

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JULY 7, 2014

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, – 365 MAITLAND DRIVE, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-960
APPLICANT/OWNER: ASHTON CALNAN**
-

Notice of Meeting and Map

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW
NUMBER 10245, AS AMENDED, - 320 AIRPORT
PARKWAY WEST, CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NUMBER: B-77-961
APPLICANT/OWNER: CITY OF BELLEVILLE**

Notice of Meeting and Map

3

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JULY 7, 2014

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes
Councillor Tom Lafferty
Councillor Jack Miller

Michael Graham
David Joyce
Mike Letwin
Ross Rae

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on May 5, 2014

4. DEPUTATIONS

5. COMMUNICATIONS

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, – 365 MAITLAND DRIVE, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-960
APPLICANT/OWNER: ASHTON CALNAN**

Manager of Policy Planning's Report No. PP-2014-20

5

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 365 Maitland Drive, 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 modifying the provisions of the 'M1 – General Industrial' zone by adding a fitness studio as a permitted use."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, – 320 AIRPORT PARKWAY WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-961
APPLICANT/OWNER: CITY OF BELLEVILLE**

Manager of Policy Planning's Report No. PP-2014-21

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 the City's Zoning By-law Number 10245, as amended, for 320 Airport Parkway West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from 'H - Holding' to 'M2-1 – General Industrial' and 'E – Environmental Control'."

7. REPORTS

- 7.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 38 CANNIFTON ROAD NORTH, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-958
APPLICANT/OWNER: COBBLESTONE HOMES QUINTE INC.
AGENT: VAN MEER LTD.**

Manager of Policy Planning's Report No. PP-2014-19

13

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 3014, as amended, for 38 Cannifton Road North, 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 to rezone the subject lands from 'R1 – Low Density Residential Type 1' to 'R2 – Low Density Residential Type 2' with a special provision."

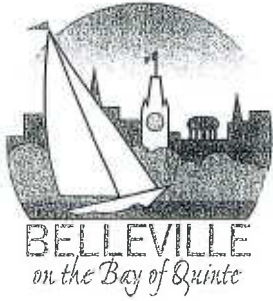
8. INFORMATION MATTERS

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

Report to July 7, 2014

21

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-77-960

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JULY 7, 2014
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The application pertains to an approximate 112 square metre building located at 365 Maitland Drive. The land is zoned "M1 – General Industrial" and the Applicant requests a modification to the zone to add a fitness studio as a permitted use. No new development is contemplated at this time.

The land is described municipally as 365 Maitland Drive, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Industrial Land Use" in the Official Plan. Within this land use designation, the requested use is permitted.

ZONING BY-LAW:

The subject land is zoned "M1 – General Industrial" in Zoning By-Law Number 3014, as amended. The applicant requests an amendment to the M1 zone to add a fitness studio as a permitted use.

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).

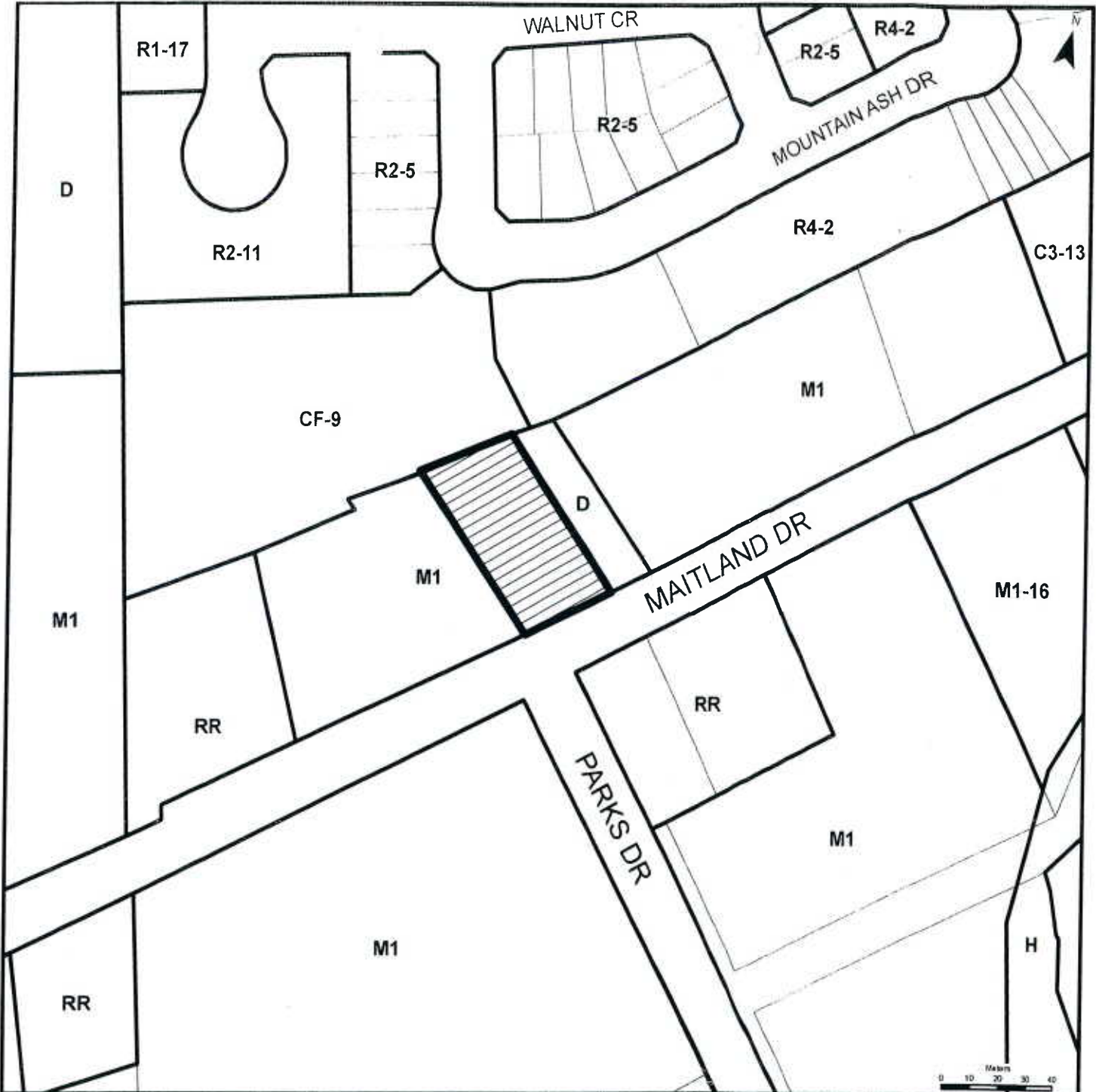
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 17th day of June, 2014



