

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

DECEMBER 7, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr
Councillor Jackie Denyes
Councillor Mike Graham

Councillor Kelly McCaw
Councillor Jack Miller

2. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

3. **PUBLIC MEETING - THE PLANNING ACT**

3.1 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1977 HARMONY ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-989
APPLICANT/OWNER: LLOYD PRINS
AGENT: WATSON LAND SURVEYORS LTD.
c/o KEITH WATSON

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW
NUMBER 2076-80, AS AMENDED – 486-488 DUNDAS
STREET WEST, FORMER TOWNSHIP OF SIDNEY, NOW IN
THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-990
APPLICANT: THAMER YOUNES
OWNER: 1609416 ONTARIO INC.
AGENT: TASKFORCE ENGINEERING INC.**

Notice of Meeting and Map

5

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

DECEMBER 7, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

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

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on November 2, 2015

4. DEPUTATIONS

4.1 Keith Watson of Watson Land Surveyors Ltd. will make a deputation to the Committee
Reports Item 7.1 refers

RESOLUTION

“THAT the deputation of Keith Watson of Watson Land Surveyors Ltd. regarding Zoning Amendment Application B-77-944, 25 Blessington Road, formerly in the Township of Thurlow, now in the City of Belleville, be received and referred to Reports Item 7.1.”

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENTS TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1977 HARMONY ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-989
APPLICANT/OWNER: LLOYD PRINS
AGENT: WATSON LAND SURVEYORS LTD.
c/o KEITH WATSON

Manager of Policy Planning's Report No. PP-2015-40

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 1977 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 land from 'PA – Prime Agriculture' and 'RU – Rural' to 'RR – Rural Residential', 'PA-47' and 'RU-23', respectively.”

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – 486-488 DUNDAS STREET WEST, FORMER TOWNSHIP OF SIDNEY, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-990
APPLICANT: THAMER YOUNES
OWNER: 1609416 ONTARIO INC.
AGENT: TASKFORCE ENGINEERING INC.

Manager of Policy Planning's Report No. PP-2015-41

14

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 2076-80, as amended, for 486-488 Dundas Street, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 2076-80, as amended, be amended by rezoning the subject lands from 'CH-9 – Highway Commercial' to a modified CH zone by permitting two (2) residential units on the second floor of the proposed commercial building and permitting a rear yard depth of 2.5 metres. In addition it is recommended that an “H” Holding symbol be attached to the zone requiring that stormwater management has been addressed as part of site plan review and that a Record of Site Condition has been filed.”

7. REPORTS

- 7.1 **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-2015-42
 Deputations Item 4.1 refers

21

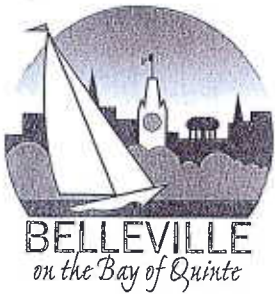
RESOLUTION

“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 the property described as 25 Blessington Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be DENIED due to the inactivity of the file since August 2013.”

8. INFORMATION MATTERS**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to December 7, 2015

29**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-77-989

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, DECEMBER 7, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on October 1, 2015 (Committee File # B 30/15). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated in accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement. The applicant is requesting that the retained farmland zoned "PA – Prime Agriculture" and "RU – Rural" be rezoned to special "PA" and "RU" zones so as to not permit the construction of a residential dwelling. In addition, the proposed severed lot containing the farmhouse and garage (approximately 0.4 hectares) is requested to be rezoned from "PA" to "RR – Rural Residential".

The land is described municipally as 1977 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 farmland is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

The land is zoned "PA – Prime Agriculture" and "RU – Rural" in Zoning By-Law Number 3014, as amended and is subject to Committee of Adjustment File # B 30/15. The applicant requests a rezoning to special "PA" and "RU" zones to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to "RR – Rural Residential" for the proposed severed lot.

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

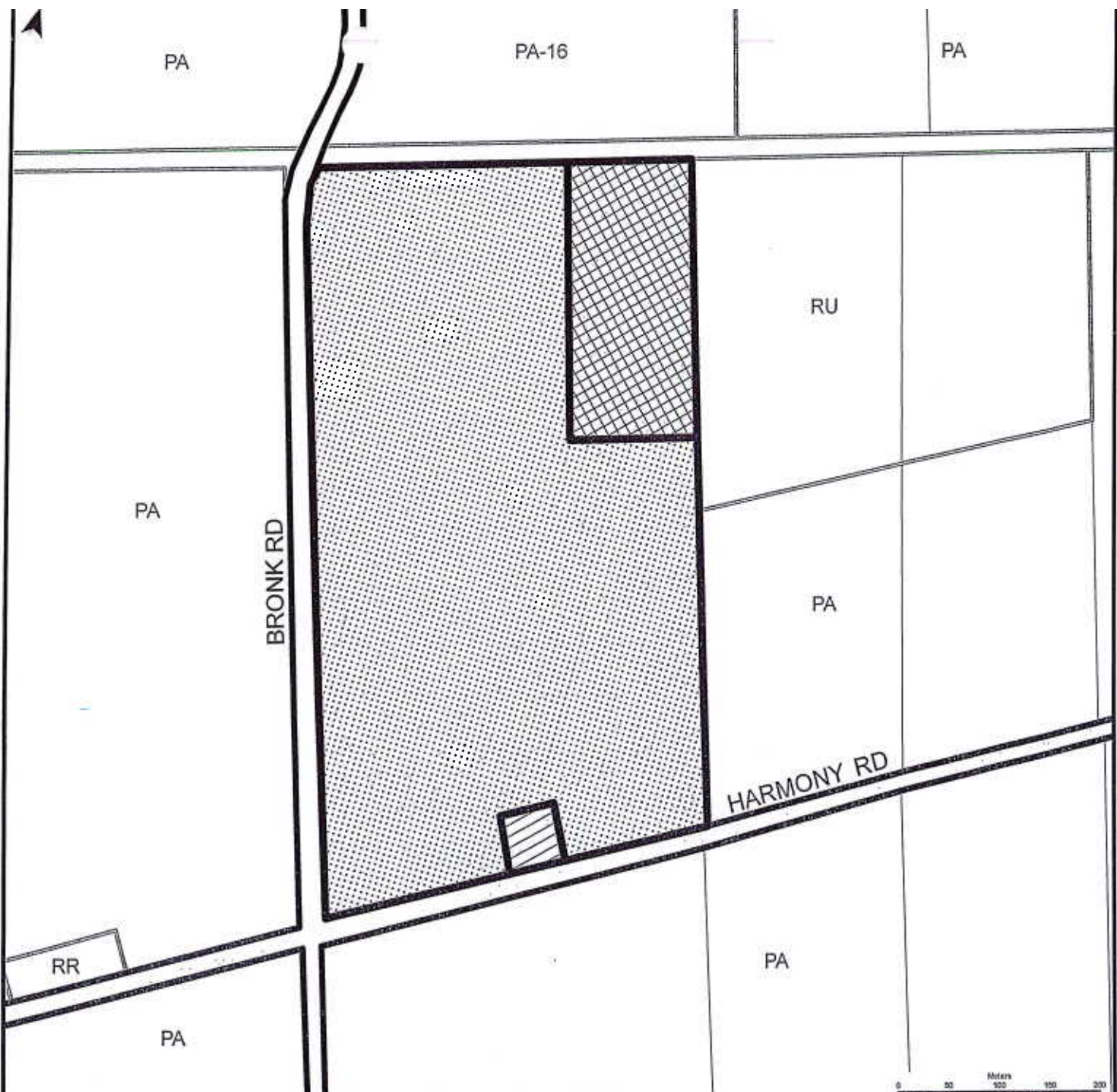
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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

