

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. APPLICATIONS AND DECISIONS

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

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

- The application was circulated to Manager of Approvals, Manager of Policy Planning, Chief Building Official, Development Technologist, Director of Environmental and Operational Services.

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

4. GENERAL BUSINESS

Confirmation of the Minutes of the regular meeting of the Belleville Committee of Adjustment held on January 17, 2019.

5. CORRESPONDENCE

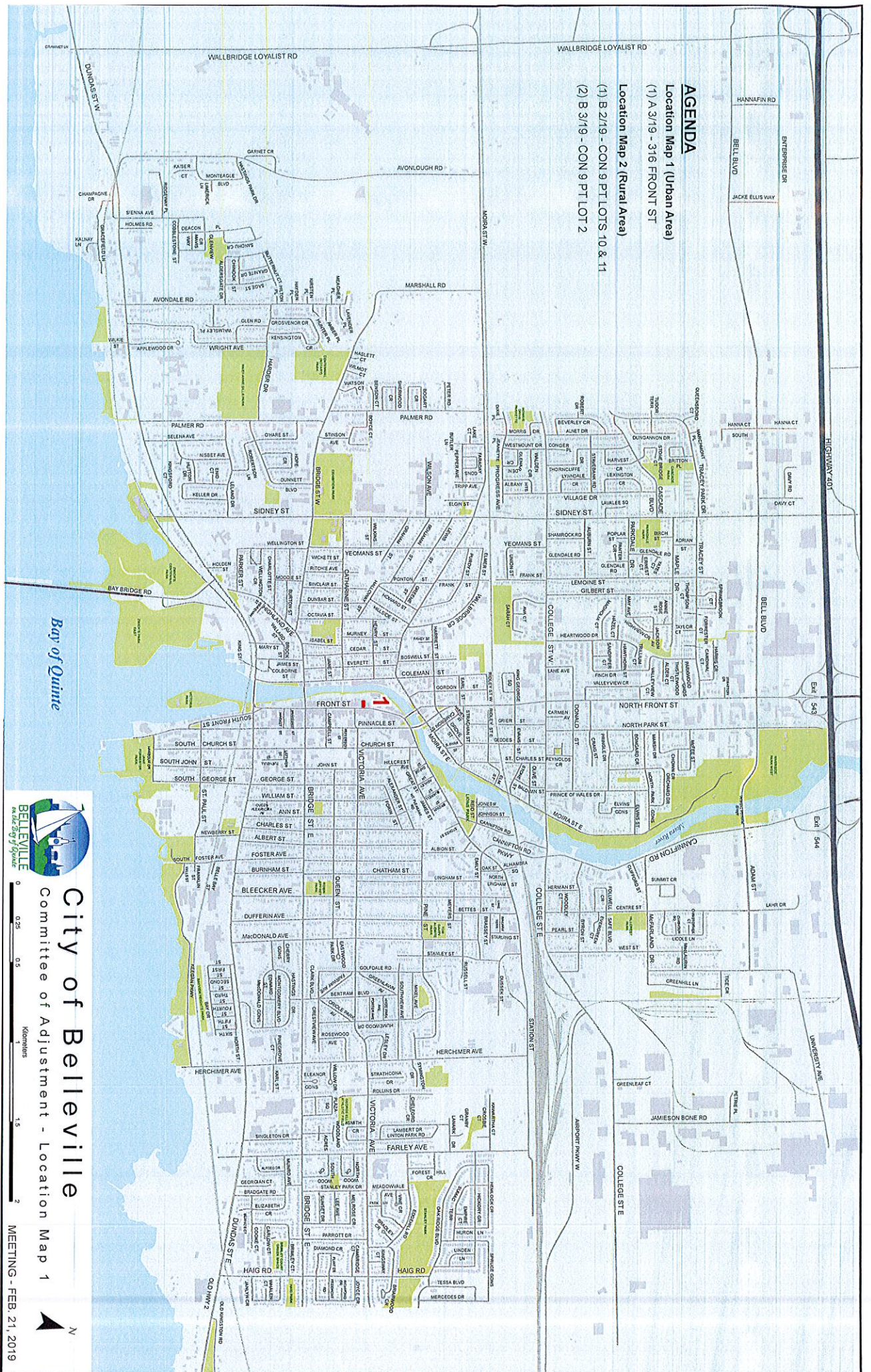
6. OTHER BUSINESS

- a) Application B32/18 & B 33/18 Application for Severance
473 Willett Road
Concession 8, Pt Lot 13
Owner: McLaren Casey

Revise Decision from October 25, 2018, new report dated February 13, 2019 from the Manager of Approvals is enclosed.

7. NEXT MEETING: Thursday March 21, 2019 at 3:30pm

8. ADJOURNMENT



AGENDA

Location Map 1 (Urban Area)

(1) A 3/19 - 316 FRONT ST

Location Map 2 (Rural Area)