PROPOSED ZONING BY-LAW AMENDMENT

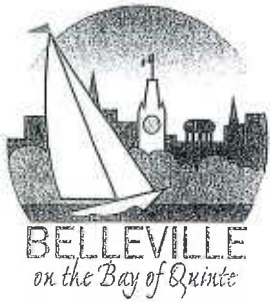
LOCATION: 365 MAITLAND DRIVE



PROPOSED ZONING CHANGE FROM M1 (GENERAL INDUSTRIAL) TO M1 WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-961

PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JULY 7, 2014
AT 5:30 P.M.

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to a City owned parcel of land with approximately 70 metres of frontage and 1.57 hectares of area. The land is zoned "H - Holding" and the requested zoning change is to "M2-1 – General Industrial" and "E – Environmental Control". The parcel is vacant and no development is contemplated at this time.

The land is described municipally as 320 Airport Parkway, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Industrial Land Use" and "Environmental Protection" in the Official Plan. The purpose of the proposed zoning changes is to implement the policies of the Plan.

ZONING BY-LAW:

The subject land is zoned "H – Holding" and the requested zoning change is to "M2-1 – General Industrial" and "E – Environmental Control". The "M2-1" zone would permit a range of industrial uses and the "E" zone would recognize the flood line in this area.

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

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

Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

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 17th day of June, 2014



M2-1-h

H

E

E

AIRPORT PKWY W

M2

M1

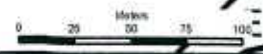
E

H

E

H

H



PROPOSED ZONING BY-LAW AMENDMENT

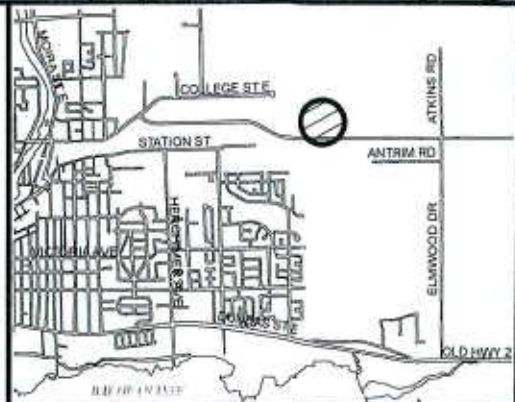
LOCATION: 320 AIRPORT PARKWAY



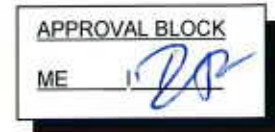
PROPOSED ZONING CHANGE FROM H (HOLDING) TO M2-1 (GENERAL INDUSTRIAL)



PROPOSED ZONING CHANGE FROM H (HOLDING) TO E (ENVIRONMENTAL CONTROL)



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-2014-20
July 7, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, As Amended –
365 Maitland Drive, Formerly in the Township of Thurlow, Now in the City
of Belleville, County of Hastings
File Number: B-77-960
Applicant/Owner: ASHTON CALNAN

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 365 Maitland Drive, 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 modifying the provisions of the 'M1 – General Industrial' zone by adding a fitness studio as a permitted use."

SUMMARY:

The application pertains to an existing 112 square metre building located at 365 Maitland Drive. The land is zoned "M1 – General Industrial" and the Applicant requests a rezoning to add a fitness studio as a permitted use. No new development is proposed at this time.

The land is designated "Industrial Land Use" in the Official Plan. Within this land use designation, the policies of the Plan allow the use requested.

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

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to a 112 square metre building located on Maitland Drive.

The purpose of the application is to amend Zoning By-Law Number 3014, as amended, to permit a fitness studio.

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

Subject Property

- Site Characteristics

The land is developed with a commercial building located on approximately 0.23 hectares of land.

- Adjacent Land Uses

The site is contiguous to a range of residential, commercial and industrial uses.

