

**AGENDA  
BELLEVILLE COMMITTEE OF ADJUSTMENT  
MARCH 21, 2019  
3:30 P.M.  
COUNCIL CHAMBER  
CITY HALL**

.....

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

**2. WELCOME FROM CHAIRMAN & OPENING REMARKS**

**3. APPLICATIONS AND DECISIONS**

- a) Application A 4/19                      Application for Minor Variance  
   111 Great St. James Street  
   Owner: Phil Spry, Springale-All-Together  
   Agent: Andy Spry, Elbee Construction Limited

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, Manager of Policy Planning and Development Technologist is enclosed. No other responses were received.

- b) Application A 5/19                      Application for Minor Variance  
   249 William Street  
   Owner: Rentx Group  
   Agent: Christine Stevenson, Community Partners for Success

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, Manager of Policy Planning and Chief Building Official is enclosed. Letters of concern were received from Patrick & March Finnigan (44 Queen Street) and Joyce Hume (42 Queen Street). Christine Stevenson emails dated March 11, 2019 and March 15, 2019 are included. No other responses were received.

- c) Application B 4/19                      Application for Severance  
137 Lahr Drive  
Owner: Vivek Datta, 2048895 Ontario Limited  
Agent: Spencer Hutchison, RFA Planning

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 is enclosed. No other responses were received.

- d) Application B 5/19                      Application for Severance  
53 & 55 South George Street  
Owner: David & Janet Demaiter

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 and Development Technologist is enclosed. No other responses were received.

- e) Application B 6/19                      Application for Severance  
74 Sunningdale Drive  
Owner: Reginald Barkema  
Agent: Bryon Keene, Jewell Engineering Inc.

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.

- f) Application B 7/19                      Application for Severance  
Hwy #62, adjacent to 74 Sunningdale Drive  
Owner: Reginald Barkema  
Agent: Bryon Keene, Jewell Engineering Inc.

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 February 21, 2019.

**5. CORRESPONDENCE**

**6. OTHER BUSINESS**

**7. NEXT MEETING:** Thursday April 25, 2019 at 3:30pm

**8. ADJOURNMENT**



## AGENDA

### Location Map 1 (Urban Area)

- (1) A 4/19 - 111 GREAT ST. JAMES ST
- (2) A 5/19 - 249 WILLIAM ST
- (3) B 4/19 - 137 LAHR DR
- (4) A 5/19 - 53 & 55 SOUTH GEORGE ST