(1) B 2/19 - CON 9 PT LOTS 10 & 11

(2) B 3/19 - CON 9 PT LOT 2



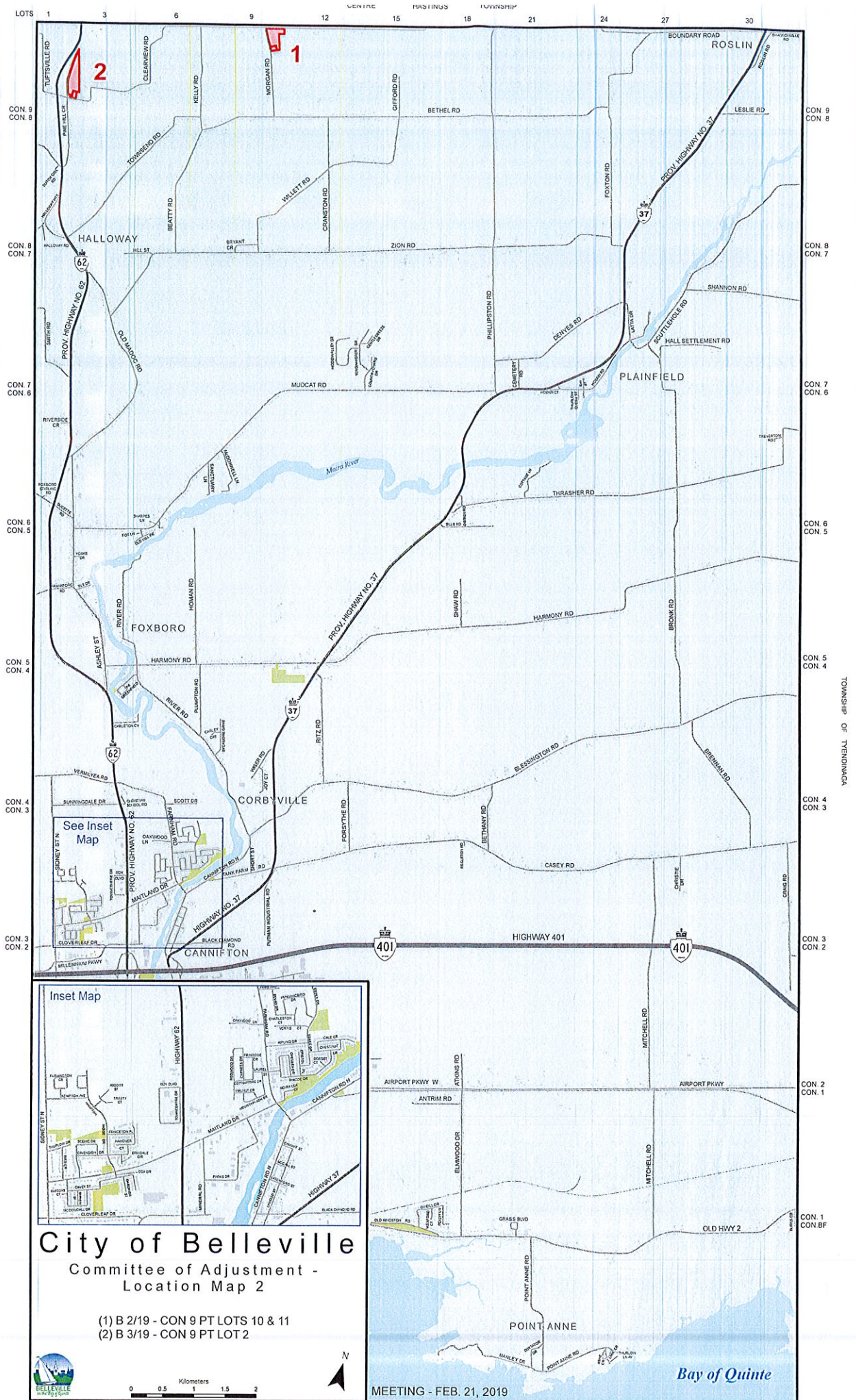
City of Belleville
Committee of Adjustment - Location Map 1



0 0.25 0.5 1 1.5 2 Kilometers

MEETING - FEB. 21, 2019





CITY OF BELLEVILLE COMMITTEE OF ADJUSTMENT NOTICE OF MINOR VARIANCE APPLICATION

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 21, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 45 of the Planning Act, submitted by Adrian Digiovanni, Vanni Rentals Inc.

The subject property is located at 316 Front Street, and is zoned C2-3 – General Commercial with Special Provisions. The Owner advises that the property currently contains commercial space on the ground floor and three (3) residential units upstairs. The Owner wishes to add onto the second floor at the rear to create an additional six (6) residential units. Zoning relief is being sought to provide payment under the Cash-In-Lieu of Parking Policy in place of eight (8) off-street parking spaces for these additional units.

A location map showing the proposed variance is provided on the back of this page.

Additional information relating to the proposed minor variance application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Planning Department, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

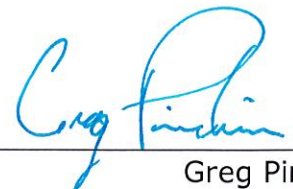
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If you wish to be notified of the decision of the City of Belleville Committee of Adjustment in respect of this proposed minor variance, you must make a written request to the City of Belleville Committee of Adjustment.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed minor variance does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give approval, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for a minor variance are **not** subject to any other type of planning application.

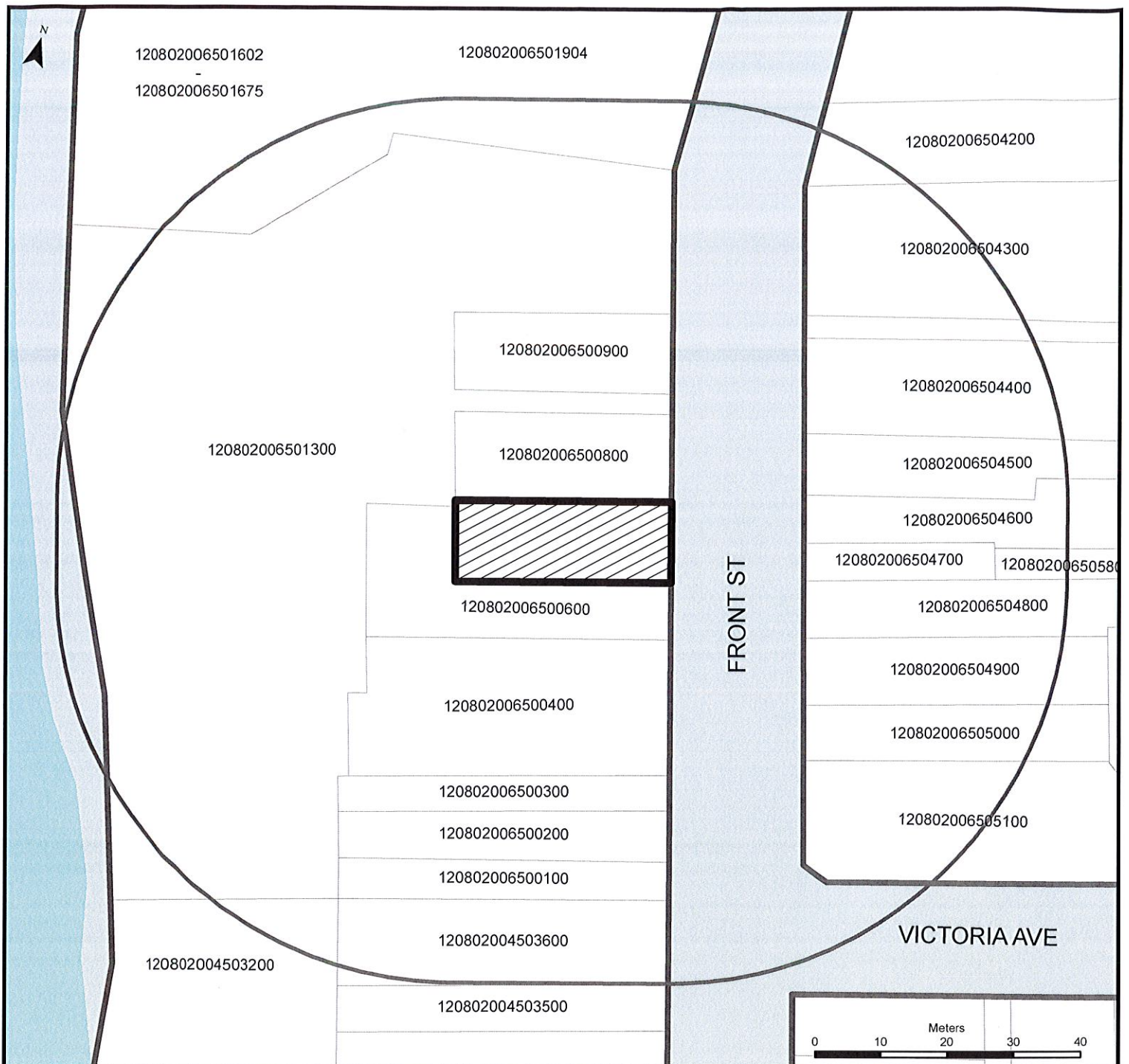
Dated this 31st day of January, 2019.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8