Official Plan

The land is designated "Industrial Land Use" in the Official Plan as part of the Cannifton Planning Area. These policies permit the subject application.

Zoning By-Law

The property is zoned "M1 – General Industrial" in Zoning By-Law Number 3014, as amended. The Applicant has requested a rezoning to add a fitness studio as a permitted use.

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 June 17, 2014.

Quinte Conservation and Canada Post advise that they have no concern.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on June 17, 2014.

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

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on June 17, 2014.

No comments or concerns have been received.

Planning Analysis

The policies of the Official Plan do permit a mix of industrial and commercial uses in this area.

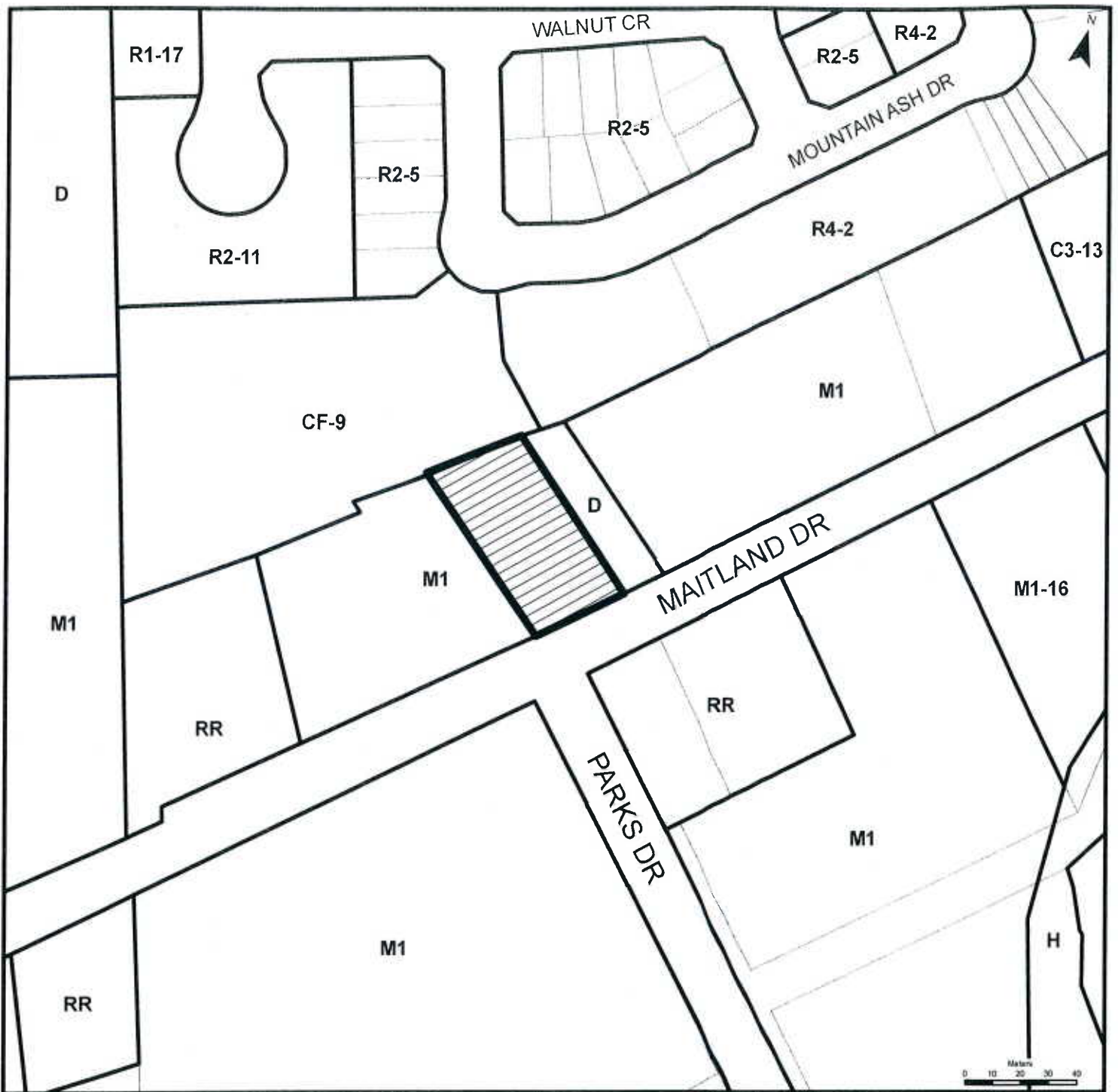
Given the location on a collector road (Maitland Drive), as well as the surrounding land uses, the site is appropriate for the proposed additional use.

On the basis of the foregoing, the application is recommended for approval.



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

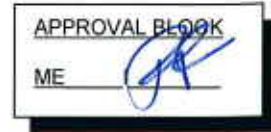
LOCATION: 365 MAITLAND DRIVE



PROPOSED ZONING CHANGE FROM M1 (GENERAL INDUSTRIAL) TO M1 WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2014-21
July 7, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
320 Airport Parkway West, City of Belleville, County of Hastings
File Number: B-77-961
Applicant/Owner: CITY OF BELLEVILLE

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for 320 Airport Parkway West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'H – Holding' to 'M2-1 – General Industrial' and 'E – Environmental Control'."

