the Official Plan and Provincial Policy the Applicant requests that the farm field zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone to preclude the construction of a residential dwelling and

recognize a farm parcel of approximately 18.9 hectares. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR - Rural Residential".

As well, it is recommended that the existing barns located on the farm field be zoned so as to not permit the keeping of livestock.

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

Subject Property

The subject land is located on the northeast corner of Shaw Road and Harmony Road. A mix of rural residential and agricultural uses characterizes the adjacent land uses.

Official Plan

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

Both Subsection 7.2.3 f) of the Plan and Subsection 2.3.3.3 of the PPS require compliance with minimum distance separation formulae to ensure that there are no conflicts between a livestock facility and another land use.

The proposal complies with the Official Plan.

Zoning By-Law

The land subject to this application is zoned "PA – Prime Agriculture" in Zoning By-Law Number 3014, as amended. The Applicant requests that the land be rezoned to a special "PA" zone to recognize a farm parcel of approximately 18.9 hectares – versus the By-Law's minimum requirements of 25 hectares – and to not permit the construction of a residential dwelling. In addition the Applicant requests that the farm dwelling be rezoned to "RR – Rural Residential". As well, it is recommended that the existing barns located on the farm field be zoned so as to not permit the keeping of livestock.

The minimum requirement for a residential dwelling in the RR zone is 45 metres of lot frontage and 4,047 square metres of lot area. The proposed severed parcel would comply with these provisions.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on February 16, 2016.

Quinte Conservation comments that they do not have a concern with the proposal but note that a portion of the lands lie within the regulated area of the Thrasher's Corners Wetland. Any construction/filling/excavation/site grading within 120 metres of the wetland boundary will require a permit from their office.

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

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on February 16, 2016.

The Fire Department and the Approvals Section advise that they have no comment or concern.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on February 16, 2016. Notice was also provided in The Intelligencer.

An inquiry was received requesting more information regarding the application.

Planning Analysis

The granting of Consent Application File # B 37/15 by the Committee of Adjustment has resulted in the proposed severance of an existing farmhouse from the abutting farm fields. The owners are wishing to dispose of their farm holding and consolidate this farmland with nearby operations.

The Committee's approval of the surplus dwelling severance was granted in accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement. The Committee also advised the Applicant's Agent that due to MDS requirements the barn on the retained parcel will be rezoned to preclude the housing of cattle. In the subject instance the retained parcel contains two (2) barns located approximately 35-40 metres from the proposed severed lot that have been used to house cattle.

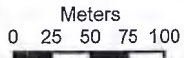
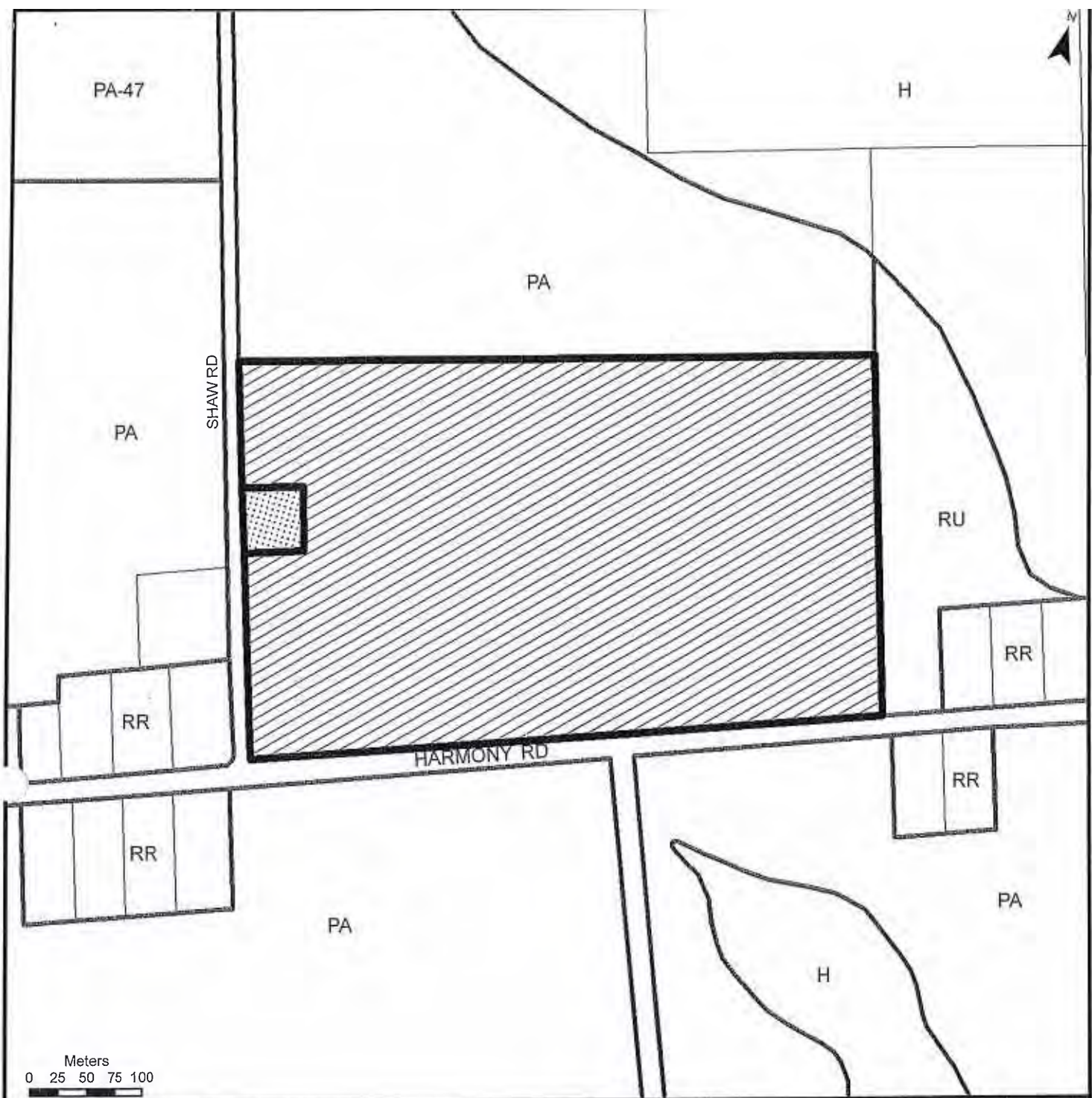
Consequently, the Applicant is requesting that the retained farmland be zoned from "PA – Prime Agriculture" to a special "PA" zone to recognize a farm parcel of approximately 18.9 hectares – versus the By-Law's minimum requirement of 25 hectares – and to not permit the construction of a residential dwelling. In addition, it is recommended that the existing barns located on the farm field be zoned so as to not permit the keeping of any livestock that does not comply with the requirements of MDS. Moreover, the severed parcel containing the farm dwelling is to be rezoned to "RR – Rural Residential".

