



Planning Brief

To: Mr. Greg Pinchin, Secretary/Treasurer
City of Belleville Committee of Adjustment
City of Belleville

From: RFA Planning Consultant Inc.

Cc: Andy Geertsma, GCL Development Ltd.

Date: April 30, 2024

**Re: Applications for Three (3) Consents
Creation of Three new Lots & a Retained Lot
366 Farnham Road, City of Belleville**

This memo is to summarize our planning opinion in support of three (3) Applications for Consent for the subject property, municipally known as 366 Farnham Road, in the City of Belleville.

In doing so, conformity to the policies found in the Provincial Policy Statement (PPS), the City of Belleville Official Plan (2023), as well as the applicable Zoning By-law provisions for the R2-2 Zone of the City of Belleville Zoning By-law 2024-100.

Background

Andy Geertsma of GCL Developments Ltd. Is applying to create three (3) new residential infill building lots, two having frontage on Primrose Crescent and the other having frontage on Farnham Road.

To achieve this, three (3) consent applications have been filed with the City of Belleville, which are outlined in the following Section below.

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An air photo of the subject lands and surrounding neighbourhood is attached as **APPENDIX 1**.

The subject property is known municipally as 366 Farnham Road and legally described as Part 7 on Plan 21R-26555, Part of Park Lot No. 3, Registered Plan No. 124, Township of Thurlow.

From the air photo it can be seen that the subject lands are located within and adjacent to a residential subdivision called Heritage Park, which was approved in 2017. Thus, to the north, west and south of the subject lands are urban sized residential lots ranging from single detached dwellings to street townhouse.

On the other hand, the subject property at 366 Farnham Road consists of a large residential property with one dwelling on it and with a very deep and over-sized rear yard. The subject property consists of a single detached dwelling, detached garage and private individual services (well and septic system).

The subject property was previously subject to Consent Application B8/23, B9/23 and B10/23 which severed the property for the purposes of a lot addition to a neighbouring remnant parcel of the Heritage Park Subdivision. This previous lot addition allowed for the enlargement of an undersized parcel to create three new dwelling units.

In October 2023, the subject property was rezoned through Zoning By-law Amendment File No. B-77-1198 to the R3-2-H Zone. By the approval of Zoning By-law 2024-100 this zoning became Residential Type 2 Exception 2 (R2-2) Zone.

Applications for Consent

As noted above, the purpose of the Consent Applications are to create three (3 new residential lots and two severance applications have been filed.

A summary severance sketch is attached as **APPENDIX 2**.

Severance Application No.1 and No. 2 each propose the creation of one (1) new lot fronting on Primrose Crescent. These proposed severances would allow for the construction of a semi-detached dwelling on each lot with a frontage of 8.0m on Primrose Crescent and a lot area of 240.6 sq. metres.

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Severance Application No. 3 proposes the creation of one (1) new lot fronting on Farnham Road. This proposed severed lot would have a frontage of 17.4 metres on Farnham Road and a lot area of 922.6 sq. metres.

After the three proposed severed lots, the resulting retained lands would have 25.3 metres of frontage on Farnham Road and a lot area of 1,791 sq. metres.

All of these lots have been configured to comply with lot dimension requirements (lot frontage and area) and to comply with setbacks for existing buildings for the R2-2 Zone.

The existing detached garage would need to be demolished, in order to comply with the permitted residential uses of the R2-2 Zone and to allow for the future development of the lot.

It is also acknowledged that the existing septic system will be decommissioned due to proximity of the septic bed/leaching field to the new lots and new connections to municipal services on Farnham Road will be required for the retained and severed parcels fronting onto Farnham Road. The demolition of the existing detached garage and decommissioning of the existing septic system are anticipated as conditions of the Consent.

Conformity to the Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) applies to all Planning Act Applications effective May 1, 2020. The PPS provides direction on matters of provincial interest related to land use planning and development. All decision related to land use planning matters “shall be consistent” with the PPS. The applications for Consent are consistent with the PPS.