SUMMARY:

The application pertains to a City owned parcel of land comprising approximately 1.57 hectares of area located north of Airport Parkway West. The land is zoned "H - Holding" and it is recommended to be rezoned to "M2-1 – General Industrial" and "E – Environmental Control". The parcel is vacant and is to be merged with City owned lands located to the north that are also zoned "M2-1".

The land is designated "Industrial Land Use" and "Environmental Protection" in the Official Plan. The portion designated Environmental Protection pertains to the 1:100 year flood plain of Bell Creek.

The proposed zoning changes will implement the policies of the Plan and therefore are recommended for approval.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to 1.57 hectares of vacant land located north of Airport Parkway West.

The purpose of the application is to amend Zoning By-Law Number 10245 in accordance with the policies of the Official Plan.

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

Subject Property

- Site Characteristics

The land is vacant and is partially impacted by the flood plain of Bell Creek.

- Adjacent Land Uses

The surrounding land is also vacant. To the south of Airport Parkway West is located the CNR mainline.

Official Plan

The land is designated "Industrial Land Use" and "Environmental Protection" in the Official Plan. Within these land use designations, the requested zoning changes are permitted.

Zoning By-Law

The subject land is zoned "H – Holding" and the requested zoning change is to "M2-1 - General Industrial" and "E – Environmental Control". The "M2-1" zone would permit a range of industrial uses and the "E" zone would recognize the flood plain in this area.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian

Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, and Quinte Conservation on June 17, 2014.

Quinte Conservation advises that they have no objection to the rezoning. They note that the subject lands lie within the regulated area of the 1:100 year flood plain of Bell Creek. Any development (construction/filling/excavation/site grading) within 30 metres of the floodplain will require a permit from the Authority.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on June 17, 2014.

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

- Public Circulation

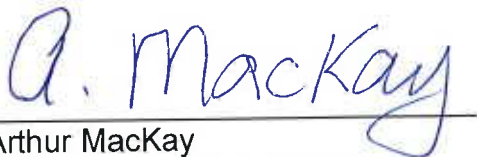
Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on June 17, 2014.

Two inquiries were received regarding the location of the subject lands.

Planning Analysis

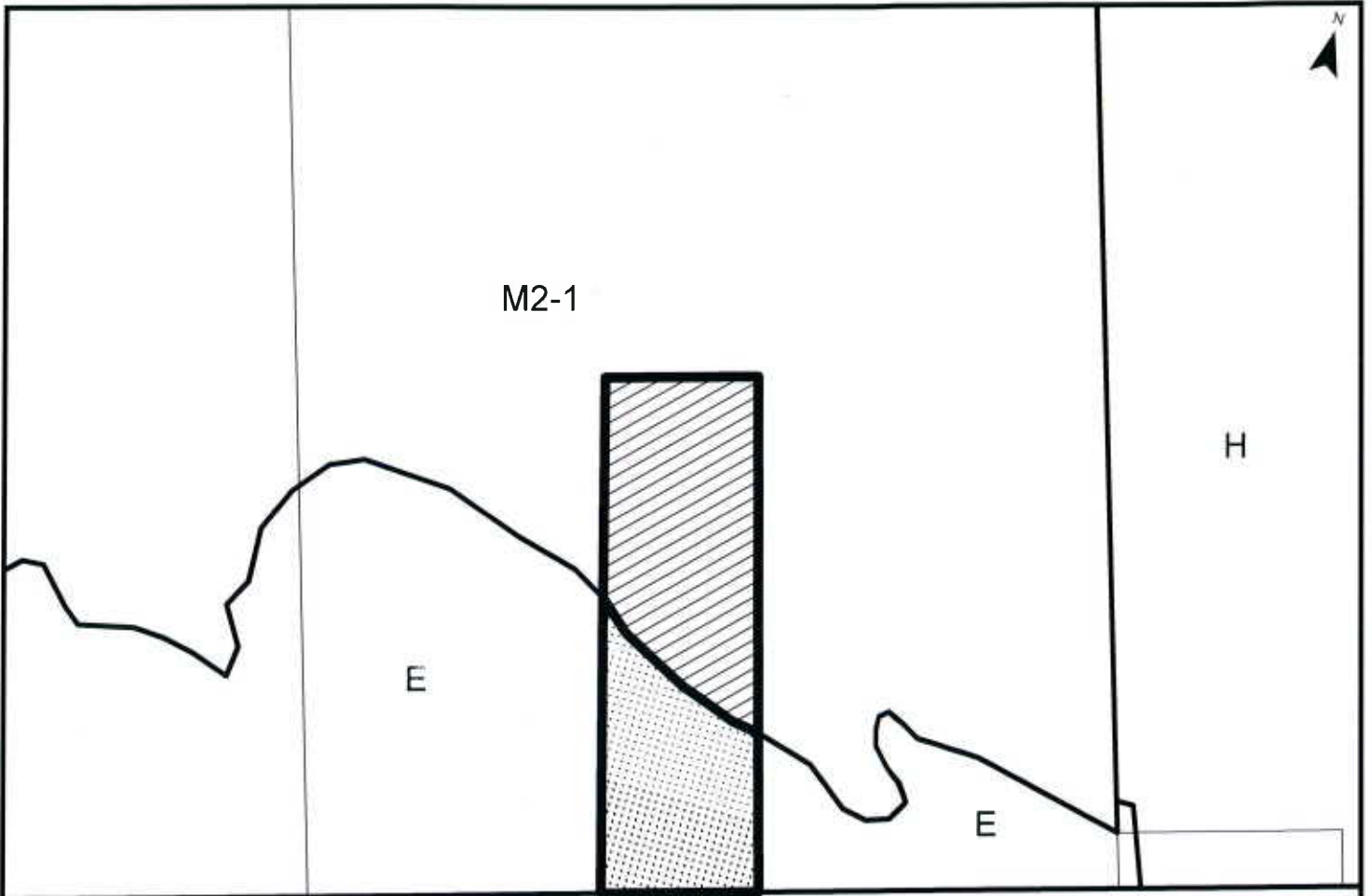
The land is designated "Industrial Land Use" and "Environmental Protection" in the Official Plan and the recommended "M2-1" and "E" zoning will serve to implement these policies. The land is also to merge with the City owned lands to the north (also zoned M2-1) which is to be served by the extension of College Street and thereby allow the utilization of storm, sanitary and water services being extended eastward by this construction project.