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




Arthur MacKay
Manager of Policy Planning

atta

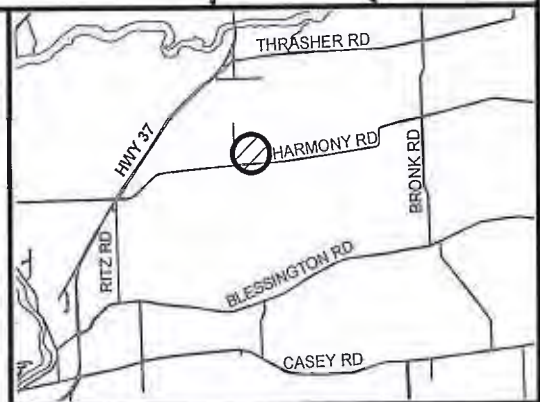


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 42 A & B SHAW ROAD

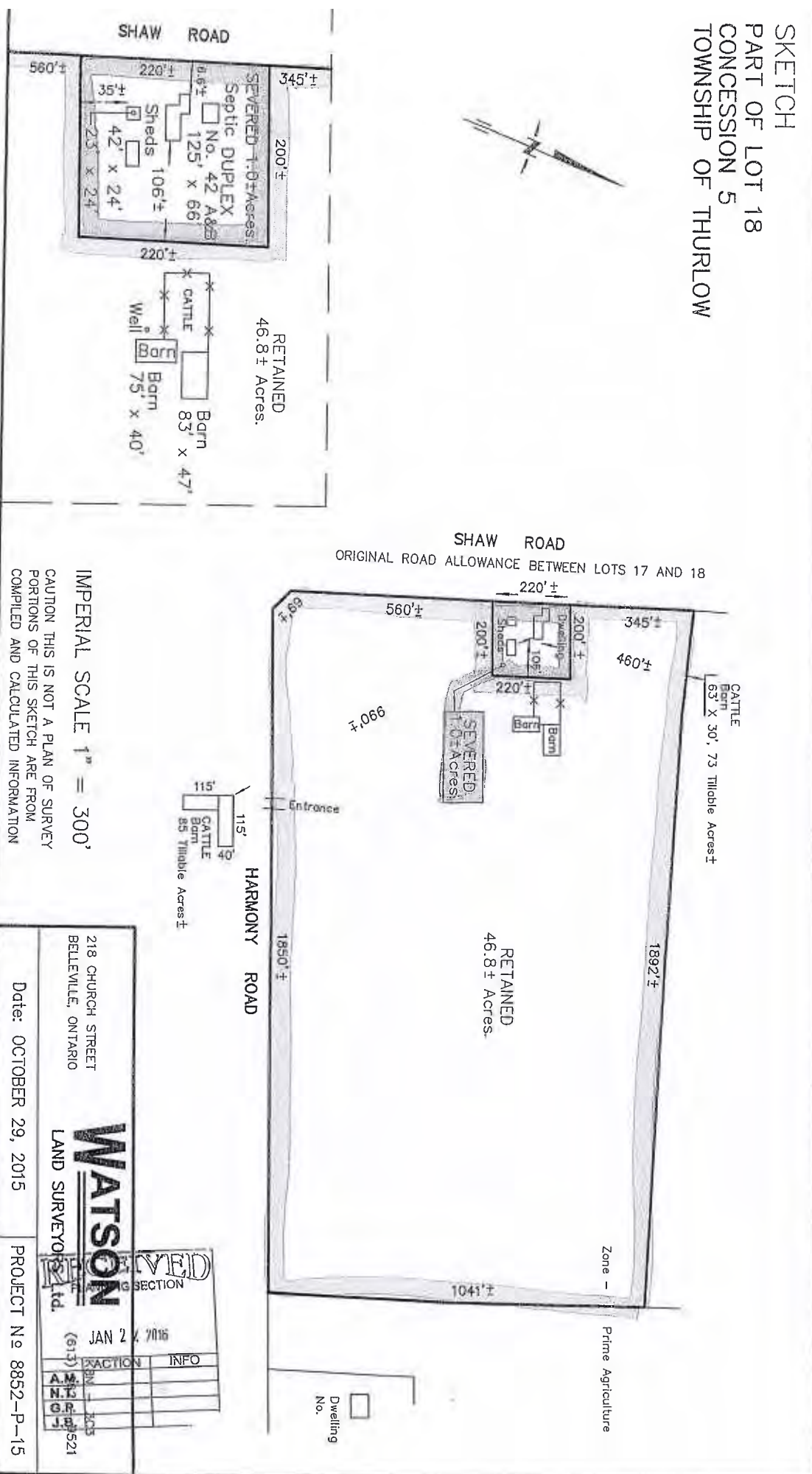
 - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO PA WITH SPECIAL PROVISIONS

 - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO RR (RURAL RESIDENTIAL)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

SKETCH
 PART OF LOT 18
 CONCESSION 5
 TOWNSHIP OF THURLLOW



IMPERIAL SCALE 1" = 300'
 CAUTION THIS IS NOT A PLAN OF SURVEY
 PORTIONS OF THIS SKETCH ARE FROM
 COMPILED AND CALCULATED INFORMATION

218 CHURCH STREET
 BELLEVILLE, ONTARIO

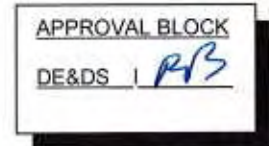
WATSON
 LAND SURVEYORS LTD.

RECEIVED
 JAN 24 2015

NO.	NAME	DATE	SECTION	INFO
1	A.M.	1/23/15		
2	N.F.	1/23/15		
3	G.E.	1/23/15		
4	J.L.	1/23/15		

Date: OCTOBER 29, 2015

PROJECT No 8852-P-15



CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2016-09
March 7, 2016

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, As Amended –
1450 Harmony Road, Township of Thurlow, Now in the City of Belleville,
County of Hastings
File Number: B-77-994
Applicant/Owner: BRIAN TODD WAITE
Agent: WATSON LAND SURVEYORS LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the property described as 1450 Harmony Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

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

SUMMARY:

The Applicant requests a rezoning of land that is subject to a Consent Application granted by the Committee of Adjustment on December 10, 2015 (Committee File # B 39/15). The Consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the Applicant is requesting that the severed farmland zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone so as to not permit the construction of a residential dwelling. The special "PA" will also recognize a farm parcel of approximately 19.3 hectares.

The proposed severed lot, comprising approximately 2.1 hectares of lot area, and which contains the farm dwelling, sheds and a barn, is to be rezoned to "RR – Rural Residential".

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

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

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

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

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to farmland located on the south side of Harmony Road.

The purpose of the application is to satisfy a condition of Committee of Adjustment decision # B 39/15 and thereby amend the Thurlow Ward Zoning By-Law Number 3014, as amended. This severance application proposes to sever the existing farmhouse as a surplus dwelling. In accordance with the policies of the Official Plan and Provincial Policy the Applicant requests that the farm field zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone to recognize a farm parcel of approximately 19.3 hectares and to preclude the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR - Rural Residential".

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

Subject Property

The subject lands are located on the south side of Harmony Road. A mix of rural residential and agricultural uses characterizes the adjacent land uses.

Official Plan

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

The proposal complies with the Official Plan.

Zoning By-Law

The land subject to this application is zoned "PA – Prime Agriculture" in Zoning By-Law Number 3014, as amended. The Applicant requests that the land be rezoned to a special "PA" zone to recognize a farm parcel of approximately 19.3 hectares and to not permit the construction of a residential dwelling. In addition the Applicant requests that the farm dwelling be rezoned to "RR – Rural Residential".