Tel: (613) 967-3319

Email: gpinchin@city.belleville.on.ca



APPLICATION NO:

A 3/19

LOCATION: 316 FRONT ST
120802006500700



Subject Property



Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

MINOR VARIANCE APPLICATION REVIEW
City of Belleville

Date: February 13, 2019

File No.: A 3/19

Location: 316 Front Street

Applicant: Adrian Digiovanni

Proposal: To reduce the minimum number of on-site parking spaces provided from 7 spaces to 5 spaces.

Official Plan:

Current Designation: City Centre Land Use

Permitted Uses: a range of commercial and residential land uses

Zoning By-law 10245:

Current Zoning: C2-3 Zone

Permitted Uses: a range of commercial uses with residential uses on upper floors

Proposed Use: to create six (6) additional dwelling units in on the upper floor

Minimum parking requirement: 1.25 spaces per dwelling unit

Comments:

1. the building on the subject property covers almost all of this property so there is a limited ability to provide required on-site parking;
2. in the downtown core there are a range of municipal parking lots to provide parking including one directly behind the subject lands;
3. while overnight parking poses a challenge, there are many tenants who do not have cars and would not be impacted by this limitation – ultimately a tenant looking to rent a unit would consider the availability of parking in making their decision;
4. the applicant advises that the building presently houses commercial space on the ground floor, and three (3) residential units upstairs, and that there are presently two (2) on-site parking spaces;
5. the applicant wishes to expand the second floor to the rear over-top of the one storey portion, and develop an additional six (6) apartment units in the upper floor of the building on the subject lands;
6. the 6 new apartment units would create a requirement for an additional 8 on-site parking spaces; the applicant does not have sufficient property on which to provide these spaces;
7. the City wishes to promote and encourage people to live and work downtown; the City supports the creation of dwelling units in the downtown core;
8. it has been the policy of the City and the Committee of Adjustment on previous requests for relief from providing on-site parking to permit these requests subject to the applicant paying the City's

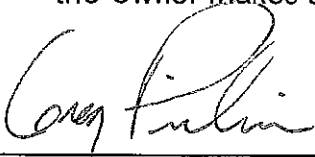
Parking Reserve Fund for the number of deficient parking spaces; this way the City accumulates the funds to assist in the purchase and/or creation of new parking lots and thereby ensuring sufficient parking in the downtown core;

9. the City has valued a parking space at \$1,000 per space;
10. as such, as a condition of approval, the applicant could make a payment of \$8,000 under the City's cash-in-lieu of parking policy.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Adrian Digiovanni to reduce the minimum number of additional on-site parking spaces required for the proposed addition from 8 spaces to 0 spaces on the property at 316 Front Street subject to the condition that:

1. the Owner makes a payment of \$8,000 to the City's Parking Reserve Fund.



Greg Pinchin
Manager of Approvals

Attention: Greg Pinchen, Manager of Planning Approvals

Re: Application for Minor Variance 3/19

Date: January 28, 2019

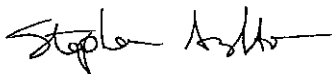
The Policy Planning Division has had the opportunity to review application 3/19. It is our understanding that the applicant is proposing a 2nd floor rear addition to the building located at 316 Front Street. 316 Front Street is a masonry (brick) building with two stories at the front and a one-storey addition at the rear. It is also our understanding that the 2nd storey rear addition will result in seven new residential apartments. As such, the applicant is applying for a minor variance for the parking which will then result in an agreement for cash-in-lieu of parking.

Policy Planning has been working on updating official plan policies to enable additional housing units to be developed. With the shortage of rental units in Belleville, staff is supportive of this proposal.

Policy Planning also administers the Façade Grant program which typically does not support new additions with the exception of projects replicating original architectural detail using proper materials and/or the addition results in a façade for the building that meets the requirements set out above (Section 2.10 of the Façade Grant Program). The applicant is encouraged to apply for a façade grant in order to utilize traditional materials etc. This should be done during pre-design of the building addition to ensure façade grant requirements are met.

Also included in the Downtown CIP program is the Tax Increment Equivalent Grant (TIEG) program where improvements made to a building resulting in increased assessment values (increased taxes) may be eligible for this program.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stephen Ashton", with a stylized flourish at the end.

Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist


Date: February 4, 2019

Application No. A3/19

Regarding: Committee of Adjustment Variance Application A3/19
316 Front Street, Belleville
OWNER: Adrian DiGiovanni

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this application.



Jason Pettit

CITY OF BELLEVILLE COMMITTEE OF ADJUSTMENT NOTICE OF CONSENT APPLICATION

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 21, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Brock Sills on behalf of Bruce West.

The subject property is situated on part of lots 10 & 11, Concession 9, just north of 208 Morgan Road, and is zoned RU – Rural. The applicant wishes to transfer a portion of the wooded area at the southwest corner of the property to the owner of 208 Morgan Road by way of a lot addition measuring approximately 73 m along Morgan Road with a depth of approximately 91 m.

A sketch of the proposed consent is found on the back of this notice.