On the basis of the foregoing, the application is recommended for approval.

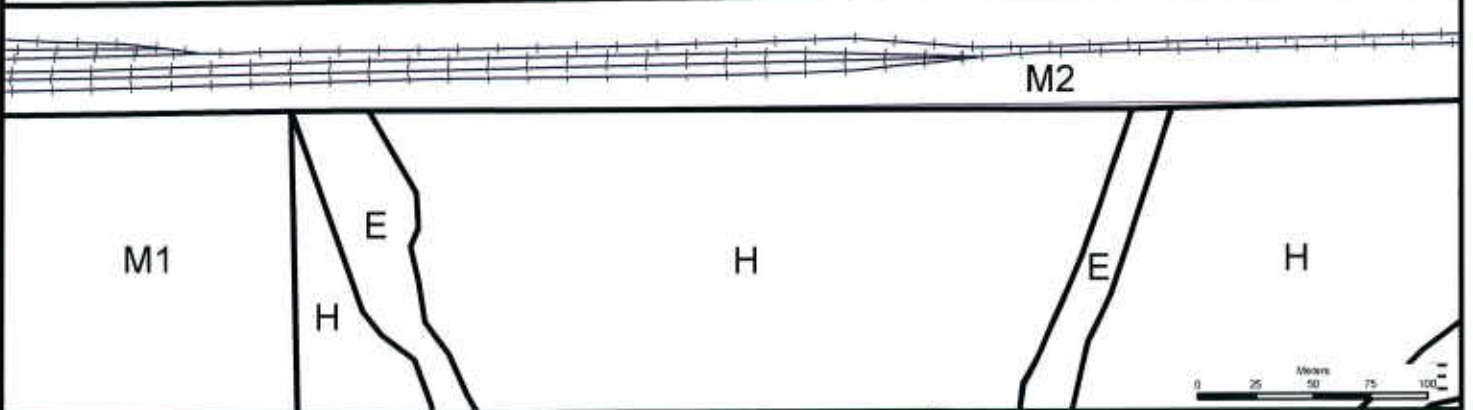


Arthur MacKay
Manager of Policy Planning

atta



AIRPORT PKWY W



PROPOSED ZONING BY-LAW AMENDMENT

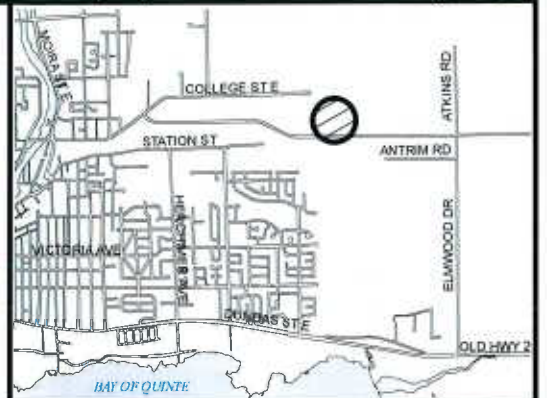
LOCATION: 320 AIRPORT PARKWAY WEST



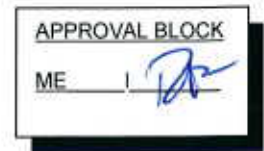
PROPOSED ZONING CHANGE FROM H (HOLDING) TO M2-1 (GENERAL INDUSTRIAL)



PROPOSED ZONING CHANGE FROM H (HOLDING) TO E (ENVIRONMENTAL CONTROL)



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-2014-19
July 7, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, as Amended, –
38 Cannifton Road North, Formerly in the Township of Thurlow, Now in
the City of Belleville, County of Hastings
File Number: B-77-958
Applicant/Owner: COBBLESTONE HOMES QUINTE INC.
Agent: VAN MEER 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 38 Cannifton Road North, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended to rezone the subject lands from 'R1 – Low Density Residential Type 1' to 'R2 – Low Density Residential Type 2' with a special provision."