The minimum requirement for a residential dwelling in the RR zone is 45 metres of lot frontage and 4,047 square metres of lot area. The proposed severed parcel would comply with these provisions.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on February 16, 2016.

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

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

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on February 16, 2016.

The Fire Department and the Approvals Section advise that they have no comment or concern.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on February 16, 2016. Notice was also provided in The Intelligencer.

No comments or concerns have been received.

Planning Analysis

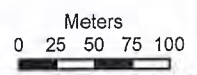
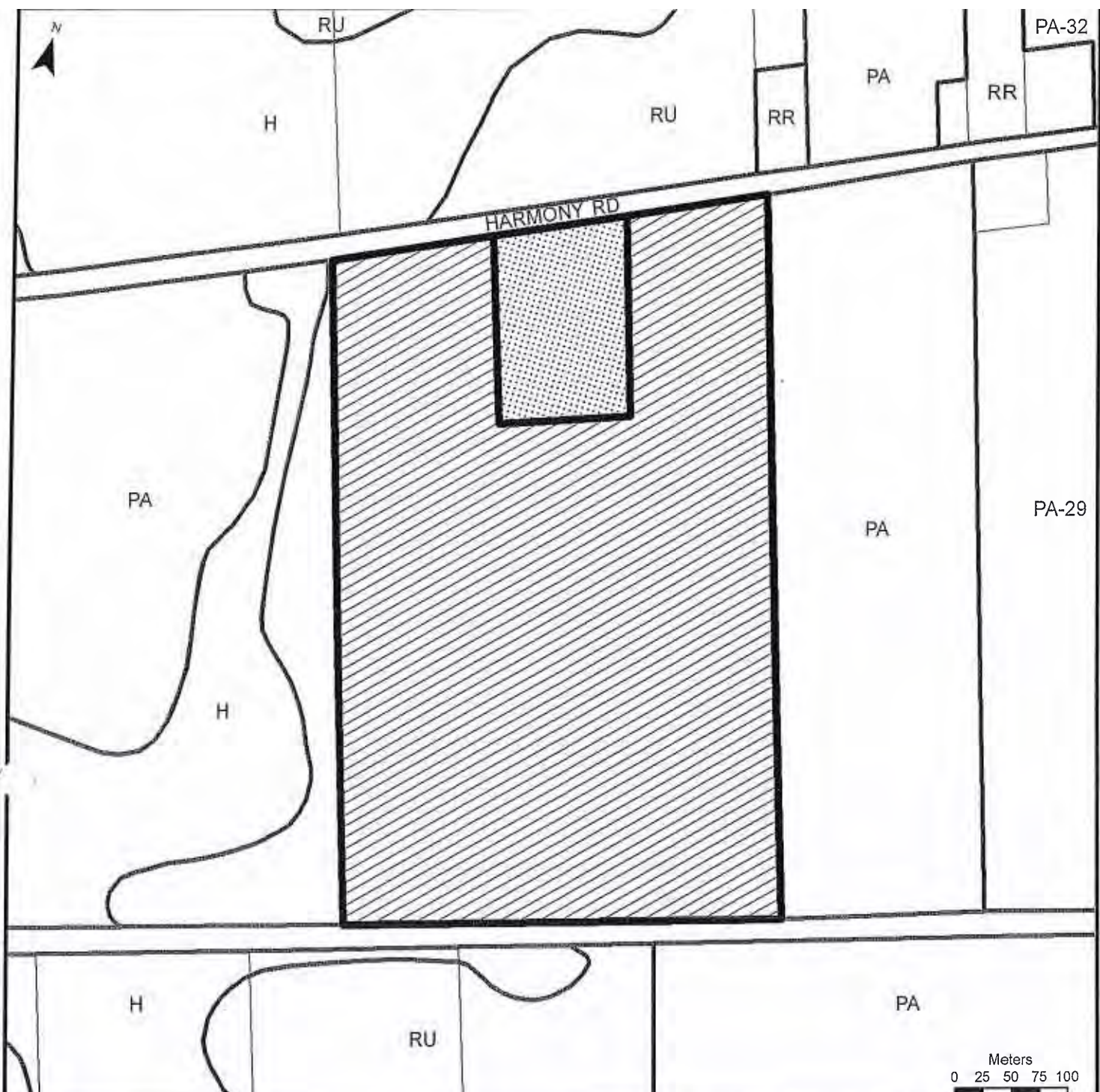
The granting of Consent Application File # B 39/15 by the Committee of Adjustment has resulted in the proposed severance of an existing farmhouse from the abutting farm fields. The Committee's approval of the surplus dwelling was granted in accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement. Consequently, to satisfy a condition of the severance approval the Applicant is requesting that the retained farmland zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone to recognize a farm parcel of approximately 19.3 hectares – versus the By-Law's minimum requirement of 25 hectares – and to not permit the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling, sheds and a barn is to be rezoned to "RR – Rural Residential". The owners are wishing to dispose of their farm holding and consolidate this farmland with nearby operations.