This development proposal is consistent with the 2020 PPS.

The subject property is within the defined settlement area of the municipality, which shall be the focus of growth and development (PPS Policy 1.1.3.1).

Within settlement areas, land use patterns shall be based on densities and a mix of land uses that efficiently use land and resources; and are appropriate for and efficiently use the infrastructure which is available, and avoid the need for uneconomical expansion (PPS Policy 1.1.3.2).

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The lands are within the built-up area of Belleville, which is where majority of the future forecasted growth is to be accommodated. Municipal infrastructure exists/will become available for the use of the proposed redevelopment (please refer to Servicing Section of this brief). The site has good access onto the existing road network. The redevelopment project is an efficient use of land by intensifying an underutilized property.

New development should occur adjacent to existing built-up areas and have a compact form, mix of uses and densities to allow for the efficient use of land and infrastructure (PPS Policy 1.1.3.6).

The subject lands are located within a designated urban settlement area boundary as indicated on Schedule B – Land Use Plan – Urban Serviced Area of the City of Belleville Official Plan and which is built-up in every direction surrounding the subject property. Infrastructure and public services are readily available to service this property on Primrose Crescent and future road reconstruction of Farnham Road will allow for servicing of the lots fronting on Farnham Road.

An appropriate range of housing options and densities to meet the requirements of current and future residents is to be provided (PPS Policy 1.4.3). This proposed project intends to provide additional housing in the form of three additional dwellings that will help meet the needs of current and future residents at a density that is compatible with the surrounding neighbourhood.

The proposed development is consistent with Section 1.6 of the PPS, as it will optimize the use of existing infrastructure, and be serviced with municipal sewage and water service, which is the preferred form of servicing for settlement areas (PPS Policy 1.6.6.2). Stormwater will have a negligible increase in the quantity or quality of discharge from the pre-development site to the post-development site. No stormwater management feature is required to ensure appropriate management of water quality and quantity (PPS Policy 1.6.6.7).

Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs (PPS Policy 1.6.7.1).

Connectivity within and among transportation system should be maintained and improved (PPS Policy 1.6.7.3). The existing roads and sidewalks will not be altered, and will continue to connect into the existing transportation networks.

Developments shall support energy efficiency and conservation (PPS Policy 1.8.1).

Energy efficiencies will be realized during construction as per Ontario Building Code standards.

Conformity to the City of Belleville Official Plan (2023)

The City of Belleville adopted their new Official Plan on November 8, 2021 and was approved subject to modifications by the Minister of Municipal Affairs and Housing on April 11, 2023. The subject property is designated as “Residential” on Schedule B – Land Use Plan – Urban Serviced Area.

The relevant Official Plan policies are provided below and are identified in italics.

Planning comments are provided directly below and are identified by bullet point.

Policies that have been paraphrased are not italicized.

This development proposal conforms to the policies of the City of Belleville’s Official Plan (2023).

Section 3.10.1 Permitted Uses

Residential development will be permitted at low, medium and high densities with forms ranging from one unit dwellings to various types multiple unit dwellings, under various forms of tenure (freehold, rental, cooperative, condominium). Specialized housing such as group homes and long-term care homes will also be permitted.

The proposed residential development is a permitted use in the City’s Official Plan.

Section 3.10.2 Residential Policies

- a) *Residential development within areas designated Residential land use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles including market-based and affordable housing that meets the needs of all citizens is provided. The densities that are supported by this Plan are as follows:*
 - i. *Low density residential uses would normally include one unit dwellings, developed up to 25 units per hectare net residential density¹.*
- f) *Low density residential developments should be permitted in all areas designated residential land use except in locations where low density uses would not be appropriate. The following principles should be employed by Council to determine the preferred locations for low density residential uses:*

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- i. Low density residential uses should not be permitted in any area where access to the roadway from individual driveways would create a traffic hazard.*
- ii. Low density residential uses should not be permitted in any area where the impact of adjoining non-residential uses would be excessively disruptive to the quiet enjoyment of the low density residential development.*
- iii. Low density residential uses are appropriate along arterial streets, but where there is concern about safe and/or efficient traffic movement along the arterial street, or where there is concern of unacceptable impacts on the low density residential development, use of reverse fronting lots should be considered, or where necessary development should be limited to medium or high density residential uses.*

The proposed low density use of the subject lands is permitted by the Official Plan.