As per the requirements of the Planning Act, this application is confirmed to be complete.




Matt MacDonald, Secretary
Planning Advisory Committee

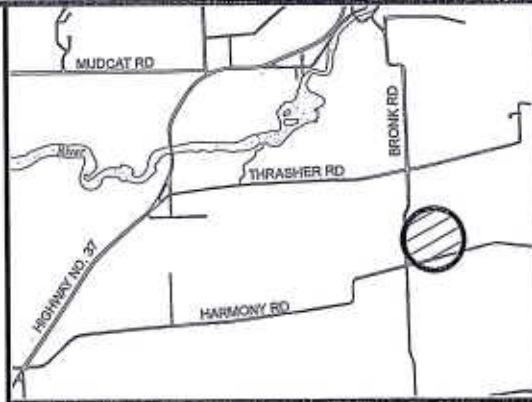
DATED at the City of Belleville this 17th day of November, 2015



PROPOSED ZONING BY-LAW AMENDMENT

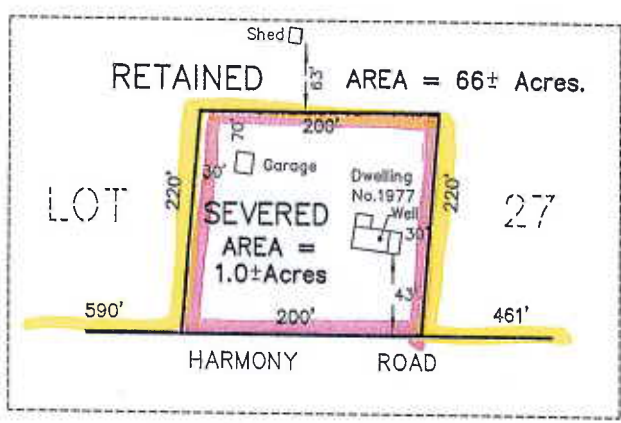
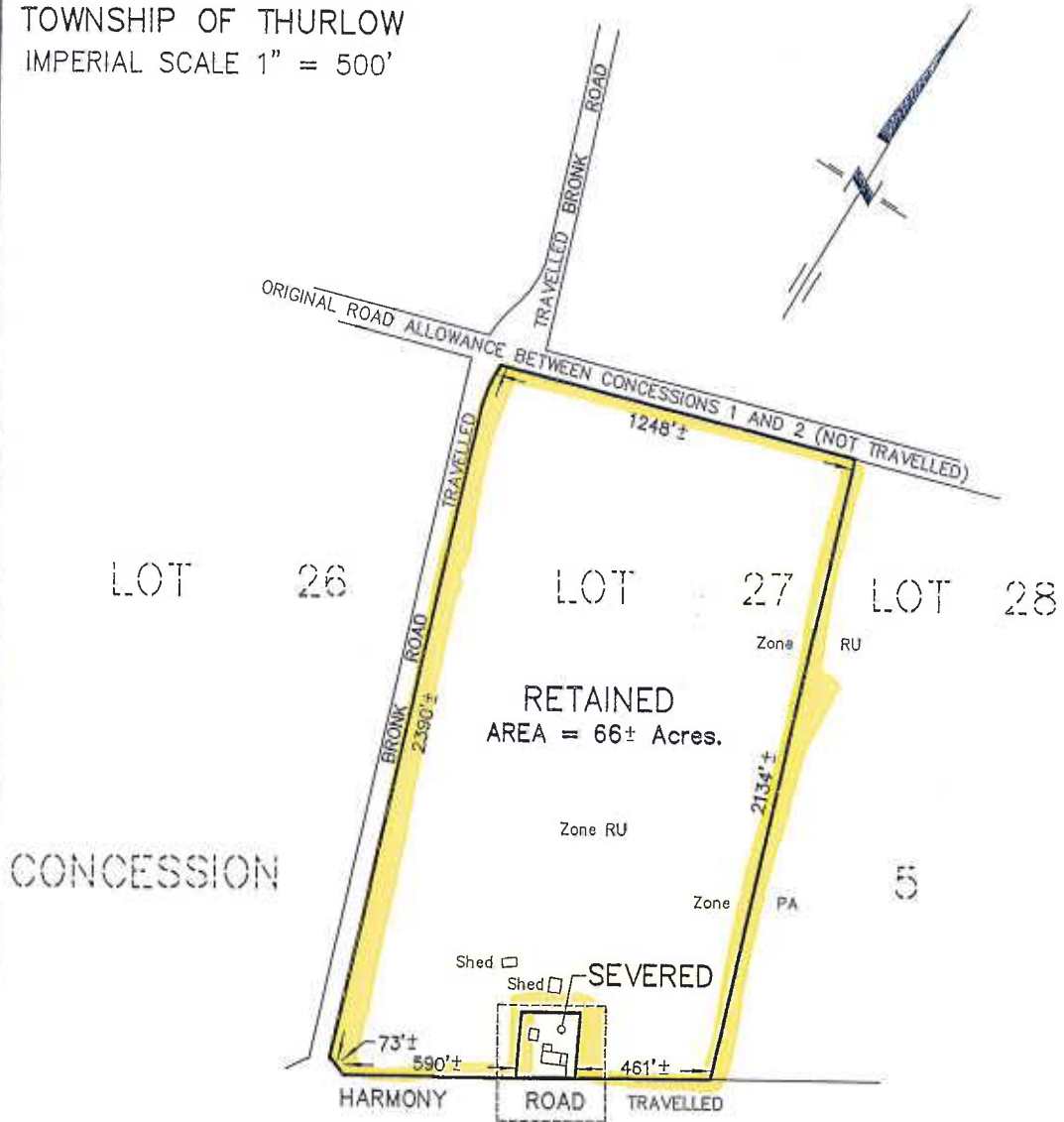
LOCATION: 1977 HARMONY ROAD