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





Arthur MacKay
Manager of Policy Planning

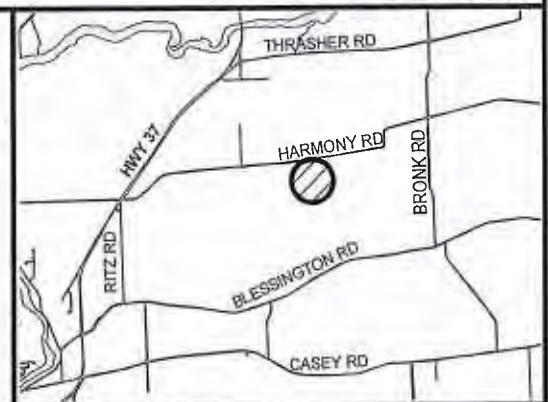
atta



PROPOSED ZONING BY-LAW AMENDMENT

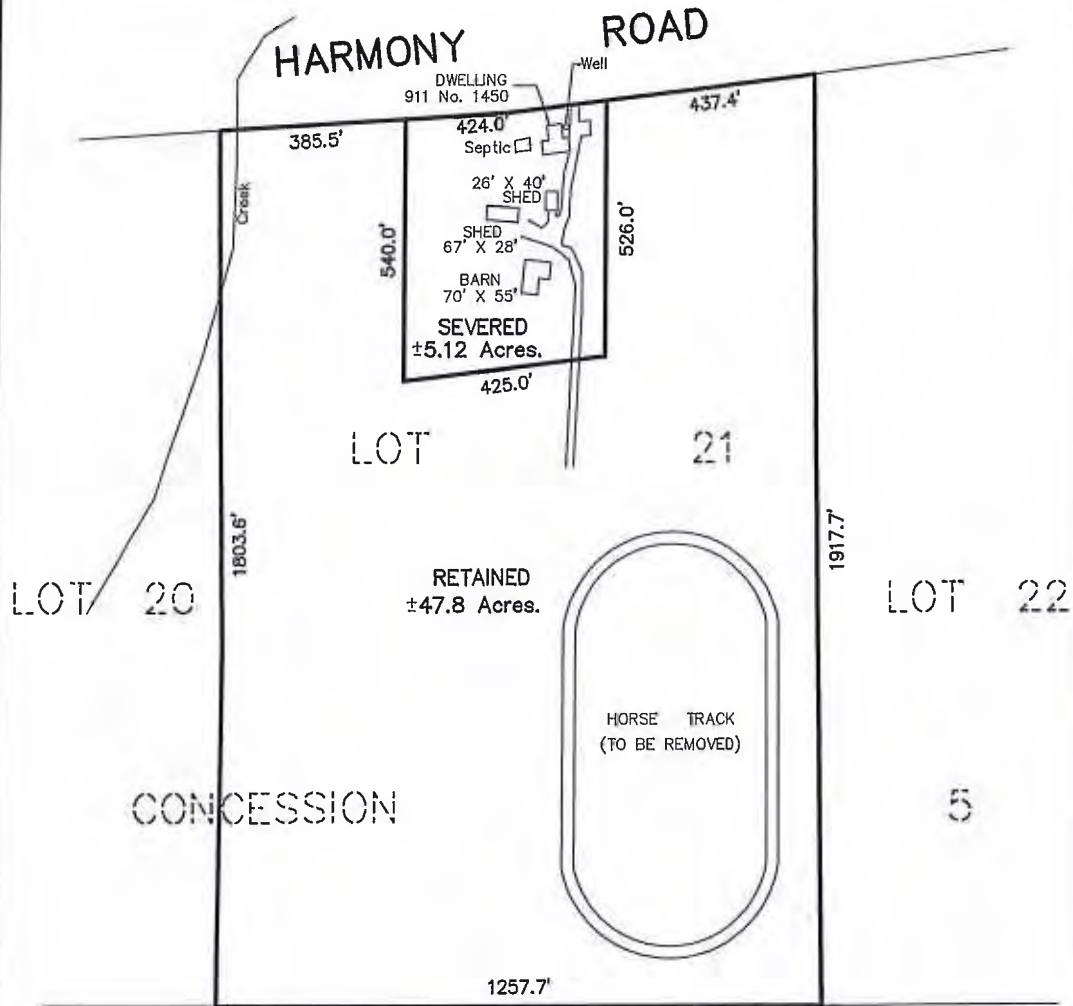
LOCATION: 1450 HARMONY RD

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



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

SKETCH
 PART OF LOT 21
 CONCESSION 5
 TOWNSHIP OF THURLOW
 NOW IN THE CITY OF BELLEVILLE
 IMPERIAL SCALE 1" = 300'



ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 (Not Open)

218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON

K8N - 3C3
 (613) 962 - 9521

LAND SURVEYORS Ltd.

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

November 6, 2015

PROJECT № 8922-P-15



APPROVAL BLOCK

DDE&DS RS

CITY OF BELLEVILLE
Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2016-11
March 7, 2016

To: Belleville Planning Advisory Committee

Subject: Request for Exemption from Condominium Review
Proposed Plan of Condominium
199 Front Street
OWNER: Century Village Ltd.
AGENT: Kirsten Musgrove, O'Flynn Weese LLP

File: 12CD-16002

Recommendation:

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

1. That, pursuant to Section 9(3)(b) of the Condominium Act, 1998, the Council of the Corporation of the City of Belleville approve the request for an exemption from condominium review for lands owned by Century Village Ltd. known municipally as 199 Front Street in the City Of Belleville; and,
2. THAT the Plan of Condominium (File No. 12CD-16002) for the lands identified in Recommendation No. 1 be granted final approval; and,
3. THAT the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owner has satisfied all City requirements and the surveyor's condominium plans are satisfactory to Approvals staff.

Background:

As shown on **APPENDIX 1** attached, the property that is subject to this request is located on the southeast corner of Front Street and Bridge Street East. Currently on this property is a 5-storey commercial/office building.

The Agent for the Owners has submitted a request to convert this building to a condominium with the top three floors being used for residential units and the lower two floors to be used for commercial units. It is planned to have a maximum of 38 residential units and 30 commercial units. It also has been requested that the City of Belleville exempt the proposed condominium from full review and allow the condominium to proceed directly to the final approval stage.

Background: (cont'd):

Attached as **APPENDIX 2** to this report, are drawings from the Owner's Architect showing the potential use of the building by floor as well as building elevations.

Analysis:

Section 9(3)(b) of the Condominium Act permits the City of Belleville to exempt a proposed condominium from full review under the provisions of Sections 51, 51.1 and 51.2 of the *Planning Act* and allow the condominium to proceed directly to the final approval stage.

In essence, this proposed development is the re-use of an existing 5-storey building and consists almost exclusively of interior renovations. As a result, the Owner has and will continue to apply through the Building Section for a series of building permits to renovate this building.

Legally, the proposed plan of condominium will allow the building to be split up into individual residential and commercial units that can be sold separately from each other.

In terms of the City's Official Plan, the plan supports the development of all forms of housing in all forms of tenure, being freehold, rental, cooperative, and condominium.

The subject property is situated in the "City Centre" as defined by the Official Plan. "The City Centre will be strengthened as a focal point for the City by encouraging the development of a wide variety of compatible land uses with emphasis on retail and office commercial uses and residential projects, the improvement of its urban design and functional characteristics, and diversity through a wide variety of commercial, social and cultural activities."

Furthermore, medium and high density residential uses including seniors' residences and retirement communities, either as main uses or within mixed use developments are permitted in the City Centre.

The current C2-7 – General Commercial Exception No. 7 zoning of the subject property permits the current and proposed use of this land.

In summary, this proposed development is the type of development that ideally meets the policy goals of the City. Ground floor and lower floor commercial activities are maintained while introducing new residential uses on the upper floors.

Thus, it is felt that the Agent's request does warrant use of the exemption policy under the Condominium Act and development of this property will be controlled by the condominium plans and declaration that will be reviewed by City Staff and the City Solicitor before final approval.

Moreover, there are no planning or engineering reasons why the development of this property cannot move directly to final condominium approval.

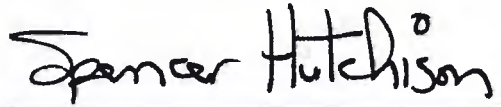
Financial:

All of the planning, engineering, survey and legal costs to facilitate the development of the subject lands will be at the Owner's expense. The applicant paid a fee for the application for an exemption to the plan of condominium process.

Summary:

Staff have no objection to the request by the Owner's Agent for an exemption from Condominium Review for this proposed development and recommend that the development of the subject lands move straight to final condominium approval.

Respectfully submitted.