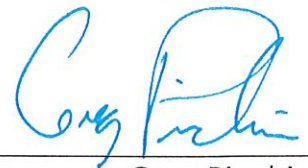
Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2nd Floor, Belleville City Hall, 169 Front Street, Belleville.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 31st day of January, 2019.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@city.belleville.on.ca

CENTRE HASTINGS

CLEARVIEW RD

120810005008810

120810005008800

120810005008950

To Be
Retained

120810005008920

To Be
Severed

120810005008912

120810005008955

120810005008900

0 30 60 90 120
Meters

APPLICATION NO:

B 2/19

LOCATION: CON 9 PT LOTS 10 & 11
120810005008925



Subject Property



Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

SKETCH
PART LOTS 10 & 11
CONCESSION 9
THURLOW TOWNSHIP
CITY OF BELLEVILLE
COUNTY OF HASTINGS



CLEARVIEW ROAD

962.56'

300'

290.27'

21R-20283 - 17.15 Acres

RETAINED
15.5 Acres

LEGEND

EXISTING DIMENSION - 300'
PROPOSED DIMENSION - (300')

683.85'

MORGAN ROAD

SIB

21R-12146
1046.75'

(300')

SEVERED
1.65 Acres
LOT ADDITION

(240')

560.8'

(240')

300'

21R-14268
21R-14268

160'

300'

STOREY
DWELLING

GARAGE

160'

CONSENT APPLICATION REVIEW
City of Belleville

Date: **February 13, 2019**

File No.: **B 2/19**

Location: **208 Morgan Road**

Applicant: **Brock Sills on behalf of Bruce West, 1324758 Ontario Limited**

Proposal: To add a portion of the subject property with a width of approximately 73 m and an area of approximately 0.67 ha to the side yard of the adjacent property at 208 Morgan Road.

Retained Parcel:

frontage:	± 208 m
area:	± 6.3 ha
current use:	vacant land and wooded area
proposed use:	no change

Severed Parcel:

frontage:	± 73 m
area:	± 0.67 ha
current use:	wooded area
proposed use:	no change

Official Plan:

Current Designation: Rural Land Use

Permitted Uses: the Rural Land Use designation permits both agricultural and residential uses

Zoning By-law 3014:

Current Zoning: RU – Rural Zone

Permitted Uses: **farm**

Minimum lot area: 6 ha

Minimum lot frontage: 70 m

single detached dwelling

Minimum lot area: 4,047 m² (just over 0.4 ha)

Minimum lot frontage: 45 m

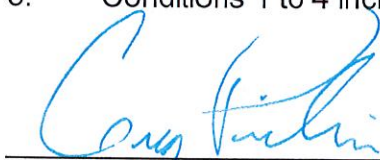
Comments:

1. this proposed severance is in effect a lot line adjustment to increase the side yard wooded area of the property at 208 Morgan Road; both properties are currently under the same ownership, the owner is looking at selling the land but would like to retain the portion adjacent to his residential property at 208 Morgan Road;
2. approval of the application would increase the overall size of the property at 208 Morgan Road from approximately 0.45 ha to approximately 1.12 ha;
3. no new lot is being created;
4. the land is not presently farmed, however the retained parcel would still meet the minimum required lot area and frontage for both residential and farm use within the RU zone;
5. the Official Plan sets out various policies for consents and lot creation; this application is effectively a lot boundary adjustment, as no new parcel is proposed to be created; as such the proposal does not conflict with the policies of the Official Plan;
6. similarly, the Provincial Policy Statement sets out policies for Rural Areas and Rural Lands in municipalities; the fact that no new lot is to be created maintains compliance with these policies as well;
7. Municipal policy is to acquire land for a road widening if the roads on which the subject lands front do not meet the standard right of way width requirements of the specific road classification (ie: local road);
8. it is felt that this application is minor in nature and represents appropriate development.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Brock Sills on behalf of Bruce West, 1324758 Ontario Limited to add a portion of the subject property with a width of approximately 73 m and an area of approximately 0.67 ha to the side yard of the adjacent property at 208 Morgan Road subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. the severed parcel be deeded as a lot addition to the adjoining property at 208 Morgan Road, and that Subsection 50(3) and (5) of the Planning Act, as the case may be, applies to any subsequent conveyance of or transaction involving the parcels of land that are subject to this consent;
3. the Owner deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed and retained parcels to widen Morgan and Clearview Roads to a width of 10 metres from the centerline of the street;
4. the necessary deeds to be submitted in triplicate and Conditions 1 to 3 inclusive be fulfilled prior to the issuance of the Consent Certificate;
5. Conditions 1 to 4 inclusive to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Manager of Approvals

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: February 4, 2019

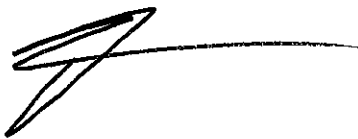
Application No. B2/19

Regarding: Committee of Adjustment Application for Consent B2/19
North of 208 Morgan Road, Belleville
OWNER: Bruce West
AGENT: Brock Sills

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
2. Well and septic for the severed parcels must be located within the new property boundaries.
3. The applicant shall be advised that Morgan Road and Clearview Road are designated as local roads and require 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.



Jason Pettit

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0019-2019

Municipality:	City of Belleville		
Owner:	Bruce West		
Location:	Vacant lot south east of Clearview Road and Morgan Road (directly north of #208 Morgan Road)	Part Lots 10 & 11, Concession 9	Thurlow
Roll #:	1208-100-050-08925-00000		
Application Description:	Consent Application File No. B2/19	Sever rural parcel for the purposes of a lot addition to 208 Morgan Road.	
Feature:	N/A		
Comments:	<p><u>Planning Act - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy</u></p> <p>Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under section 3.1 of the Provincial Policy Statement (PPS) (2014). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches and unstable bedrock. Generally, the policies of the PPS direct development to areas outside of hazard lands. As there are no apparent natural hazard features on the subject lands, <u>staff are satisfied that the application as presented is consistent with section 3.1 of the PPS.</u></p> <p><u>Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)</u></p> <p>The subject lands do not lie within an area that is regulated by Quinte Conservation. The owners will not require a permit prior to development (construction/ filling/ excavation/ site grading) from this office.</p> <p><u>Quinte Region Source Protection Plan</u></p> <p>Quinte Conservation provides Risk Management services as prescribed by the <i>Clean Water Act</i>, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are <u>not applicable</u> to the subject property as it lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notice is required.</u></p> <p><u>Planning Act - Natural Heritage policies of the Provincial Policy Statement</u></p> <p>Section 2.1 of the Natural Heritage policies of the Provincial Policy Statement protect features such as; Provincially significant wetlands, significant woodlands and significant areas of natural and scientific interest. As there are no apparent natural heritage features on the subject lands, <u>staff are satisfied that the application as presented is consistent with the natural heritage policies of the Provincial Policy Statement.</u></p>		
Final Comments:	Quinte Conservation has no objection to the application as presented.		