SUMMARY:

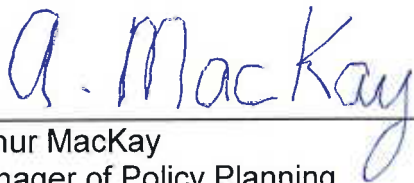
As the Committee will recall, this application was tabled at the May 5 Public Meeting due to the absence of the Applicant's Agent and the lack of clarity as to the nature of the application. Subsequently the Applicant has applied to the Committee of Adjustment to create a total of six (6) lots comprising two (2) semi-detached dwellings and two (2) single detached dwellings. These severances were approved by the Committee on June 5, 2014. One of the conditions attached to the approval was that the land be

rezoned to permit the resultant parcels and dwellings proposed.

The requested "R2 – Low Density Residential Type 2" zone will permit the semi-detached units, in addition to the proposed single detached dwellings. A special provision is required to recognize minimum 17.3 metre frontages for the single detached dwellings versus the By-Law's minimum requirement of 18 metres.

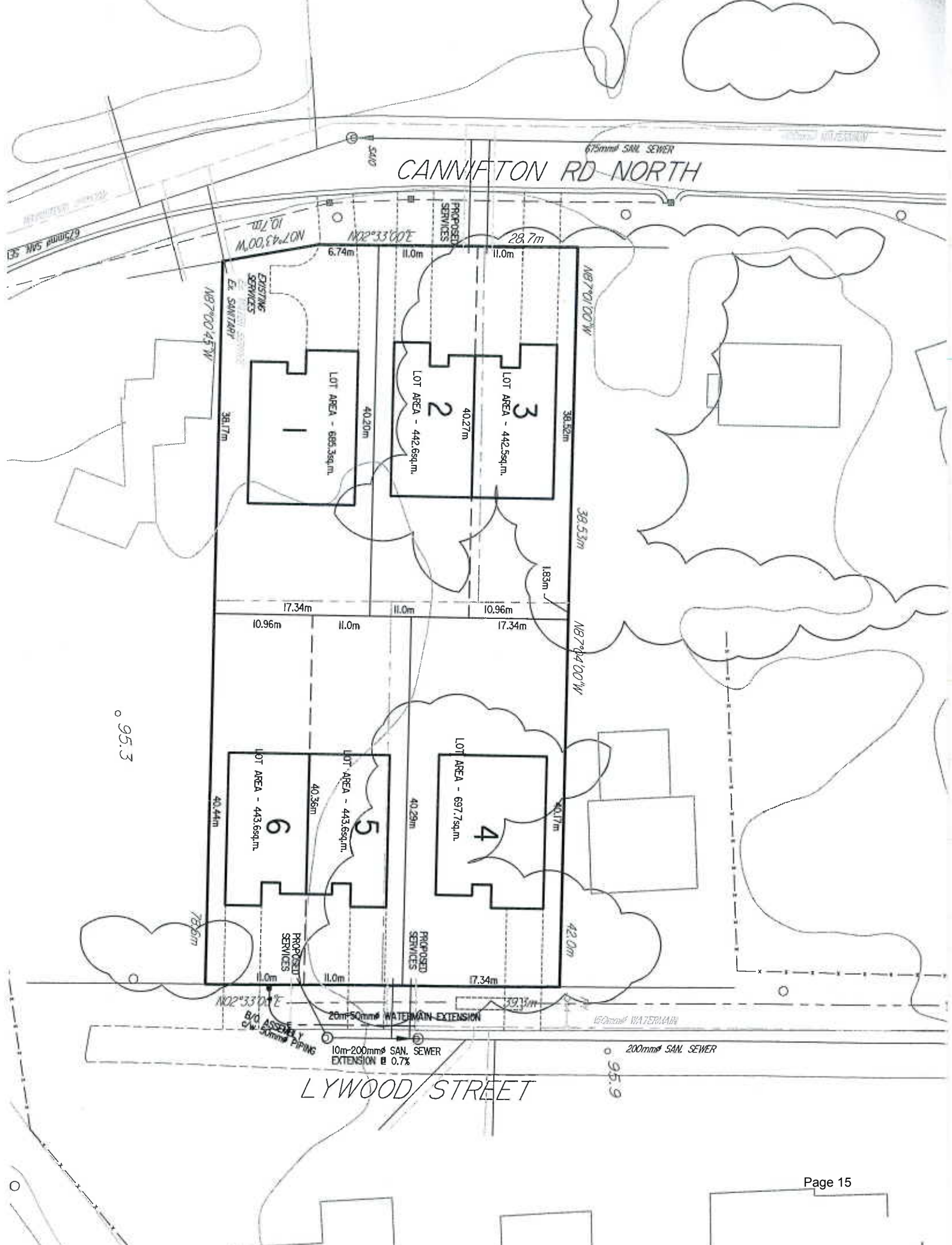
As a backgrounder, please find attached Planning Staff's Report (PP-2014-15) from the May 5, 2014 Public Meeting.

On the basis of the foregoing the application is recommended to 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.

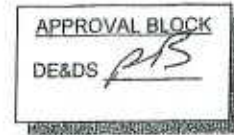
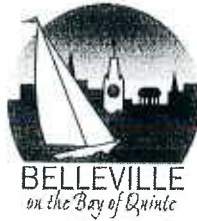
Arthur MacKay
Manager of Policy Planning

atta



CANNIFTON RD NORTH

LYWOOD STREET



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2014-15
May 5, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, as Amended, –
38 Cannifton Road North, Formerly in the Township of Thurlow, Now in
the City of Belleville, County of Hastings
File Number: B-77-958
Applicant/Owner: COBBLESTONE HOMES QUINTE INC.
Agent: VAN MEER 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 38 Cannifton Road North, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended to rezone the subject lands from 'R1 – Low Density Residential Type 1' to 'R2 – Low Density Residential Type 2' with a special provision."