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



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

SKETCH
 PART OF LOT 2/
 CONCESSION 5
 TOWNSHIP OF THURLOW
 IMPERIAL SCALE 1" = 500'



RECEIVED
 PLANNING SECTION
 B-77-989
 OCT 30 2015

	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.E.		

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

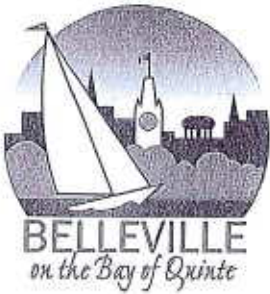
218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON
 LAND SURVEYORS Ltd.

K8N - 3C3
 (613) 962 - 9521

October 27, 2015

PROJECT No 8690-P-15



City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-990

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, DECEMBER 7, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 2076-80, as amended. 486 Dundas Street West contains a residential dwelling and 488 Dundas Street West contains a gas station. The purpose of the application is to remove the existing buildings and construct a two (2) storey commercial building with commercial uses proposed on the ground floor and two (2) residential apartments proposed for the second floor. The proposed building would be approximately 30.5 metres in width with a proposed depth of approximately 18.3 metres (100 feet by 60 feet).

The lands are zoned "CH-9 – Highway Commercial" and the applicant requests a modified CH zone to allow the two (2) residential apartments on the second floor and to permit a reduced rear yard depth of 2.5 metres for the proposed building versus the minimum requirement of 7.5 metres. The total lot area of the subject lands comprises approximately 2,525 square metres with an overall lot frontage of approximately 49 metres.

The lands are described as 486 and 488 Dundas Street West, former Township of Sidney, now the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Employment Area" as part of the Loyalist Secondary Plan. Both commercial and residential uses are permitted by the policies of the Secondary Plan.

ZONING BY-LAW:

The subject lands are zoned "CH-9 – Highway Commercial" and the applicant requests a modified CH zone to permit residential units on the second floor of a proposed commercial building and to allow a minimum rear yard depth of 2.5 metres.

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

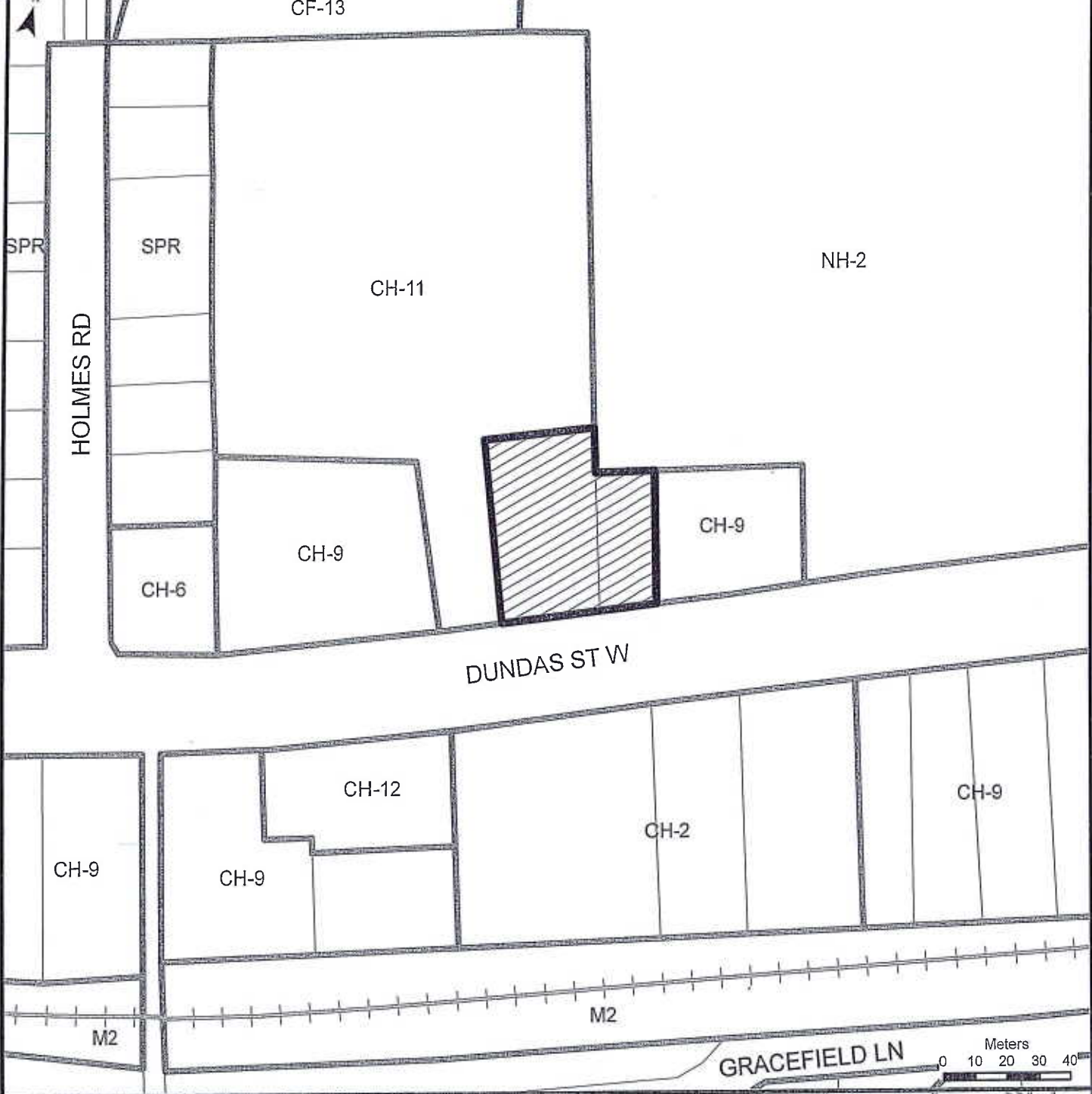
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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