Sam Carney

Sam Carney
Planning and Regulations Technician

January 28, 2019
Date

CITY OF BELLEVILLE COMMITTEE OF ADJUSTMENT NOTICE OF CONSENT APPLICATION

TAKE NOTICE that the City of Belleville Committee of Adjustment will hold a meeting on **Thursday February 21, 2019 at 3:30 p.m.** in the **Council Chamber, Fourth Floor, Belleville City Hall, 169 Front Street, Belleville** to consider an application under Section 53 of the Planning Act, submitted by Eleanor McEvoy on behalf of Thomas Reid.

The subject property is municipally known as 288 Pine Hill Crescent, and is zoned PA – Prime Agriculture. The applicant wishes to create a new residential building lot on the north side of Clearview Road with a frontage of 65.8 m and an area of approximately 0.48 ha.

A sketch of the proposed consent is found on the back of this notice.

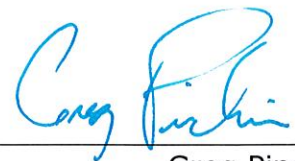
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Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

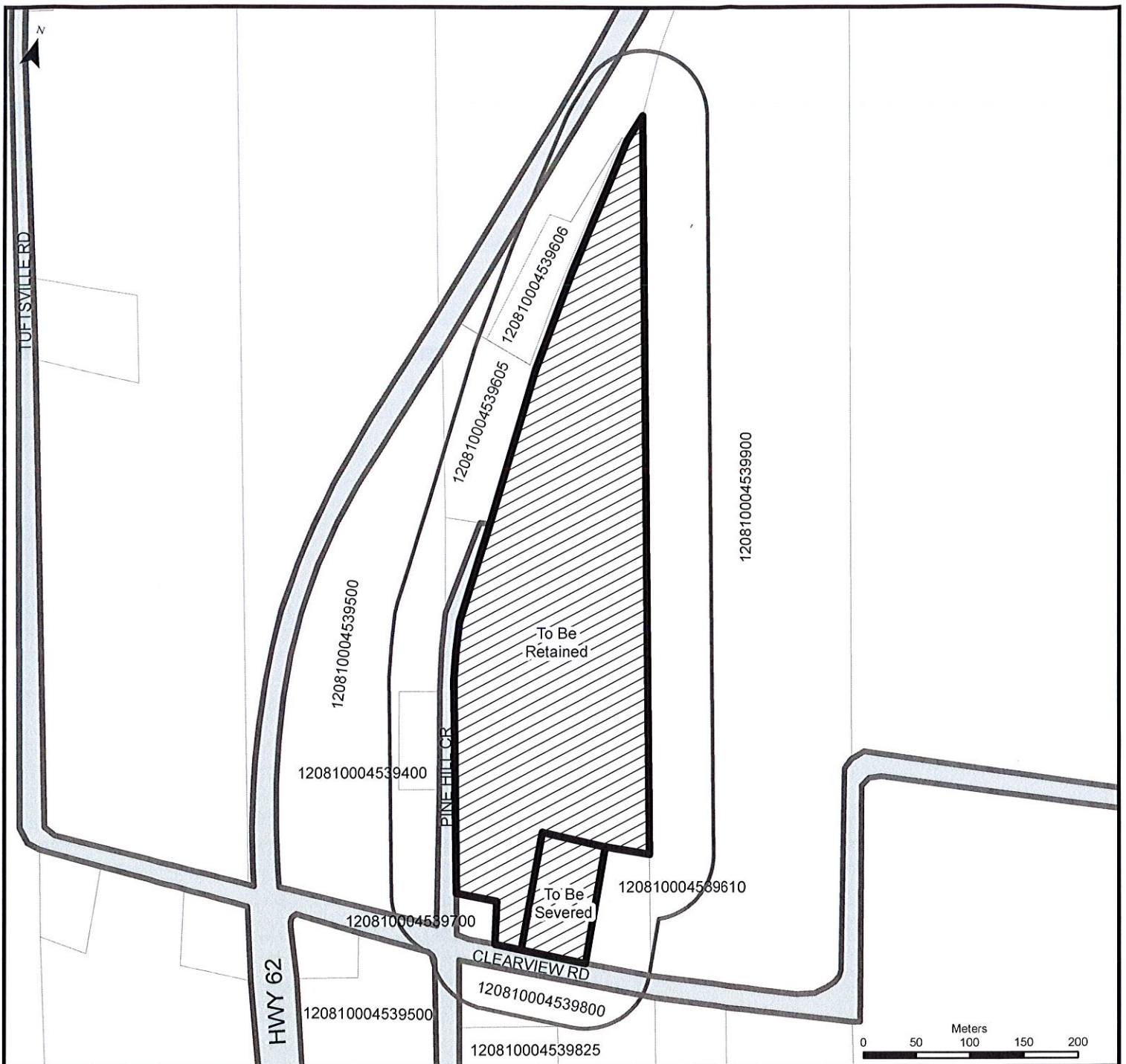
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The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 31st day of January, 2019.



Greg Pinchin
Manager of Approvals
City of Belleville
Committee of Adjustment
169 Front Street
BELLEVILLE, ON
K8N 2Y8
Tel: (613) 967-3319
Email: gpinchin@city.belleville.on.ca



APPLICATION NO:

B 3/19

LOCATION: PT LOT 2, CON. 9 THURLOW
120810004539600



Subject Property



Notification Area



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

RECEIVED AND DEPOSITED
DATE JAN 20, 1986

B. Roger Pickard
LAND REGISTRAR FOR
THE REGISTRY DIVISION OF
HASTINGS. (NP 21)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT.
DATE 1 DEC 29, 1986
B. Roger Pickard
B. ROGER PICKARD O.L.S.