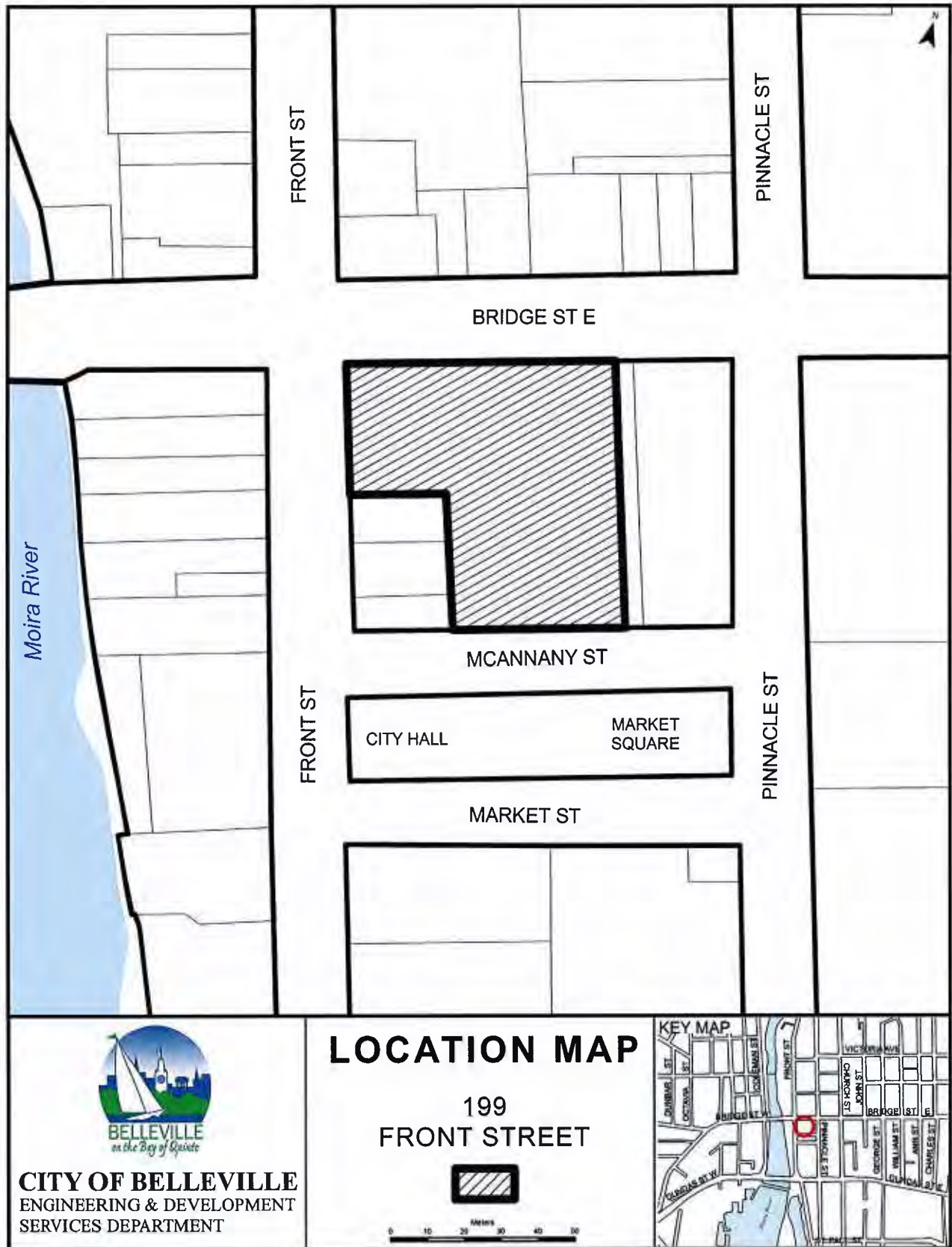


Spencer Hutchison/ck
attachments



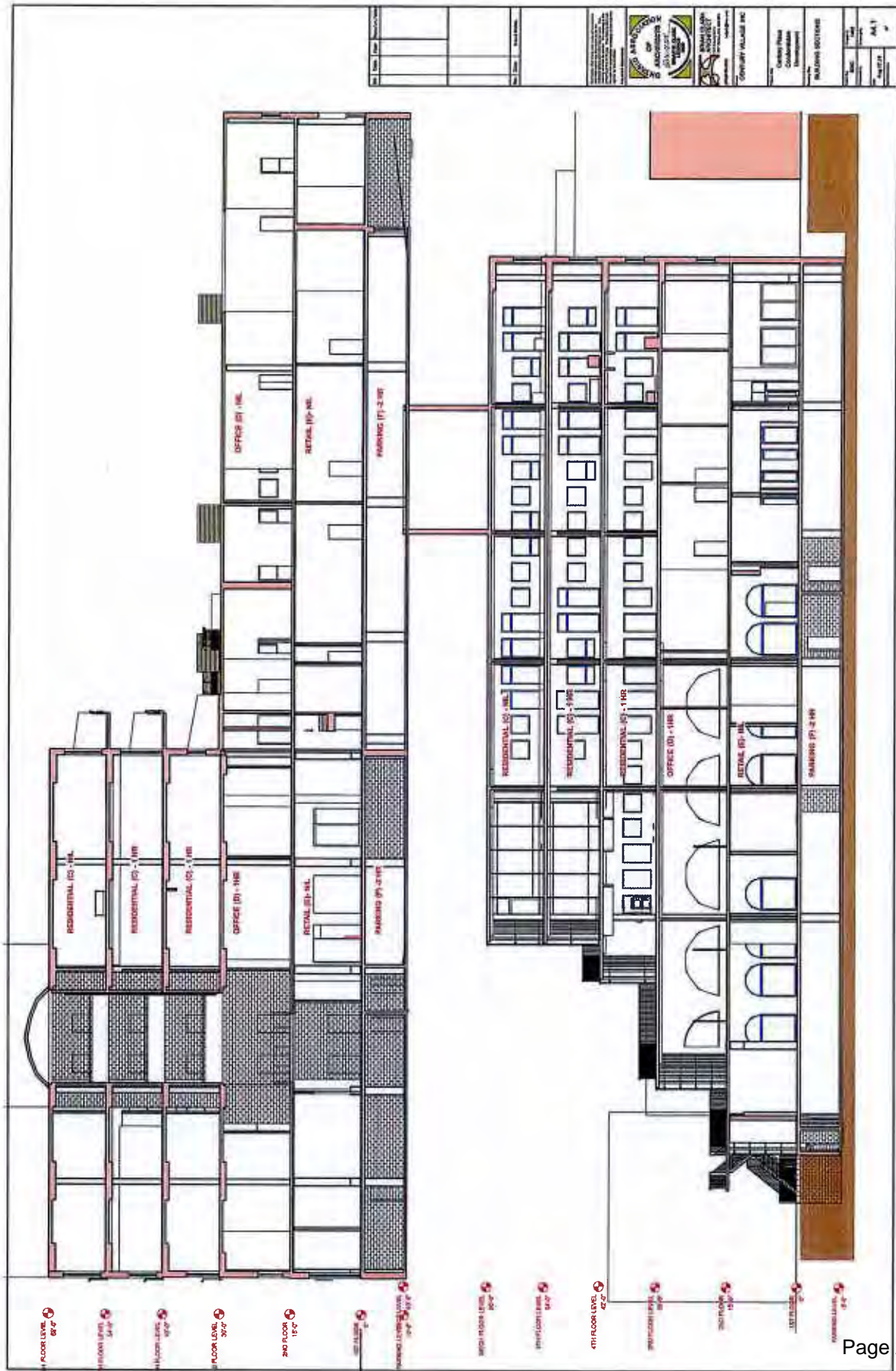
APPENDIX 1

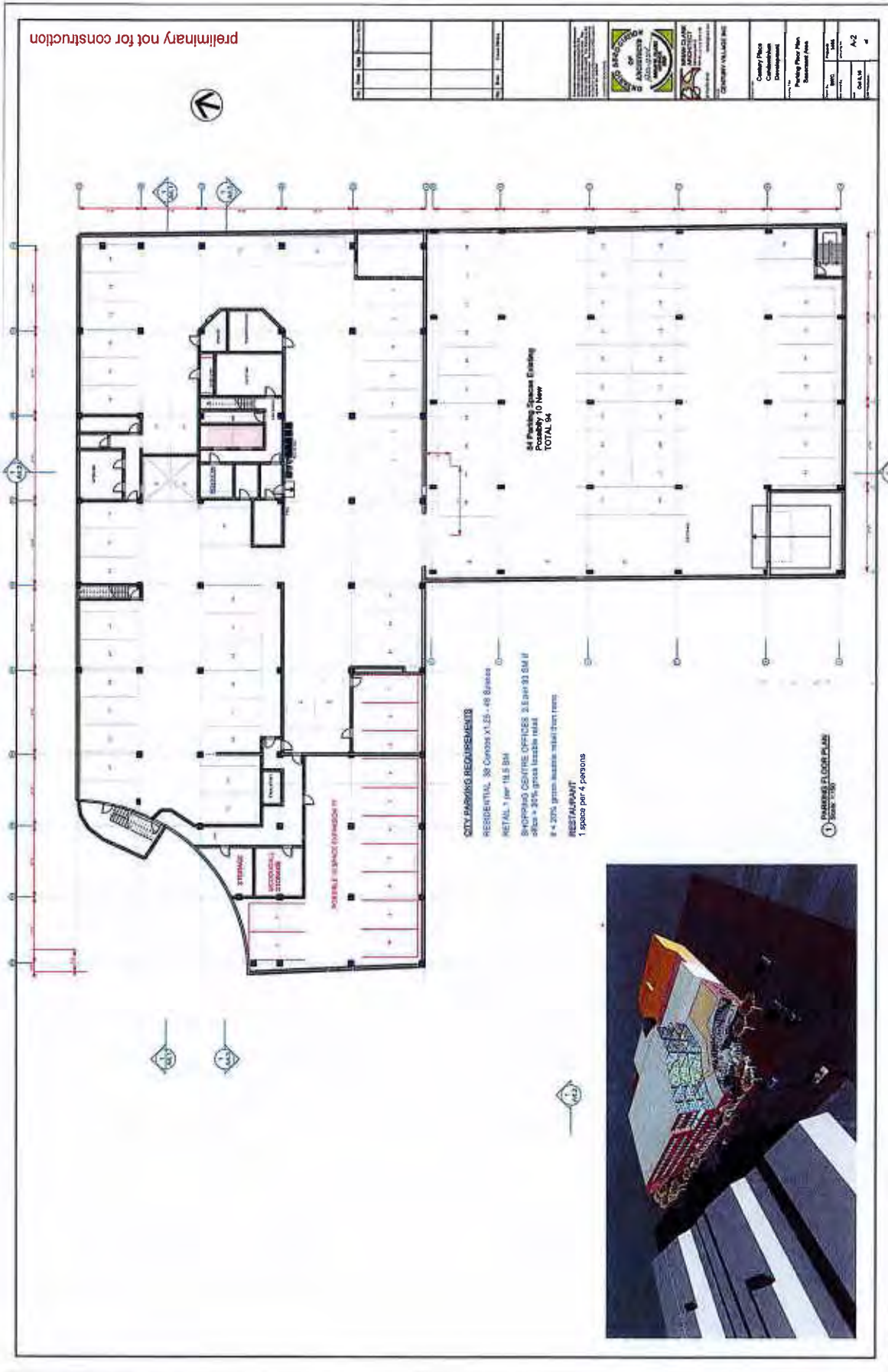
Location of Subject Property

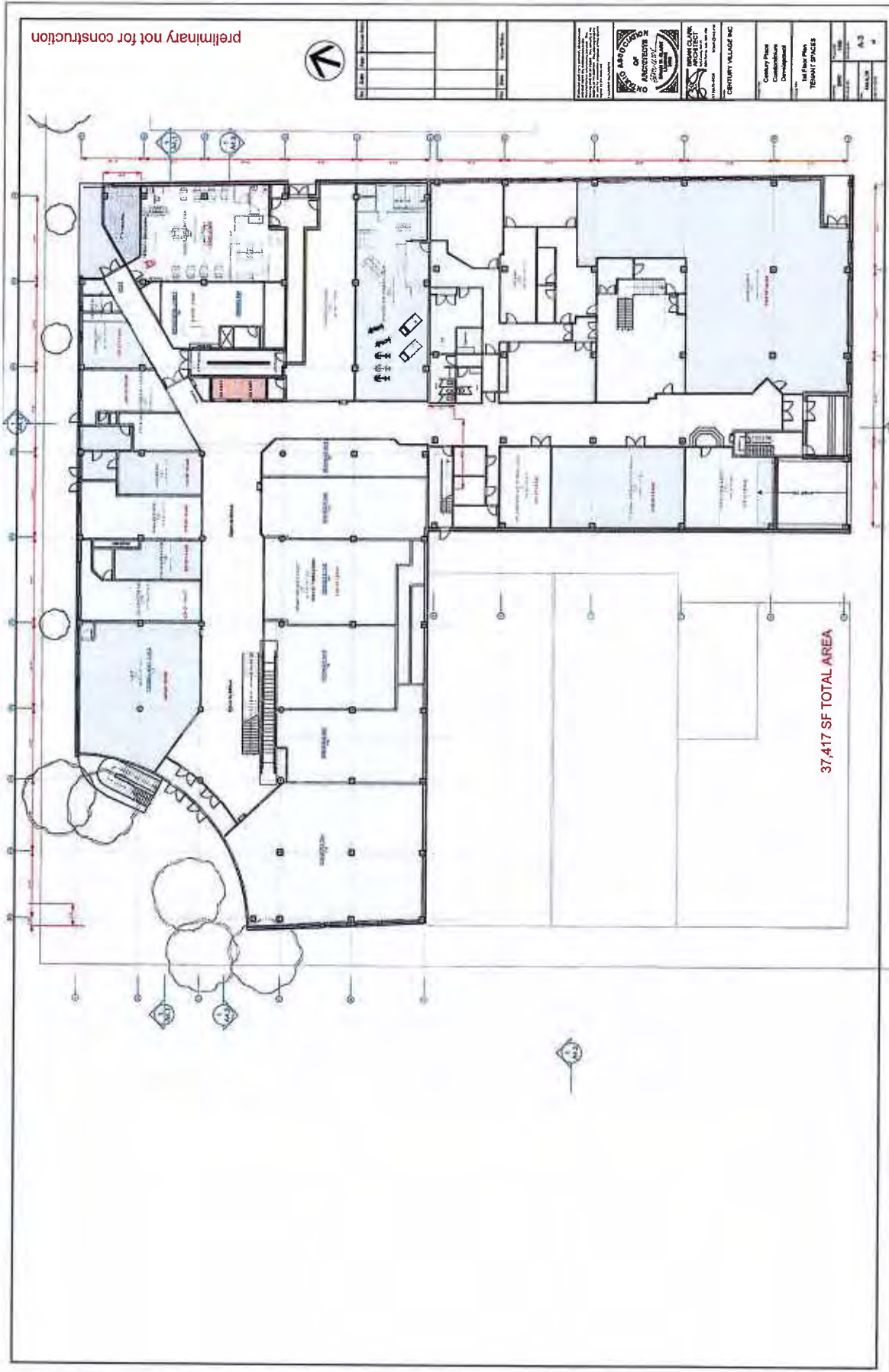


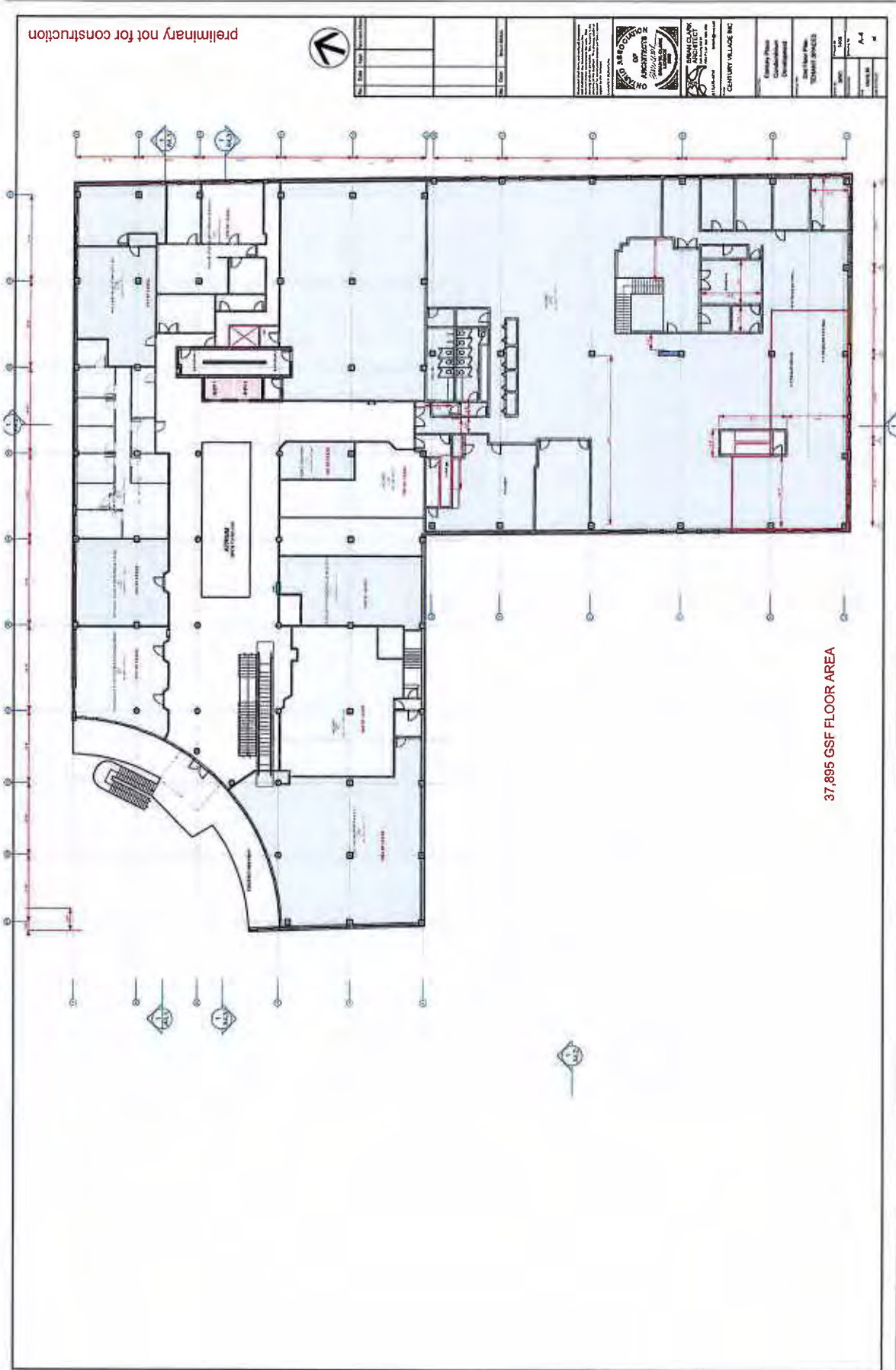
APPENDIX 2

Preliminary Building Layout



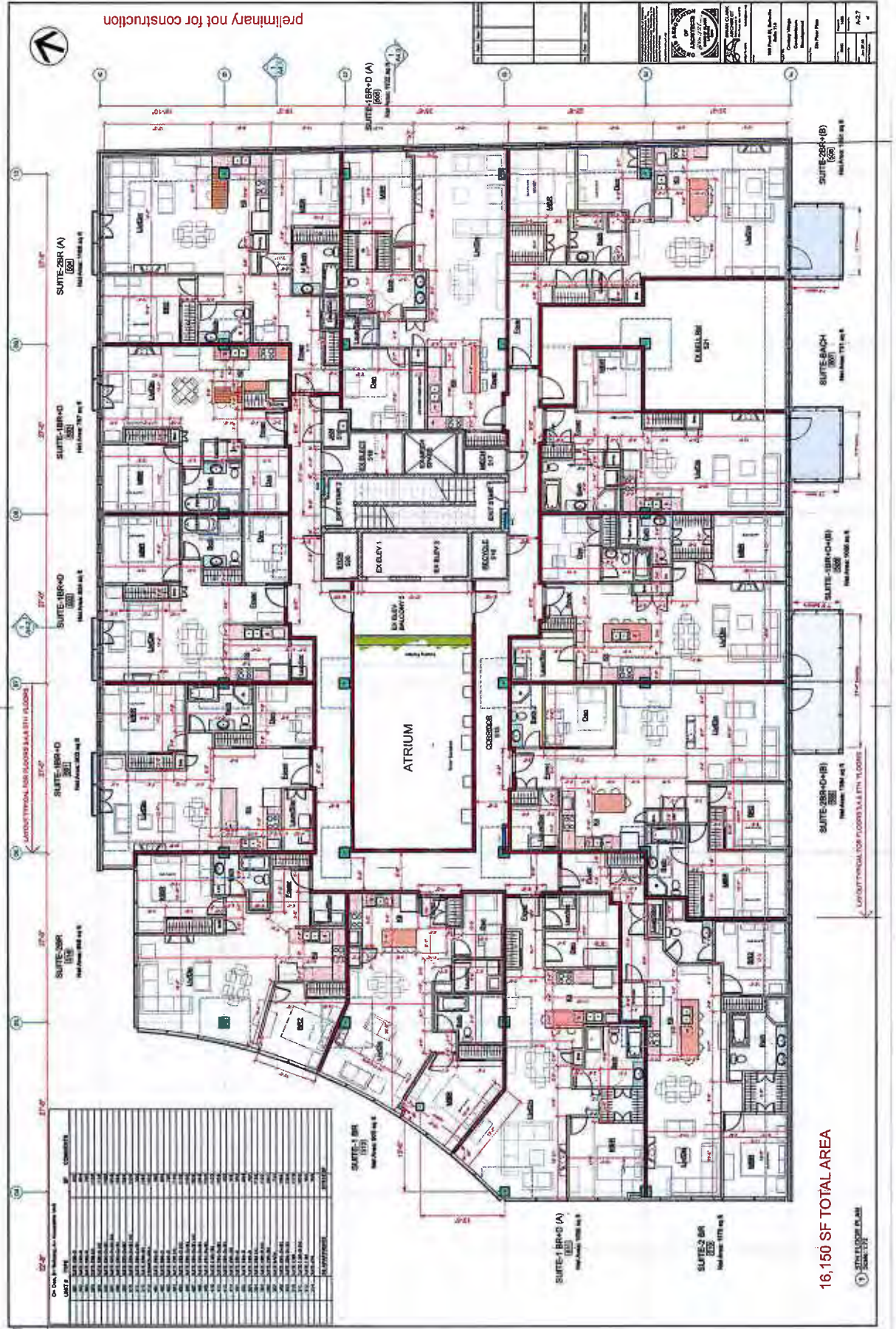






preliminary not for construction

37,895 GSF FLOOR AREA



16,150 SF TOTAL AREA



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

CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2016-10
March 7, 2016

To: Councillor Denyes, 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 Zoning By-Law Number 3014, as amended, for the property described as 25 Blessington Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'PA – Prime Agriculture' to 'RR – Rural Residential' and a special 'M1 – General Industrial' zone to permit a heating and plumbing shop, with the associated parking of trucks, as well as a store and lock facility."

SUMMARY:

The above referenced Application was originally considered by the Committee at a public meeting held on August 6, 2013 but was deferred pending the property being brought into compliance with an outstanding Property Standards Order. Report No. PP-2013-29 is attached for the Committee's information.

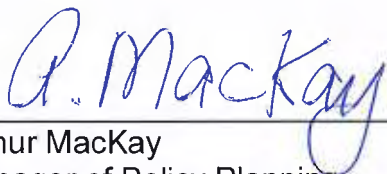
This application had also been subject to a severance application granted by the Committee of Adjustment in 2012 which subsequently lapsed. The Applicant requested the severance and rezoning to permit the proposed retained parcel (approximately 1.7 hectares of area) to be rezoned from "PA – Prime Agriculture" 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) was proposed to be rezoned from the same PA zone to "RR – Rural Residential" to recognize the existing single detached dwelling.

Due to the lapsing of the 2012 severance approval the Applicant has resubmitted a new severance application to the Committee (File # B 2/16) which was approved on January 21, 2016.