Section 7.2.1 Policies Respecting Subdivision of Land Applicable to All Land Use Designations

- a) When any application to subdivide land is considered, the approval authority should employ the following policies and principles:*
 - i. No subdivision of land should be approved which would contravene the policies of this Plan.*
 - ii. The approval authority should be satisfied all development parcels would be appropriate (i.e. sufficient frontage and area, configuration, alignment) for their intended uses.*
 - iii. No subdivision of land should be granted which would result in any landlocked parcel being created.*
 - iv. New development parcels should not be created where an entrance permit cannot be issued due to site deficiencies or traffic safety concerns.*
 - v. New development parcels that require new private level crossings should be discouraged.*
 - vi. Development parcels should have direct access to an open municipal road (excluding individual units within condominium developments).*
 - vii. New development parcels should not be created without access to services adequate to meet the needs of the use anticipated for the lot, including access to fire and police services, hydro, telephone and other utilities.*
 - viii. New development parcels should not be created in residential neighbourhoods where the proposed lot size and/or configuration is not similar in scale to its surroundings and the proposed architectural design is not in keeping with the character of the area.*
 - ix. There should be no significant negative impact upon the environment, either directly or through the cumulative impact of development in the area; where private services are proposed (i.e. septic system and well),*

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the adequacy of natural systems to provide required services should be confirmed. The means by which cumulative impacts are to be assessed should be addressed.

- x. *No development parcel should be created such that buildings, structures or private services would have to be located in very close proximity to or within areas of natural heritage or hazard; where any lot includes lands designated Environmental Protection, there should be sufficient area outside such areas to accommodate buildings, sewage disposal systems and accessory uses with appropriate setbacks.*
- xi. *Development parcels for residential uses should be located an appropriate distance from designated aggregate resource areas.*
- xii. *No development parcel should be created which would create a hazard to any person using the lot, adjoining lands, or an abutting road.*
- xiii. *Where approvals or certificates are required from other agencies or government departments (i.e. access permit from the Ministry of Transportation), no subdivision of land should be granted unless such approvals or certificates are first obtained or otherwise assured.*
- xiv. *Subdivision of land adjacent to a provincial highway should be designed such that the lots back onto the provincial highway and front onto a local internal street.*
- xv. *The approval authority may impose any conditions to the subdivision of land that it believes are necessary and prudent to ensure the policies of this Plan are addressed adequately, which may include but not necessarily be restricted to:*
 - *laying out and naming of roads and the provision of road widenings;*
 - *installation or upgrading of municipal services (i.e. sewers, water lines, streets, curbs and sidewalks, street lights) and private utilities;*
 - *establishment of stormwater management facilities;*
 - *provision of open space, including trails and pedestrian links;*
 - *allocation of sufficient lands for community facilities (i.e. schools);*
 - *completing studies to address issues such as noise attenuation, traffic and traffic control, servicing capacity, soil conditions and archaeological remains;*
 - *heritage impact assessments; and*
 - *establishment of appropriate land use controls.*
- xvi. *Conditions of the approval authority to the granting of any subdivision of land may be secured through execution of agreements and posting of securities.*
- xvii. *Lands proposed to be dedicated to the Municipality for park or other public recreational purposes must be acceptable for use as open space; Council retains the option to require cash-in-lieu of the provision of land for open space.*

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- xviii. *When reviewing subdivision proposals, consideration should be given to the need for commercial uses to service the proposed neighbourhood.*
- xix. *The minimum distance separation formulae will apply to the creation of lots within the rural area.*
- xx. *The creation of new lots shall only be permitted if there is confirmation of sufficient reserve servicing capacity in the municipal sewage system and water system or private communal sewage system and water system. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.*

The development proposal outlined in the three consent applications is in conformity with all applicable polices of Section 7.2.1 of the Official Plan, as listed above.