As per the requirements of the Planning Act, this application is confirmed to be complete.


Matt MacDonald, Secretary
Planning Advisory Committee

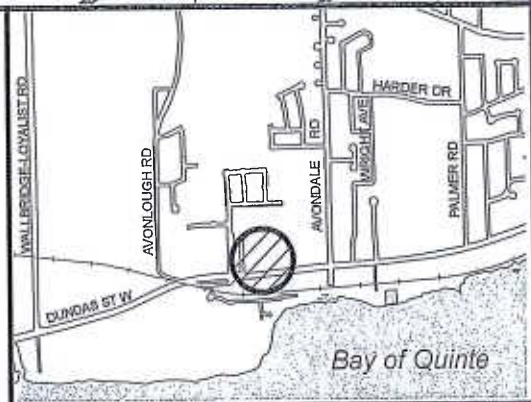
DATED at the City of Belleville this 17th day of November, 2015



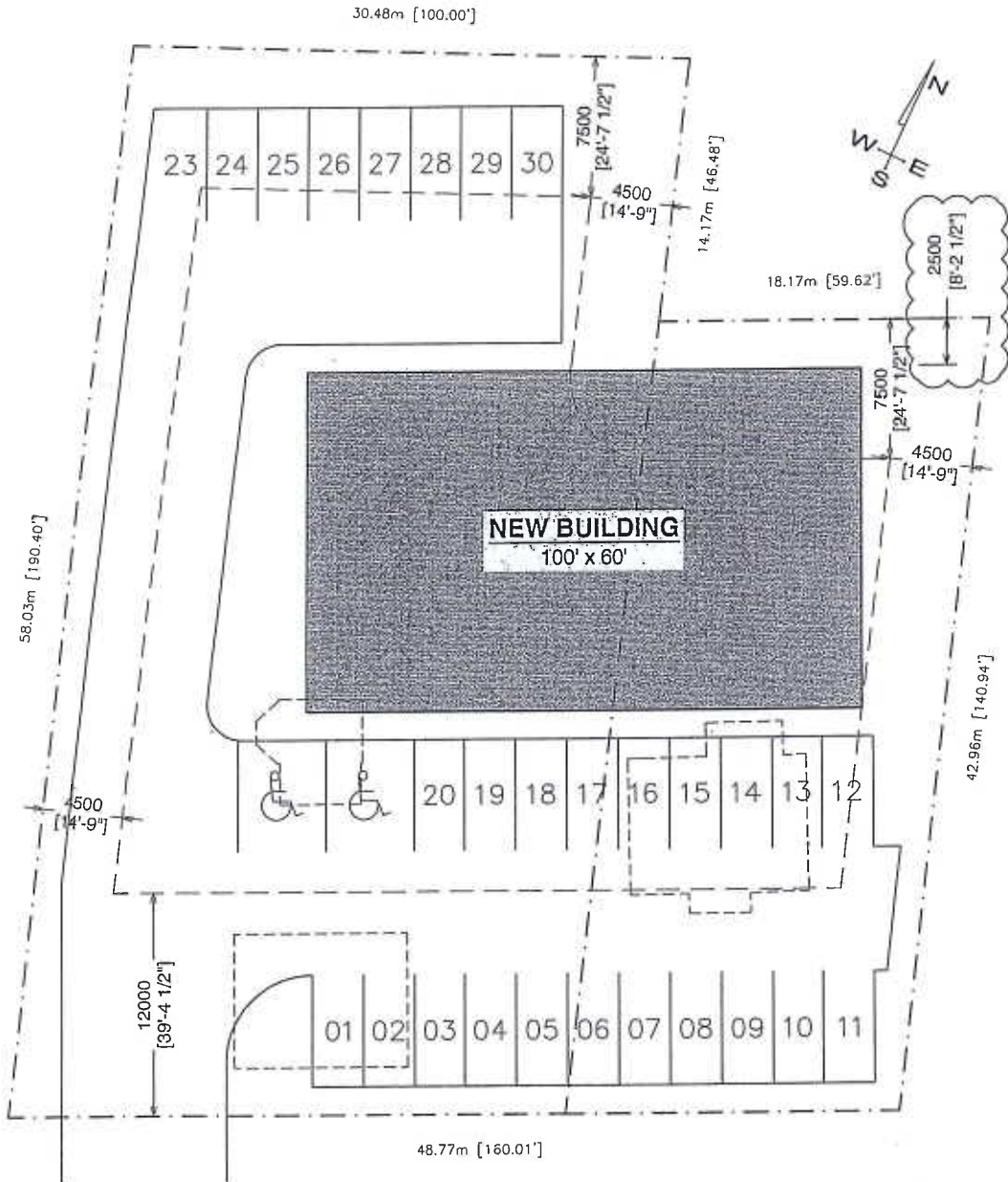
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 486-488 DUNDAS ST W

 PROPOSED ZONING CHANGE FROM CH-9 - (HIGHWAY COMMERCIAL ZONE WITH SPECIAL PROVISIONS) TO CH WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO TASKFORCE ENGINEERING INC. BEFORE PROCEEDING WITH ANY WORK.

NO.	DATE	REVISION	BY

RECEIVED
PLANNING SECTION

B-77-990
NOV - 3 2015

	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.B.		