As outlined in the attached report Staff does not have concern with this proposal. The land is designated "Industrial land Use" as part of the Cannifton Planning Area which permits both rural industrial uses and residential uses subject to satisfying various policies of the Plan. The proposed industrial property is contiguous with Provincial Highway # 37 and the Ministry of Transportation has advised that they do not have a concern with the proposal.

Regarding the outstanding Property Standards Order, Staff had been advised subsequent to the lapsing of the 2012 severance that the property was in compliance.

On that basis the application is recommended for approval.





Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

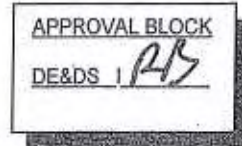
LOCATION: 25 BLESSINGTON RD

- 
 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

B-77-944



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.

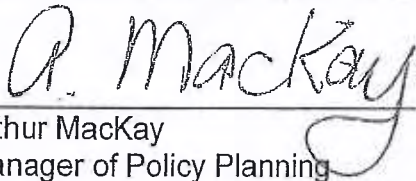
Planning Analysis

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.

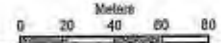
On that basis Staff recommend that this application be deferred until the site has achieved compliance with the Order. Moreover, upon compliance, should the Committee be then supportive of only permitting the requested uses, provisions should be incorporated in the implementing By-Law that place controls 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 3Y-LAW AMENDMENT

LOCATION: 25 BLESSINGTON RD

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




CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



APPROVAL BLOCK	
DE&DS	<i>RB</i>
MPP	<i>MM</i>

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Greg Pinchin, Special Projects Planner
Report No. PP-2016-11
March 7, 2016

To: Chair and Members of the
Belleville Planning Advisory Committee