Section 7.2.2 Plans of Subdivision vs. Consents

- b) *Subject to policies pertaining to specific land use designations set out in other paragraphs of this Section, the consent approval process should be employed to accommodate the subdivision of land whenever:*
 - *there is no new municipal road being created by the division of land;*
 - *the number of development parcels being created is generally five or less; and*
 - *there are no significant concerns respecting environmental issues or servicing capacities.*

Consents that create more than five development parcels may be considered where there would be insufficient justification to employing the plan of subdivision process to address issues (i.e. creating separate lots within a townhouse dwelling development which has been previously approved through other procedures).

The consent process should also be employed to deal with technical issues with regard to land titles and lot line adjustments.

The Consent applications conform to Section 7.2.2(b) of the Official Plan and a Plan of Subdivision is not warranted for the proposed development.

Section 7.16 Residential and Non-Residential Intensification

- a) *This Plan supports compatible housing intensification and infill development, such as:*
 - *accessory dwelling units or conversions of large residential structures to mixed use in appropriate areas;*
 - *infilling on existing lots of record and maximizing use of underutilized lots;*
 - *subdivision of oversized residential lots;*

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- *conversion of upper floors above commercial uses in the City Centre to residential use;*
 - *conversion of a portion of first floor commercial uses, that is not streetfacing, in the City Centre to residential uses;*
 - *establishment of boarding houses in neighbourhoods of mixed land uses; and*
 - *conversion of non-residential buildings to residential use in appropriate areas.*
- b) *Infill development is considered a form of intensification and is encouraged on underutilized sites.*
- c) *Additional Intensification Areas, as shown on Appendix A, indicate areas where residential and non-residential intensification will be focused outside of the City Centre, and where greater densities of residential development may be permitted. Intensification may also be permitted on sites which are consistent with the Provincial Policy Statement's definition of intensification, consistent with the policies of this Plan, and are aligned with the intensification targets included in Section 2 of this Plan.*
- d) *The Municipality will consider the impact of intensification on the character of existing neighbourhoods, along with the availability and adequacy of existing municipal infrastructure to service the increased density, in accordance with Section 5.3. Intensification areas shall be subject to site plan control, in accordance with Section 8.2, to ensure that the design of new intensification sites, including building massing and design, relationship to surrounding uses, site access, landscaping and grading, servicing etc. are context-appropriate.*
- e) *This Plan encourages the development of Intensification Design Guidelines, in consultation with the public, stakeholders and Indigenous communities to provide direction regarding the compatibility of intensification, including consideration for massing and design, the relationship to adjacent land uses, site access, landscaping and grading, servicing, as well as the transition areas between intensification sites and existing neighbourhoods.*
- f) *This Plan encourages the intensification of commercial areas, such as Bay View Mall and Quinte Mall, as mixed use areas, subject to the Secondary Plan policies of Section 8.12, where the redevelopment is consistent with other vision and policies set out in this Plan.*
- g) *The Zoning By-law shall prescribe a minimum density for sites that represent the best opportunities for the City to achieve its intensification targets. When a proposed development does not comply with the minimum density prescribed in the Zoning By-law, the proponent shall provide an analysis through a planning justification report to support the Official Plan Amendment and zoning by-law amendment.*
- h) *This Plan encourages the consolidation of small lots into larger more efficient development parcels in order to create parcels of a size that more easily and effectively enable intensification through redevelopment.*
- i)

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The proposed Consents will result in the creation of three new compatible lots within an existing residential area of the City, resulting in intensification from the redevelopment of an existing oversized and underutilized lot within the City. The proposed Consents will result in compatible intensification which is encouraged in the City's Official Plan. The Consent application will conform to Section 7.16 (Intensification Policies) of the City's Official Plan.