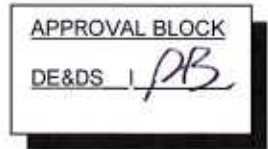
TaskForce Engineering Inc.
24 Newberry Street
Suite 201
Belleville, Ontario
K8N 3N3
Voice (613) 968-5600
Fax (613) 968-5701
www.taskforce-eng.com

PROPOSED PROPERTY DEVELOPMENT
for Dr. YOUNES
DUNDAS STREET WEST,
BELLEVILLE, ONTARIO

PRELIMINARY SITE PLAN LAYOUT

DATE:	November 2nd 2015	REVISION NO.:	
DRAWN BY:	TF	CHECKED BY:	
DESIGNED BY:	TF	APPROVED BY:	
SCALE:	AS NOTED		

SP.1



CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-40
December 7, 2015

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

Subject: Proposed Amendments to Zoning By-Law Number 3014, As Amended –
1977 Harmony Road, Township of Thurlow, Now in the City of Belleville,
County of Hastings
File Number: B-77-989
Applicant/Owner: LLOYD PRINS
Agent: WATSON LAND SURVEYORS LTD.
c/o KEITH WATSON

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 1977 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 land from 'PA – Prime Agriculture' and 'RU - Rural' to 'RR – Rural Residential', 'PA-47' and 'RU-23', respectively."

SUMMARY:

The Applicant requests a rezoning of land that is subject to a Consent Application granted by the Committee of Adjustment on October 1, 2015 (Committee File # B 30/15). The Consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the Applicant is requesting that the severed farmland

zoned "PA – Prime Agriculture" and "RU – Rural" be rezoned to special "PA-47" and "RU-23" zones, respectively, so as to not permit the construction of a residential dwelling.

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

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

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

BACKGROUND:

Purpose and Effect

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

The purpose of the application is to satisfy a condition of Committee of Adjustment decision # B 30/15 and thereby amend the Thurlow Ward Zoning By-Law Number 3014, as amended. Consent Application # B 30/15 proposes to sever the existing farmhouse as a surplus dwelling. In accordance with the policies of the Official Plan and Provincial Policy the Applicant requests that the farm field zoned "PA – Prime Agriculture" and "RU – Rural" be rezoned to the "PA-47" and "RU-23" zones to preclude the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR - Rural Residential".

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

Subject Property

The subject land is located on the north side of Harmony Road, immediately abutting Bronk Road located to the west. 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" and "RU – Rural" in Zoning By-Law Number 3014, as amended. The Applicant requests that the PA and RU zoned portions be rezoned to "PA-47" and "RU-23" zones so as to not permit the construction of a residential dwelling. In addition the Applicant requests that the farm dwelling be rezoned to "RR – Rural Residential".

The minimum requirement for a residential dwelling in the RR zone is 45 metres of lot frontage and 4,047 square metres of lot area. As shown on the sketch submitted with this application, the size of the parcel is described as "1.0 acres plus or minus". It is noted that 4,047 square metres (i.e. 43,563 square feet) is slightly larger than an acre.

The Secretary-Treasurer of the Committee of Adjustment will confirm at the time that the draft survey is submitted for his review and approval that the lot complies with the minimum area requirement of the RR zone.

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 November 17, 2015.

To date, no 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 November 17, 2015.

The Recreation, Culture and Community Services Department, and the Fire Department advise that they have no comment or concern. The Approvals Section advises that the severance was approved by the Committee of Adjustment subject to the rezoning application.

- 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 November 17, 2015. Notice was also provided in The Intelligencer.

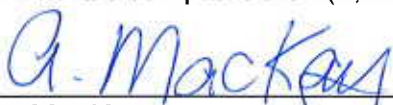
No comments or concerns have been received.

Planning Analysis

The granting of Consent Application File # B 30/15 by the Committee of Adjustment has resulted in the proposed severance of an existing farmhouse from the abutting farm fields. The Committee's approval of the surplus dwelling was granted in accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement. Consequently, the Applicant is requesting that the retained farmland be rezoned from "PA – Prime Agriculture" and "RU – Rural" to "PA-47" and "RU-23" so as to not permit the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR – Rural Residential". The owners are wishing to dispose of their farm holding and consolidate this farmland with nearby operations.

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

Finally, it is noted that the proposed severed lot will need to be confirmed by the Secretary-Treasurer of the Committee of Adjustment that the lot complies with the minimum area requirement (4,047 square metres) of the RR zone.






Arthur MacKay
Manager of Policy Planning

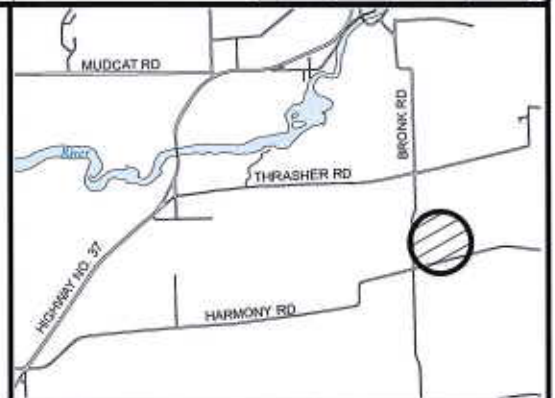
atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 1977 HARMONY ROAD

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





APPROVAL BLOCK
DE&DS | *AB*

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-41
December 7, 2015

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

Subject: Proposed Amendment to Zoning By-Law Number 2076-80, as Amended –
486 and 488 Dundas Street West, Former Township of Sidney, Now in the
City of Belleville, County of Hastings
File Number: B-77-990
Applicant THAMER YOUNES
Owner: 1609416 ONTARIO INC.
Agent: TASKFORCE ENGINEERING INC.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 2076-80, as amended, for 486 and 488 Dundas Street, Former Township of Sidney, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 2076-80, as amended, be amended by rezoning the subject lands from 'CH-9 – Highway Commercial' to a modified CH zone by permitting two (2) residential units on the second floor of the proposed commercial building and permitting a rear yard depth of 2.5 metres. In addition it is recommended that an "H" Holding symbol be attached to the zone requiring that stormwater management has been addressed as part of site plan review and that a Record of Site Condition has been filed."