SUMMARY:

The application pertains to approximately 3,150 square metres of land located in the Village of Cannifton that currently contains a single detached dwelling. The site is zoned "R1 – Low Density Residential Type 1" and the Applicant has requested a rezoning to a "R2 – Low Density Residential Type 2" zone, with a special provision, to allow for the site to be redeveloped with a total of six (6) dwelling units, comprising two (2) semi-detached dwellings and two (2) single detached dwellings.

The special provision would recognize minimum 16 metre frontages for the proposed single detached dwellings. One of the proposed semi and single detached dwellings would front on Cannifton Road North and the other proposed semi and single detached dwelling would front on Lywood Street. The existing single detached dwelling is to be removed.

The land is designated "Commercial Land Use" in the Official Plan. The policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

Staff recommends that the application be approved.

BACKGROUND:

Purpose and Effect

The Zoning By-Law amendment applies to approximately 3,150 square metres of land located in the Village of Cannifton.

The purpose of the application is to rezone the land from "R1 – Low Density Residential Type 1" to "R2 – Low Density Residential Type 2" zone, with a special provision.

The effect of the application would permit the construction of a total of six (6) dwelling units comprising two (2) semi-detached dwellings and two (2) single detached dwellings.

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

Subject Property

- Site Characteristics

The site is improved with a single detached dwelling.

- Adjacent Land Uses

Residential uses abut the property on either side.

Official Plan

The property is designated "Commercial Land Use" in the Official Plan. However, the policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

Zoning By-Law

The land is zoned "R1 – Low Density Residential Type 1" and the Applicant has requested a rezoning to "R2 – Low Density Residential Type 2" with a special provision. The provisions of the R2 zone would allow for the development of the lands with two (2) semi-detached dwellings, in addition to the two (2) proposed single detached dwellings.

The special provision requested will permit 16 metres frontages for the single detached dwellings versus the By-Law's minimum of 18 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 April 15, 2014.

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

To date, 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 and Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on April 15, 2014.

The Department of Recreation and Community Services and Fire Department has no comment.

The Approvals Section comments as follows:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with a Development Agreement entered into with the City, which among other items may include the dedication of road widening to the City, the preparation of a Lot Grading and Drainage Plan, the extension of sanitary and water mains on Lywood Street and the provision of driveways in conformance with the City's Driveway Control By-Law No. 2001-129, all to the satisfaction of the City."

They also advise that no applications have been made to sever this property.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject land on April 15, 2014. Notice was also provided by advertisement in The Intelligencer.

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

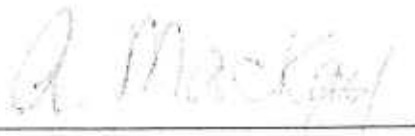
Planning Analysis

Notwithstanding the "Commercial Land Use" designation of these lands, the policies of Official Plan (Subsec. 3.9.6 c)) does permit residential uses in the vicinity of residential areas. Given the current residential use of the property, as well as the residential uses that are contiguous to the subject land, residential development is appropriate in this location.

The Applicant is requesting R2 zoning to also allow the development of semi-detached units on the property in addition to single detached units which also permitted by the R2 zone. It is the intention to develop the parcel with a total of two (2) semi-detached units and two (2) single detached units. The Plan encourages a mix of dwelling types where appropriate and the built form of the Village of Cannifton is characterized by a range of residential dwelling types. It is also noted that the requested dwelling units can be controlled/regulated at the time applications are submitted for consents to land severances.