The Consent Applications, to create three new residential lots within the City's Urban Area conform to the policies of the City's Official Plan.

Conformity to the City of Belleville Zoning By-law 2024-100

According to the City of Belleville Zoning By-law 2024-100, as shown on **Appendix 3**, the subject lands are zoned as Residential Type 2 Exception 2 (R2-2) Zone as per Map 98.

The Residential Type 2 (R2) Zone permits a number of residential uses such as a single detached dwelling, semi-detached dwelling, townhouse dwelling, back-to-back townhouse dwellings, stacked townhouse dwellings and a low-rise multi unit dwelling for example.

The R2-2 Zone permits site specific lot areas, frontages and includes site specific regulations for development (i.e. setbacks and lot coverage). For a one unit detached dwelling, the R2-2 requires a minimum lot area of 340 sq. metres and a minimum lot frontage of 11.0 metres. For a one unit semi detached dwelling, the R2-2 requires a minimum lot area of 230 sq. metres and a minimum lot frontage of 7.5 metres.

The proposed severed and retained lands will comply with the minimum lot frontage and area requirements of the Residential Type 2 Exception 2 (R2-2) Zone. Any new residential dwellings will need to comply with the R2-2 Zone provisions for development regulations. The proposed severed and retained lands are configured sufficiently to permit future residential dwellings that will comply with the required setbacks.

It is our professional opinion that the three (3) consent applications applied for, will comply with the City of Belleville's Zoning By-law and specifically the R2-2 Zone.

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Servicing

To this point, the planning framework for considering this development proposal is fairly clear and has been utilized quite a few times in the past, including for other residential properties along Farnham Road.

With regards to servicing, the proposed three (3) new lots that would be created by this development proposal, will be serviced by full municipal services.

Municipal water and sanitary sewer services currently exist on Primrose Crescent and connections could be made for proposed Severed Lots No. 1 and No. 2.

The proposed Severed Lot No. 3 and the retained lands are intended to be serviced by municipal water and sanitary sewer from Farnham Road, when available. The existing septic system on the retained lands is anticipated to be decommissioned as a condition of Consent.

It is important to note that, the City of Belleville has approved a budget and engineering drawings for the re-construction of Farnham Road, northerly from Maitland Drive and across the front of 366 Farnham Road. It is anticipated that this work will occur some time in 2024 and as part of the re-construction, municipal servicing will be extended, that will be available to service the severed and retained lands which front on Farnham Road.

When the Heritage Park subdivision was approved six years ago, along with the other newer subdivisions along Farnham Road, extensive engineering drawings and studies were reviewed and approved by the City for each of these subdivisions. In doing so, calculations were provided to indicate the capacity for water supply and pressure as well as sanitary sewer capacity. Certificates of Approval were approved and issued.

Accepting that each of these subdivisions were in excess of 100 lots or dwelling units, then the three new proposed lots would not make a significant or arguably even, a noticeable impact on the existing water supply and pressure along Primrose Crescent or of the sanitary sewer capacity in the same street.

Planning Opinion and Conclusion

Based on the foregoing and information contained on the application forms, it is our professional planning opinion that:

The creation of three (3) new residential infill lots by means of three (3) Consent Applications for the subject lands:

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- Is consistent with the Provincial Policy Statement;
- Conforms to the policies contained with the City of Belleville Official Plan (2023);
- Meets the zoning standards of the R2-2 – Residential Type 2 Exception 2 Zone;
- Makes appropriate use of the land to be subdivided; and,
- Represents good planning.

If you have any questions about this information, please do not hesitate to contact me.