SUMMARY:

The subject Application pertains to two (2) contiguous parcels located at 486 Dundas Street West and 488 Dundas Street, respectively. The former contains a residential dwelling and the latter contains a gas station. It is the intent to remove the existing buildings and construct a two (2) storey commercial building with commercial uses proposed on the ground floor and two (2) residential apartments proposed for the second floor. The proposed building would be approximately 30.5 metres in width with a proposed depth of approximately 18.3 metres.

The lands are zoned "CH-9 – Highway Commercial" and the Applicant requests a modified CH zone to allow the two (2) residential apartments on the second floor and to permit a reduced rear yard depth of 2.5 metres for the proposed building versus the minimum requirement of 7.5 metres. The total lot area of the subject lands comprises approximately 2,525 square metres with an overall lot frontage of approximately 49 metres.

The land is designated "Employment Area" as part of the Loyalist Secondary Plan and both commercial and residential uses are permitted by the policies of the Secondary Plan.

Based on the foregoing, Planning Staff recommends that the Application be approved. However, it is also recommended that a "H" Holding symbol be attached to the site in order to address both the mandatory filing of a Record of Site Condition under O. Reg. 153/04 because of the change to a more sensitive (i.e. residential) use and the concerns addressed by the County of Hastings regarding stormwater management.

BACKGROUND:**Purpose and Effect**

The proposed Zoning By-Law amendment applies to two (2) contiguous parcels of land totaling approximately 2,525 square metres of area.

The purpose of the Application is to amend Sidney Zoning By-Law Number 2076-80, as amended, to permit the lands to be developed with a two (2) storey commercial building with two (2) residential units on the second floor.

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

Subject Property

- Site Characteristics

486 Dundas Street West contains a residential dwelling and 488 Dundas Street West contains a gas station.

- **Adjacent Land Uses**

To the west and north are located a church and a nursing home. To the south across Dundas Street West are located commercial uses.

Official Plan

The lands are designated "Employment Area" in the Official Plan as part of the Loyalist Planning Area. This designation permits both commercial and residential uses.

Zoning By-Law

The lands are zoned "CH-9 – Highway Commercial" and the Applicant requests a modified CH zone to allow the two (2) residential apartments on the second floor and to permit a reduced rear yard depth of 2.5 metres for the proposed building versus the minimum requirement of 7.5 metres.

The total lot area of the subject lands comprises approximately 2,525 square metres with an overall lot frontage of approximately 49 metres. The submitted site plan indicates the proposed provision of upwards of thirty (30) parking spaces.

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, Hastings & Prince Edward Counties Health Unit and Quinte Conservation on November 17, 2015.

No comments have been received to date.

- **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 November 17, 2015.

Recreation, Culture and Community Services and Belleville Fire and Emergency Services has no comment or concern.

The Approvals Section advises the following:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan Process which among other items will include the preparation and implementation of a Stormwater Management Report, the dedication of road widening to the City and ensuring that the entranceway is in conformance with the City's Driveway Control By-Law all the satisfaction of the City."

In addition, the Chief Building Official advises that pursuant to Division A, sub-clause 1.4.1.3 (1)(a)(ix) of the Ontario Building Code a Record of Site Condition is required before any building permit is available for this development.

- **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 November 17, 2015. Notice was also provided by advertisement in The Intelligencer.

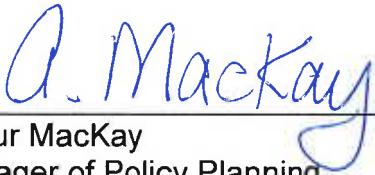
The County of Hastings (Hastings Manor) advises that they do not have an objection to the proposal in principle. However, they note that there are some known drainage constraints in the area and they have some concerns relating to stormwater management. Of particular concern is the ability of existing downstream stormwater management facilities/infrastructure to accommodate any additional stormwater flows that may result from the proposed development.

They request that an "H" Holding symbol be attached to the site to ensure that an approved stormwater management plan is implemented through the site plan control process. They note that where improvements to existing off-site stormwater management infrastructure/facilities are identified, the site plan agreement should address responsibility for upgrades, including any associated costs.

Planning Analysis

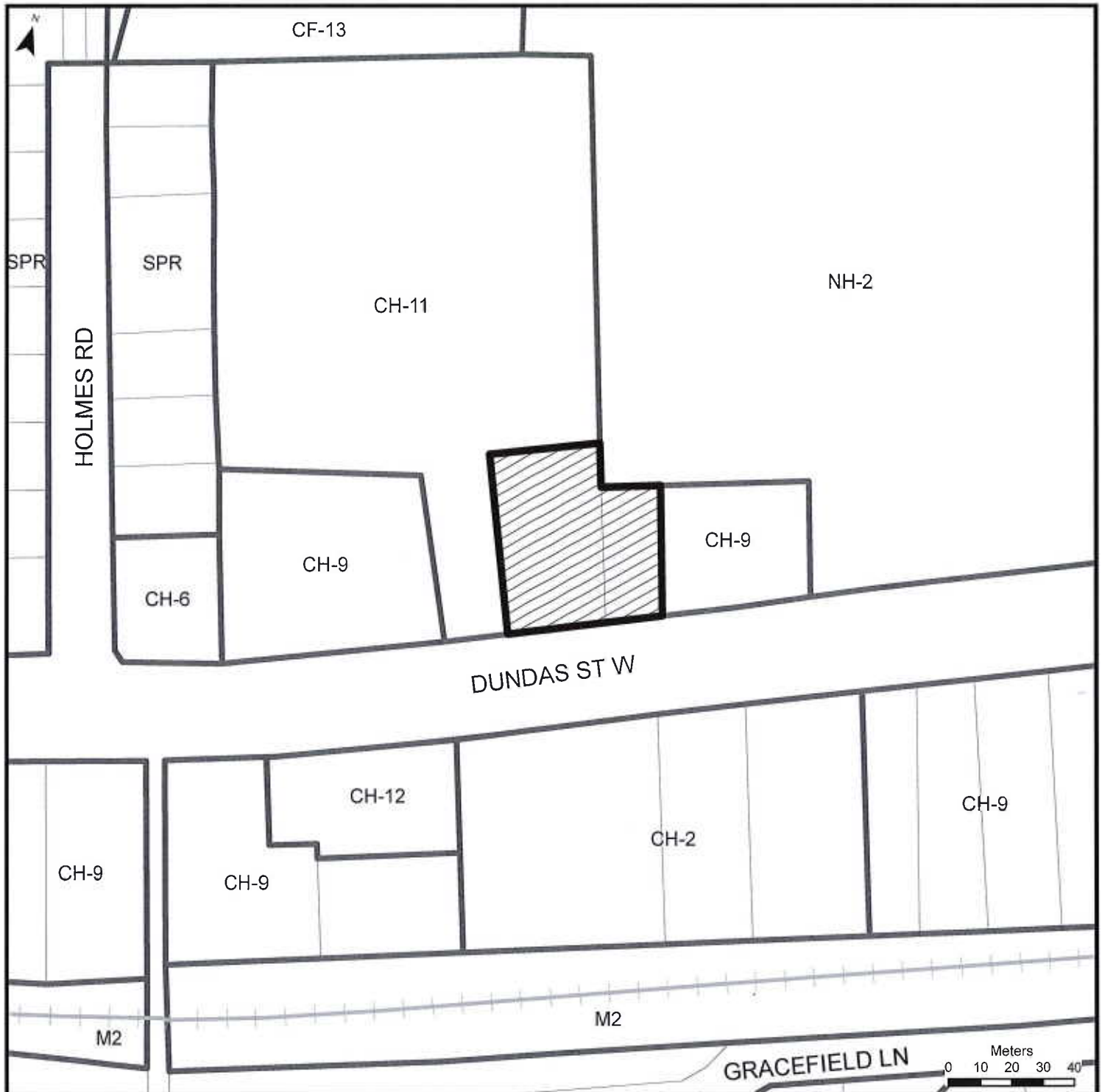
The proposed mixed use complies with the "Employment Area" policies of the Loyalist Secondary Plan. Commercial uses are already permitted by the existing CH-9 zoning and the request for rear yard relief is dictated by the jog in the rear property line. Given the field immediately to the north of the site any impact of the 2.5 metre rear yard should be minimal.