SCHEDULE		
PART	DESCRIPTION	INST. NO.
1	Part Lot 2, Con 9	17448
2	"	"
3	"	"
4	"	"
5	"	"
6	Part Lot 2, Con 9	17448

Part 5
Plan
21R-7741
INST. NO.
335748

NOTE

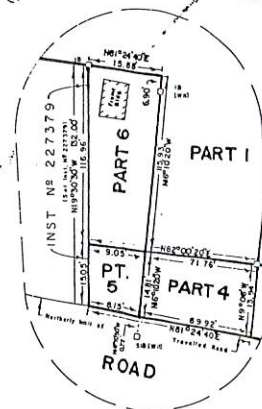
Bearings are astronomic and are derived from
the westerly limit of Plan 21R-2544 shown as
N9°06'00"W

PLAN OF SURVEY OF
**PART OF LOT 2
CONCESSION 9**
TOWNSHIP OF THURLLOW
COUNTY OF HASTINGS
SCALE 1" = 100' B. ROGER PICKARD O.L.S. 1986

Part 4
Plan
21R-7741
INST. NO.
335748

LEGEND

- denotes Survey Monument Planted
- Survey Monument Found
- INST. NO. Instrument Number
- CON Concession
- MEASURED Measured



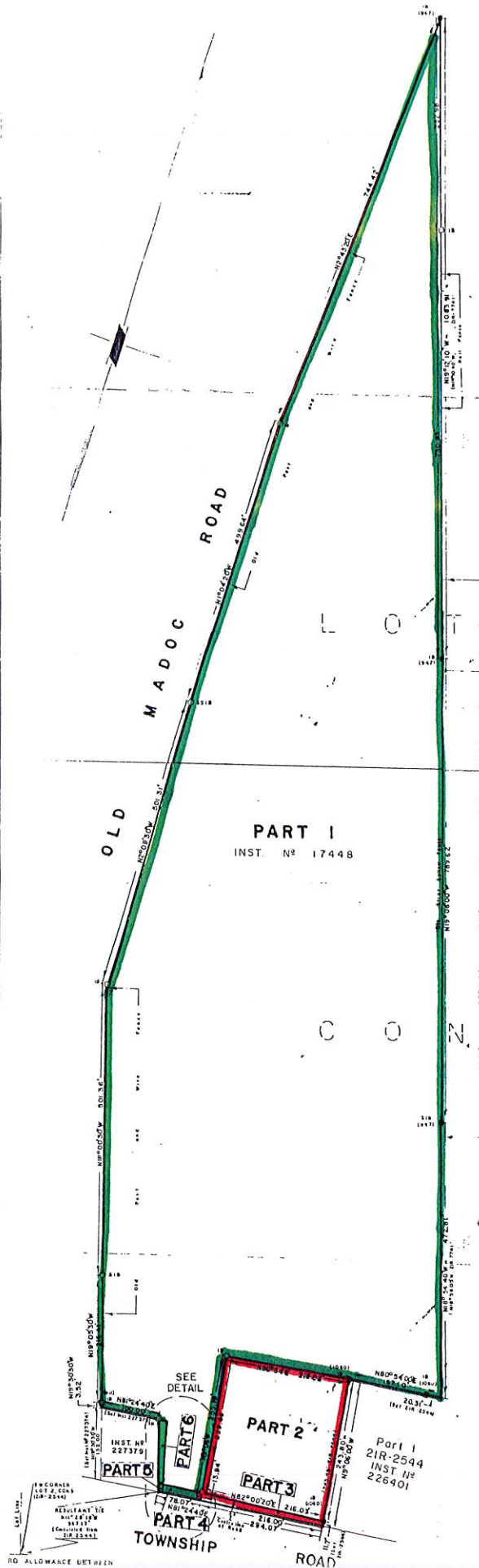
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder.
 - The survey was completed on the 8th day of January 1986

B. Roger Pickard
January 10th 1986 B. Roger Pickard
Ontario Land Surveyor

HUME and PICKARD LTD.

DRAWN BY: J. H. Fournier
PARTS FILED



CONSENT APPLICATION REVIEW
City of Belleville

Date: February 13, 2019

File No.: B 3/19

Location: Concession 9, Pt Lot 2
West of 67 Clearview Road

Owner: Thomas Reid

Applicant: Eleanor McEvoy

Proposal: To sever the subject lands to create a new building lot with a frontage of 65.8 metres along the north side of Clearview Road and an area of approximately 0.48 hectares.

Retained Parcel:

frontage:	± 24 m on Clearview, ± 218 m on Pine Hill Crescent
area:	± 8.75 ha
current use:	two single detached dwellings/fields growing in with brush and trees
proposed use:	no change

Severed Parcel:

frontage:	65.8 m
area:	0.48 ha
current use:	vacant land/brush/trees
proposed use:	single detached dwelling

Official Plan:

Current Designation: Rural Land Use

Permitted Uses: a variety of land uses including agricultural and residential uses

Consent policies: consents to create lots for residential purposes may be granted provided that no more than 2 parcels are granted from any parcel larger than 2 hectares existing on January 1, 1998

Zoning By-law 3014:

Current Zoning:	PA – Prime Agriculture Zone
Permitted Uses:	single family dwelling; farm
Minimum lot area:	25 ha (RR zone requires 0.41 ha for residential)
Minimum lot frontage:	100 m (RR zone requires 45m)

Comments:


1. policies in the Official Plan permit the severance of two building lots from the subject lands;
2. the proposed severance allows for the creation of a new building lot that would meet the lot area and lot frontage requirements of the RR Zone; as such, the severed parcel will need to be rezoned from the current "PA" zone to "RR – Rural Residential" in order to comply with zoning;

3. under the same process, the larger retained parcel should also be re-zoned to recognize the fact that its lot area is being reduced, as it is below the minimum lot area required for the PA zone. As the Official Plan designates the area as Rural Land Use, it may be appropriate to place the retained parcel in the RU – Rural zone instead;
4. there is a small barn across the street from the retained parcel on Pine Hill Crescent, as such an MDS (Minimum Distance Separation) calculation was completed showing a minimum setback of 92 m from the existing barn to a new dwelling on the proposed severed lot;
5. a quick measurement suggests that the nearest corner of the proposed lot is approximately 102 m from the existing barn, and thus any new dwelling would meet the requirements of MDS;
6. the Official Plan sets out various policies for consents and lot creation; this application complies with the policies in section 7.2.4 c), and does not exceed the maximum number are permitted; as such the proposal does not conflict with the policies of the Official Plan;
7. similarly, the Provincial Policy Statement sets out policies for Rural Areas and Rural Lands in municipalities; policies contained in sections 1.1.4 and 1.1.5 permit limited residential development to be directed to rural lands;
8. A safe and appropriate septic system needs to be provided for each severed parcel;
9. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created;
10. Municipal policy is to acquire land for a road widening if the road(s) on which the subject lands front do not meet the standard right of way width requirements of the specific road classification (ie: local road);

Conclusion:

Based on the foregoing, the Development Services Department has no objection to the application by Eleanor McEvoy on behalf of Thomas Reid to sever the subject lands to create a severed parcel, with a frontage of 65.8 m along the north side of Clearview Road, and an area of approximately 0.48 ha, subject to the following conditions:

1. the financial requirements of the City with respect to Tax Arrears and/or other outstanding charges levied against the subject property to be satisfied;
2. The City Parks Policy with respect to cash-in-lieu contribution established by the Council of the Corporation of the City of Belleville shall apply to the severed parcels and the necessary payment lodged with the Treasurer of the City of Belleville;
3. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed and retained parcels to widen Clearview Road to a width of 10 metres from the centerline of the road allowance;
4. the severed and retained parcels being re-zoned to an appropriate zone for the proposed lot configuration;
5. the Owner to provide a properly completed Water Well Record for the severed parcel, certifying that the quantity of water on the this parcel is not less than 3½ gallons per minute and that the water has passed the Health Unit Bacteriological Test;
6. the Owner to document that a proper sewage system can be accommodated on the severed parcel to the satisfaction of the City of Belleville;
7. the necessary deeds to be submitted in triplicate and Conditions 1 to 6 inclusive be fulfilled prior to the issuance of the Consent Certificate;
8. Conditions 1 to 7 inclusive to be fulfilled within one (1) year of the Committee's Decision.



Greg Pinchin
Special Projects Planner

MEMORANDUM

To: Greg Pinchin
Manager, Approvals Section

From: Jason Pettit
Development Technologist

Date: February 4, 2019


Application No. B3/19

Regarding: Committee of Adjustment Application for Consent B3/19
288B Pinehill Crescent, Belleville
OWNER: Thomas Reid
AGENT: Eleanor McEvoy

The Approvals Section has the following engineering comments with respect to the above noted application:

We have no objection to this consent; however the applicant shall be advised of the following in relation to this application:

1. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
2. Well and septic for the severed parcels must be located within the new property boundaries.
3. The applicant shall be advised that Pinehill Crescent is designated as local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening that is half of the difference between the existing road allowance and 20 metres or 66 feet along both the severed and retained portions of the property.



Jason Pettit

CONSENT APPLICATION REVIEW
City of Belleville

Date: February 13, 2019

File No.: B 32/18 & B 33/18

Location: 473 Willett Road
Concession 8, Pt Lot 13

Applicant: McLaren Casey

Proposal: To revise the dimensions of Severed Parcel 2 (north lot) in order to extend it back east to the existing treeline. The lot would retain a frontage of 80 m along Cranston Road, as approved, but would be extended to an average depth of approximately 180 m instead of 125 m, and giving it a proposed area of approximately 1.43 ha instead of the approved 0.991 ha.

Retained Parcel:

frontage:	approximately 400m
area:	approximately 32.2 ha
current use:	farm and single detached dwelling
proposed use:	no change

Severed Parcel 1:
(south lot)

frontage:	approximately 100m
area:	approximately 0.737ha
current use:	field
proposed use:	single detached dwelling

Severed Parcel 2:
(north lot)

frontage:	approximately 80m
area:	approximately 0.991ha proposed change to 1.43 ha
current use:	field
proposed use:	single detached dwelling

Official Plan:

Current Designation:	Rural Land Use
Permitted Uses:	a variety of land uses including agricultural and residential uses

Zoning By-law 3014:

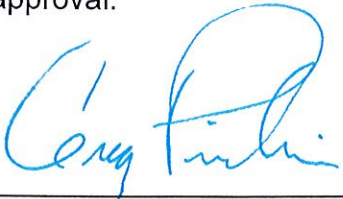
Current Zoning:	PA – Prime Agriculture Zone
Permitted Uses:	farm and single family dwelling
Minimum lot area:	25 ha (0.4 ha in RR – Rural Residential Zone)
Minimum lot frontage:	100 m (45 m in RR – Rural Residential Zone)

Comments:

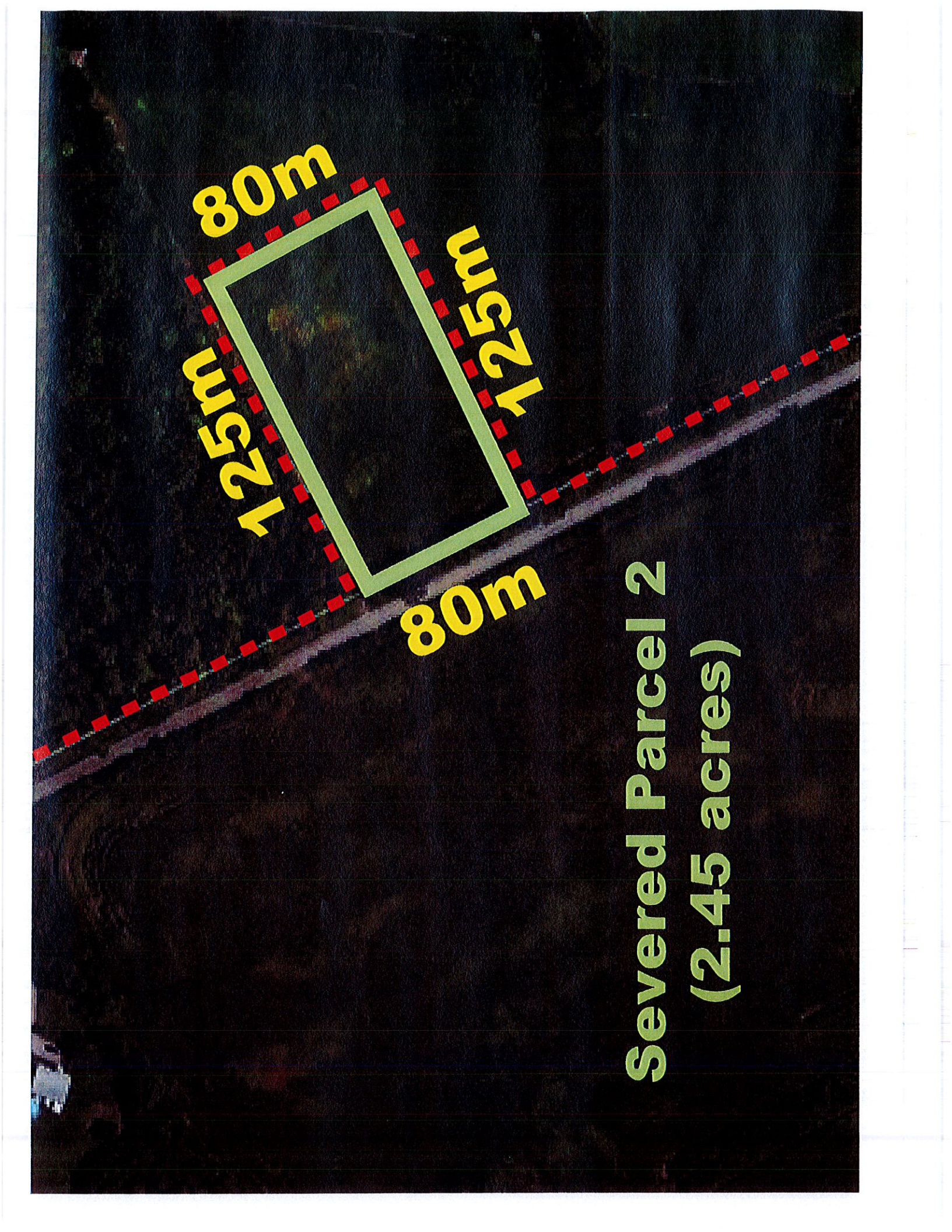
1. the requested consent applications were approved at the meeting of October 25, 2018;
2. the applicant has requested a change to the northern lot to make it deeper than originally proposed;
3. this is to allow for a slightly larger lot, and to eliminate the creation of a small irregularly shaped piece of field that would be impractical to cultivate;
4. the abutting land to the north is heavily wooded, and lands to the east form part of the retained parcel;
5. as such, there would be no noticeable impact on the change when looking from the road;
6. as was a condition of severance, the owners have applied to re-zone the severed parcels to RR – Rural Residential to comply with the requirements of the zoning by-law;
7. conditions of the approval remain unchanged.