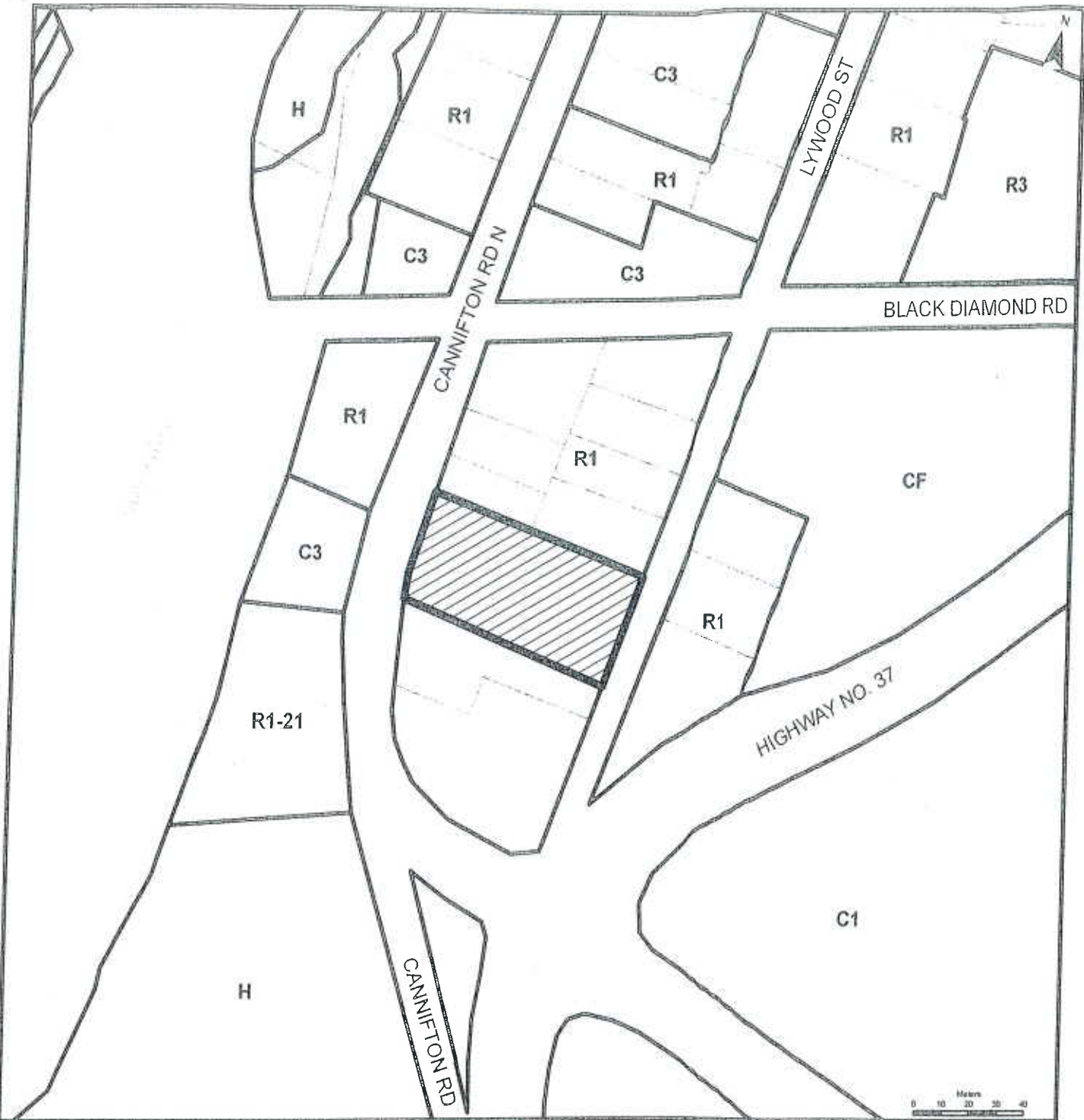
Relative to the proposed single detached lots, the Applicant is requesting relief on lot frontages from a minimum of 18 metres to a minimum of 16 metres. This minimum frontage requested would exceed other rezonings that have been granted in the Cannifton Planning Area for single detached dwellings, including elsewhere in the Village.

On the basis of the foregoing the application is recommended for approval.



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 38 CANNIFTON ROAD NORTH



PROPOSED ZONING CHANGE FROM R1 (LOW DENSITY RESIDENTIAL - TYPE 1) TO R2 (LOW DENSITY RESIDENTIAL - TYPE 2) WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
2012				
B-77-923	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
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	<i>25 Blessington Road, Thurlow</i> Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
2014				
B-77-952	Dec 12/13	Teddington Limited Stephen Hyndman	<i>170 - 180 Coleman Street</i> Zoning By-Law amendment to adjust northerly zone boundary to allow enlargement of the property & reduce size of structure required to accommodate on- site parking	Public Mtg: Feb 3/14 PAC Decision: Approved Council Approved: Feb 10/14 Appealed to OMB - File Forwarded Mar 10/14 OMB Hearing Date: July 15/14

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
2014				
B-77-957	Mar 18/14	Vreugdenhil Enterprises Van Meer Limited Rene Melanson	347 Farnham Road, Thurlow Zoning By-Law amendment to permit two (2) single detached lots	Public Mtg: May 5/14 Council Approved: May 12/14 Appeal Date: June 2/14
B-77-958	Mar 18/14	Cobblestone Homes Quinte Inc. Van Meer Limited	38 Cannifton Road North/Lywood Street, Thurlow Zoning By-Law amendment to permit six (6) dwelling units comprising 2 semi detached & 2 single detached lots	Public Mtg: May 5/14 PAC Decision - Deferred pending further information
B-77-959	Mar 28/14	Bell North Properties Ltd.	6835 Hwy 62, Thurlow Zoning By-Law amendment to add additional uses to a commercial plaza	Public Mtg: May 5/14 Council Approved: May 12/14 Appeal Date: June 2/14
B-77-960	Jun 3/14	Ashton Calnan	365 Maitland Drive, Thurlow Zoning By-Law amendment to add a fitness studio as a permitted use	Public Mtg: July 7/14
B-77-961	Jun 4/14	City of Belleville	Airport Parkway, Thurlow Zoning By-Law amendment to rezone to M2-1 and E	Public Mtg: July 7/14
B-77-962	Jun 10/14	Tulip Development Corporation McIntosh Perry	Bell Boulevard Zoning By-Law amendment to add a range of commercial uses & obtain relief on parking	Public Mtg: Aug 5/14
B-77-963	Jun 16/14	Shady Ridge Stock Farms Inc.	773 Bell Boulevard Zoning By-Law amendment to add a medical clinic as a use	Public Mtg: Aug 5/14