Subject: Direction Regarding Zoning Amendments for Model Homes

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that a Zoning By-Law Amendment Application to define and introduce provisions governing "model homes" and other technical amendments within City of Belleville zoning by-laws be prepared for Planning Advisory Committee and Council's consideration."

Strategic Plan Alignment:

The City of Belleville's Strategic Plan identifies nine (9) strategic themes. The recommendation within this Report aligns with the City's strategic theme "Residential development" and the City's strategic objective to "provide for a variety of housing forms". Clarification of model homes through zoning will provide for greater consistency and transparency in the development process.

Background:

The number of model homes allowed during the development of new subdivisions is currently regulated through subdivision agreements. Staff has identified an opportunity to clarify expectations and provide greater consistency when building permit applications are received for model homes. The City's Zoning By-Laws do not specifically address model homes.

Other municipalities such as London, Oakville, and Innisfil set out a maximum number of model home units permitted within draft-approved plans of subdivision, and clearly establish other provisions relating to site servicing, occupancy, development agreements, and parking in their zoning by-laws.

This application could also be used as an opportunity to consider other technical amendments to the by-law, such as:

- to increase clarity in definitions around structures, basements and cellars, temporary uses, kitchens, and cantilevers
- to harmonize setbacks between Belleville and Thurlow Ward urban accessory buildings, and
- to change from arbitrary and frequently onerous setbacks for livestock facilities in PA and RU zones to provincially mandated Minimum Distance Separation calculations.

Financial:

Costs associated with preparing and processing the Application and Amendment would be covered by the City.

Conclusion:

Approval of the above recommendation will provide an opportunity to bring forward proposed amendments to the City's zoning by-laws for consideration by the Planning Advisory Committee and Council.

Respectfully submitted,



Greg Pinchin
Special Projects Planner

**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
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2013

B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	25 Blessington Road, Thurlow Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug. 6/13 PAC Decision - Deferred pending Property Standards Order PAC: Dec. 7/15 - Appl. to remain open. PAC: March 7/16
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2016

B-77-993	Jan. 22./16	Fred Prins/Keith Watson	42 A & B Shaw Road Zoning By-Law amendment to permit the severance of a surplus farm dwelling.	Public Meeting: March 7/16 PAC Decision: Council Approved: Appeal Date:
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B-77-994	Jan 22./16	Brian Todd Waite/ Keith Watson	1450 Harmony Road Zoning By-Law amendment to permit the severance of a surplus farm dwelling.	Public Meeting: March 7/16 PAC Decision: Council Approved: Appeal Date:
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B-77-995	Feb 12/16	Bruce Shaw/F.K. Cross Watson Land Surveyors Ltd.	LOT 29, Concession 6, Thurlow Zoning By-Law amendment to permit a single detached dwelling and allow garage to be closer to the road.	Public Meeting: April 4/16 PAC Decision: Council Approved: Appeal Date:
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B-77-996	Feb 25/16	Otter Creek Developments Inc./ Geertsma Construction	Highway 62, Pt.1&2, Plan 21R-380, save & except Pt.1&2, Plan HT52785 Zoning By-Law amendment to permit retail uses.	Public Meeting: April 4/16 PAC Decision: Council Approved: Appeal Date:
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