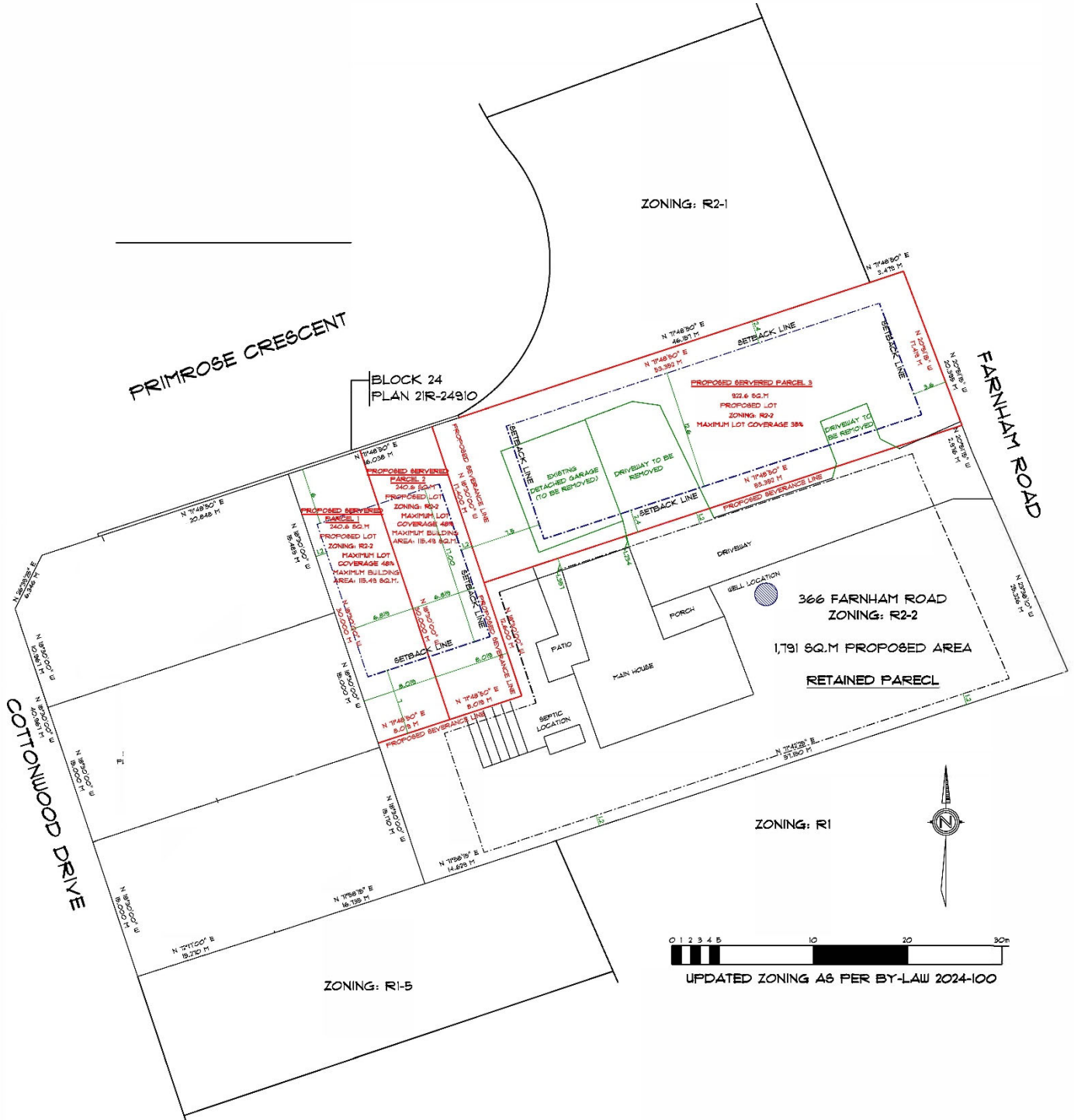
Yours truly,



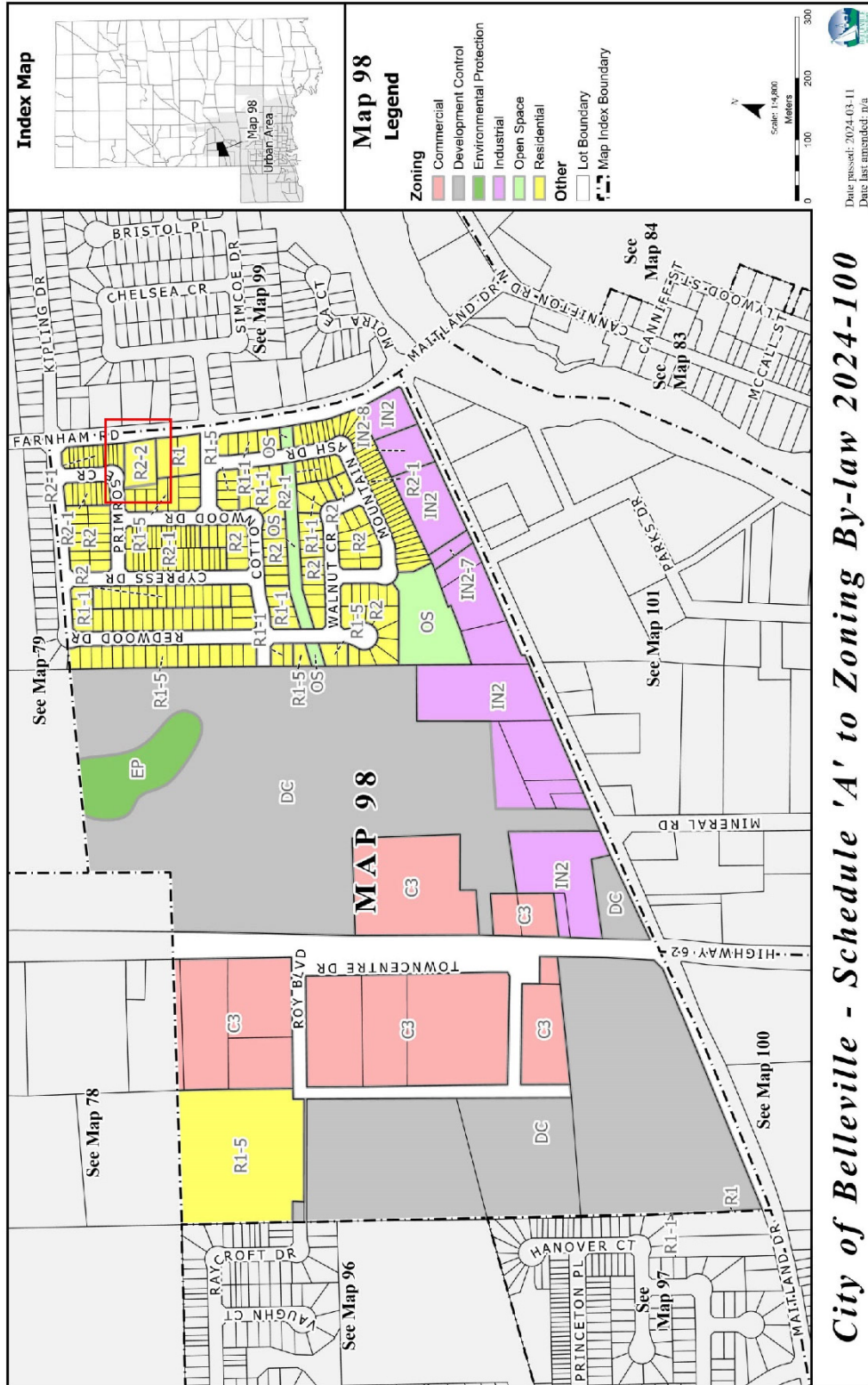
Dale Egan, B. URPI, B.A.
Intermediate Planner
RFA Planning Consultant Inc.

Att.

Severance Sketch



Current Zoning Map



City of Belleville - Schedule 'A' to Zoning By-law 2024-100

