

b) Application B 8/19

Application for Severance
1437 & 1455 Mudcat Road
Owner: Robert Rollins
Agent: Clint Hamilton

Mr. Hamilton was in attendance to represent the application. He explained that the properties in question were separate lots since 1904, and it was not until he went to purchase the one farm that it was determined they had merged on title. Owing to Provincial Policy as it relates to lands designated Agricultural, he is applying to sever the lands from the one surplus farm dwelling. There are currently two dwellings located on the merged farm parcel.

Correspondence

Correspondence from the Manager of Approvals, Development Technologist is enclosed. No other responses were received.

DECISION

Moved by Mr. May-Anderson
Seconded by Ms. Smith

THAT the Decision Approving Application B 8/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

c) Application B 9/19

Application for Severance
4807 Old Hwy #2
Owner: Ray & Jean O'Neill

Ms. O'Neill was in attendance to represent the application. She asked if the Committee could consider permitting a smaller lot, as not all of the proposed land for the lot was currently used by the existing dwelling on the property. Staff noted that the lot, as proposed, was the minimum size permitted in the RR – Rural Residential Zone, and met the general intent and purpose of the Official Plan. Committee members suggested deferring the application if a reduction in size was to be contemplated in order to process a corresponding minor variance request and obtain additional detail. Ms. O'Neill advised that they would prefer to go ahead with the lot as proposed.

Correspondence

Correspondence from the Manager of Approvals, Development Technologist and Quinte Conservation is enclosed. No other responses were received.

DECISION

Moved by Ms. Smith
Seconded by Mr. Kranendonk

THAT the Decision Approving Application B 9/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

4. GENERAL BUSINESS

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on March 21, 2019.

DECISIONS

Moved by Mr. May-Anderson
Seconded by Mr. Kranendonk

THAT the Minutes of the Belleville Committee of Adjustment regular meeting held on March 21, 2019 be received and adopted.

- CARRIED -

5. CORRESPONDENCE

There was no Correspondence.

6. OTHER BUSINESS**a) Application A 16/18**

Application for Minor Variance
235 Dundas Street West
Owner: Jennifer Harris, MINDS on Childcare

Ms. Harris was in attendance to represent the application. Councillor Culhane noted that she visited and received a tour of the property, and that the building is well set up for the day nursery use. Mr. May-Anderson noted that parking in the front seems to be a main concern with the proposed increase in enrolment. Ms. Smith noted that neighbours who live on the laneway behind are most concerned about traffic using the laneway to access the property. Staff noted that this is not a preferred approach, and that all traffic for the day nursery should come and go from Dundas Street. Mr. Ripley explained his recollection of the Committee's previous meetings on the subject. Staff noted that approval should be made conditional on the owner obtaining site plan approval for, and implementing proposed changes to the front yard parking area, and ensuring that no day nursery traffic be directed to the right of way across 6, 8 and 12 Sidney Street.

Correspondence

Correspondence from the Manager of Approvals dated April 17, 2019 is enclosed. No other responses were received.

DECISION

Moved by Councillor Culhane
Seconded by Mr. Ripley

THAT the Decision Approving Application A 16/18 be incorporated and adopted as part of the Minutes of the Meeting, subject to conditions requiring site plan approval for modifications to the front yard parking area, and ensuring that no day nursery traffic is directed to the right-of-way access from Sidney Street.

- CARRIED -

b) Application B 7/19

Application for Severance
Hwy#62, adjacent to 74 Sunningdale Drive
Owner: Reginald Barkema
Agent: Bryon Keene, Jewell Engineering Inc.

Staff explained that the request was intended to permit the lot addition to be made to the adjacent severed parcel through application B 6/19, rather than to a lot located directly to the south that is not currently owned by the applicant.

Correspondence

Correspondence from the Manager of Approvals is enclosed. No other responses were received.

DECISION

Moved by Ms. Merrill
Seconded by Ms. Smith

THAT the Decision Approving an amended condition (b) to Application B 7/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

7. NEXT MEETING

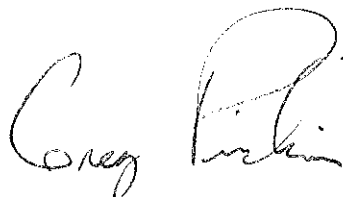
The next meeting for the Committee of Adjustment will be held Thursday, May 23, 2019. There is a minor variance application and two severance applications received.

8. ADJOURNMENT

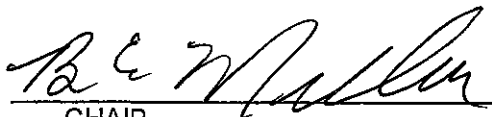
Moved by Mr. May-Anderson
Seconded by Ms. Smith

THAT the meeting be adjourned at 4:45 p.m.

- CARRIED -



SECRETARY-TREASURER



CHAIR