Should this Application be approved, it is recommended that a "H" Holding symbol be attached to the site in order to address both the mandatory filing of a Record of Site Condition under O. Reg. 153/04 because of the change to a more sensitive (i.e. residential) use and the concerns addressed by the County of Hastings regarding stormwater management.



Arthur MacKay
Manager of Policy Planning

atta

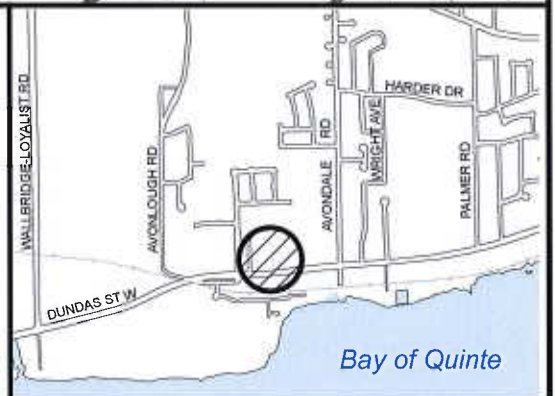


PROPOSED ZONING BY-LAW AMENDMENT

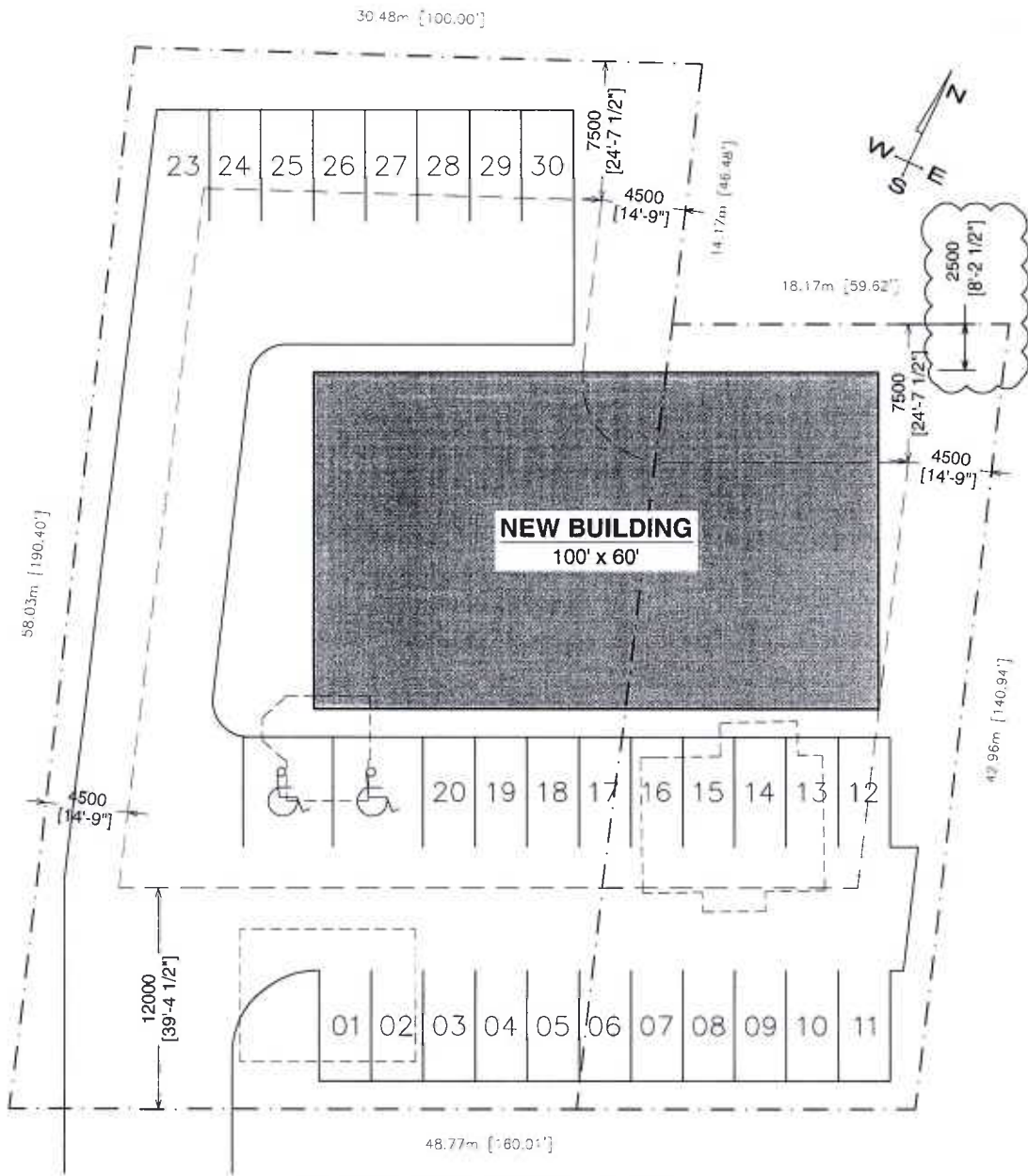
LOCATION: 486-488 DUNDAS ST W



PROPOSED ZONING CHANGE FROM CH-9 (HIGHWAY COMMERCIAL ZONE WITH SPECIAL PROVISIONS) TO CH WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



DUNDAS STREET

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 THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO TASKFORCE ENGINEERING INC. BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	REVISION	BY

RECEIVED
 PLANNING SECTION
 B-77-990
 NOV - 3 2015

	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.B.		



TaskForce Engineering Inc.
 24 Newberry Street
 Suite 201
 Belleville, Ontario
 K8N 3N3
 Voice: (613) 968-5600
 Fax: (613) 968-5701
 www.taskforce-eng.com

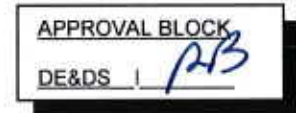
PROPOSED PROPERTY DEVELOPMENT
 for Dr. YOUNES
 DUNDAS STREET WEST,
 BELLEVILLE, ONTARIO

PRELIMINARY SITE PLAN LAYOUT

DATE	November 03, 2015	CONTACT No.	
DRAWN BY	TF	DATE	
CHECKED BY	TF		
SCALE	ROW		

SP.1

AS NOTED



CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-42
December 7, 2015

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 DENIED due to the inactivity of the file since August, 2013."

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. The Applicant was requesting a proposed heating and plumbing shop, with the associated parking of trucks, as well as allowance for a future store and lock facility.

Prior to this, in September, 2012, the Applicant had been approved by the Committee of Adjustment (File # B 34/12) for a land severance to allow the existing dwelling to be severed from the land proposed to contain the business. The requested zone changes were contingent on the finalization of this severance, however, the approval of the severance file has since lapsed.

Planning Staff do not object in principle to the requested rezoning (see attached Planning Report # PP-2013-29), however we are concerned about the extended period of time the file has been dormant and the ability to continue to provide proper notice as properties in the area change ownership over time. That is the reason we are recommending the file be denied and thus allow the file to be closed.

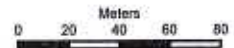