Conclusion:

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the request to amend the consent approval for the northern lot by McLaren Casey to revise the dimensions of Severed Parcel 2, extending it eastward to an average depth of approximately 180 m instead of the approved 125 m, and giving it a proposed area of approximately 1.43 ha instead of the approved 0.991 ha, subject to the original conditions of approval.



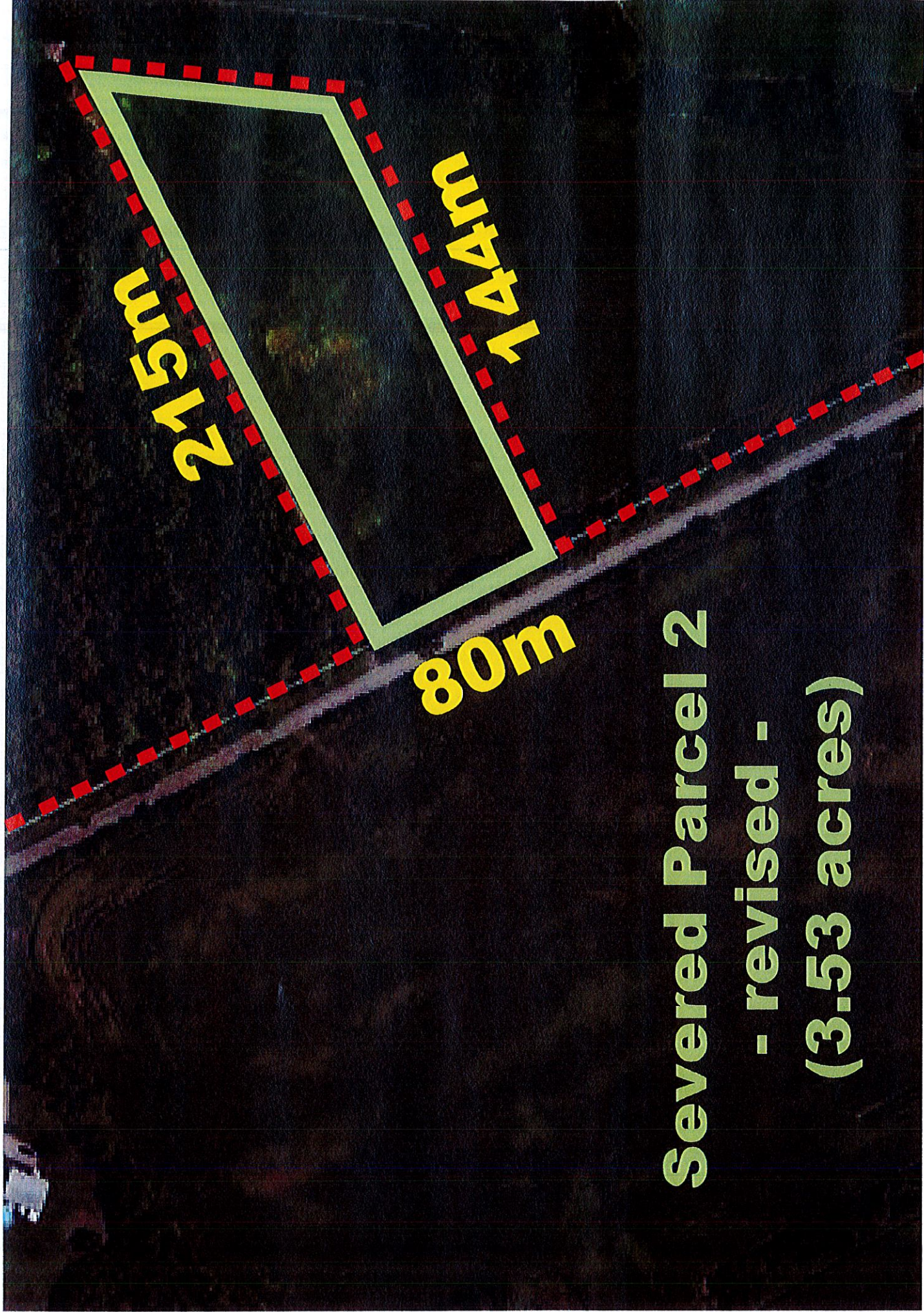
Greg Pinchin
Manager of Approvals



80m
125m
125m
80m

An aerial photograph of a dark, textured field. A green rectangular boundary is drawn on the field. A red dashed line runs diagonally across the field, passing through the green rectangle. The dimensions of the rectangle are labeled in yellow text: 80m on the top and bottom sides, and 125m on the left and right sides.

**Severed Parcel 2
(2.45 acres)**



Severed Parcel 2
- revised -
(3.53 acres)





Google Earth

400 m

Retained Parcel
(81.2 acres)

Severed Parcel 2
(2.45 acres)

Severed Parcel 1
(1.45 acres)