I note that the Applicant - in response to written notice being provided by Staff that we would be recommending denial - has resubmitted a land severance application to the City on December 1, 2015. However, the earliest this application could be considered by the Committee of Adjustment and clear its appeal period (assuming the Committee grants approval) is February, 2016. That would be a period of two (2) and a half years after the original Public Meeting was held.

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





Arthur MacKay
Manager of Policy Planning

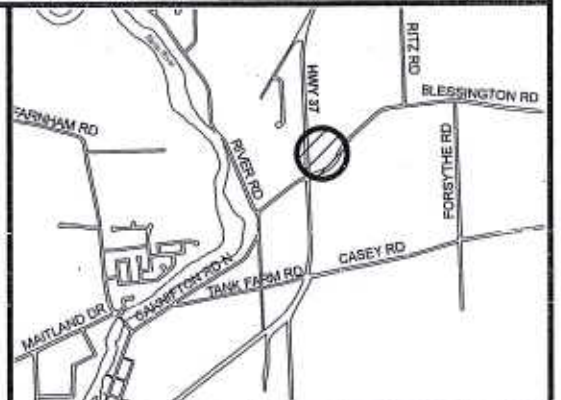
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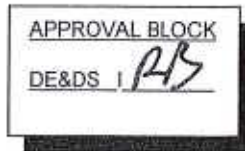


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 25 BLESSINGTON RD

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





CITY OF BELLEVILLE
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


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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 **Page 28**

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	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
2014				
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	52 South Front Street Zoning By-Law amendment to rezone to a special "C6 – Water-Oriented Commercial" zone in order to permit a two-storey single detached dwelling on the foundation of the existing building, along with an addition to the south side for a two-car garage.	Public Mtg: Nov 3/14 PAC Decision: Deferred Pending Different Issues
B-77-972	Oct 24/14	Belmont Long-Term Care Facility RFA Planning Consultant Inc.	250 Bridge Street West Zoning By-Law amendment to permit personal fitness training facility & massage therapy clinic as an accessory use to nursing home	Public Mtg: Nov 3/14 PAC Decision: Denied Council Denied: Dec 8/14 Appealed to OMB - File Forwarded Jan 22/15 OMB Hearing Date: June 18/15 Final Order Pending Agreement re 'Hours of Operation' - Sept 9/15 To Council for Approval: Dec 14/15

**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
2015				
B-77-988	Sept 30/15	Lloyd Prins Watson Land Surveyors Ltd.	56 Sills Road, <i>Thurlow</i> Zoning By-Law amendment to permit the severance of a surplus farm dwelling	Public Meeting: Nov 2/15 PAC Decision: Approved Council Approved: Nov 9/15 Appeal Date: Nov 30/15
B-77-989	Oct 30/15	Lloyd Prins Watson Land Surveyors Ltd.	56 Sills Road, <i>Thurlow</i> Zoning By-Law amendment to permit the severance of a surplus farm dwelling	Public Meeting: Dec 7/15
B-77-990	Nov 3/15	Thamer Younes 1609416 Ontario Inc. Taaskforce Engineering Inc.	486 - 488 Dundas Street West Zoning By-Law amendment to permit two (2) residential units on the second floor of a proposed commercial building & obtain relief on the required rear yard depth	Public Meeting: Dec 7/15