### Location Map 2 (Rural Area)

- (1) B 6/19 - 74 SUNNINGDALE DR
- (2) B 7/19 - HWY 62 & SUNNINGDALE DR

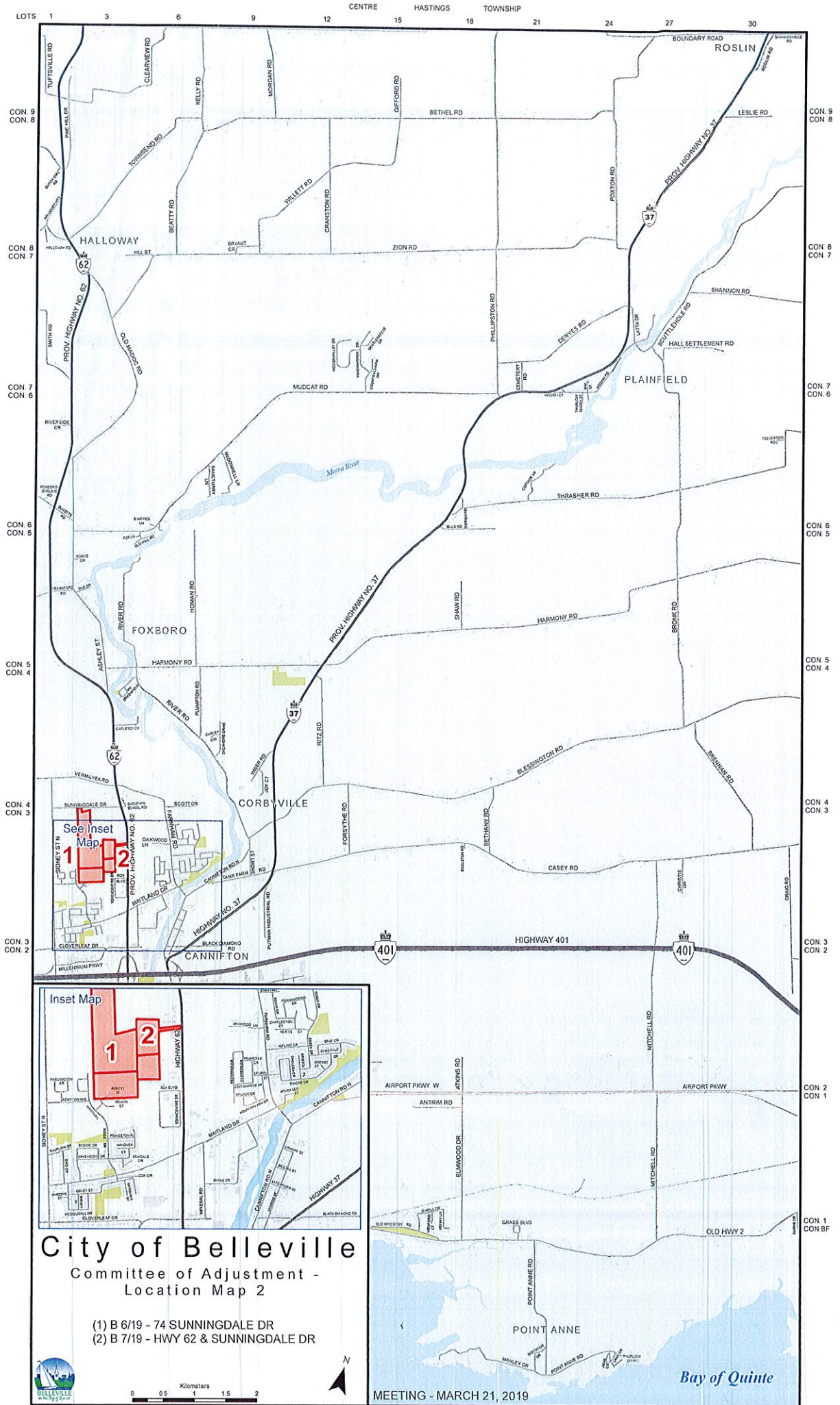


## City of Belleville

Committee of Adjustment - Location Map 1

MEETING - MARCH 21, 2019





TOWNSHIP OF TENDENAC

# City of Belleville

Committee of Adjustment -  
Location Map 2

- (1) B 6/19 - 74 SUNNINGDALE DR
- (2) B 7/19 - HWY 62 & SUNNINGDALE DR



MEETING - MARCH 21, 2019

Bay of Quinte



**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 March 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 Andy Spry, Elbee Construction Limited on behalf of Phil Spry, Springale-All-Together.

The subject property is 111 Great St. James Street, and is zoned R6-35 – Residential Sixth Density with Special Provisions. The Owner wishes to develop the property with a 32-unit apartment building to provide affordable housing, and is seeking relief from the provisions of the zoning by-law to reduce the minimum number of parking spaces from 40 to 26 (a ratio of 0.8 spaces per unit instead of the required 1.25) and to increase the maximum building height from 10.6 m to 12.0 m in order to adjust the roof pitch.

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, 2<sup>nd</sup> Floor, Belleville City Hall, 169 Front Street, Belleville.

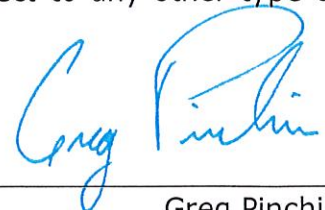
Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to this application or you may be represented by counsel for that purpose.

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 28<sup>th</sup> day of February, 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](mailto:gpinchin@city.belleville.on.ca)







**MINOR VARIANCE REVIEW  
City of Belleville**

**Date:**        **March 11, 2019**

**File No.:**    **A 4/19**

**Location:**   **111 Great St James Street**

**Applicant:** **Andy Spry, Elbee Construction on behalf of Phil Spry, Springale – All Together Affordable Housing**

**Proposal:** To reduce the number of on-site parking spaces required from 1.25 per unit to 0.8 per unit, and to increase the maximum building height from 10.6 m to 12.0 m.

**Official Plan:**

Current Designation:        City Centre, Riverview Neighbourhood

Permitted Uses:             a range of residential land uses

**Zoning By-law 10245:**

Current Zoning:             R6-35 – Residential Sixth Density

Permitted Uses:             32-unit apartment building

Proposed Use:                same

Off-street Parking Spaces (minimum):    1.25 per unit

Building Height (maximum):                10.6 m

**Comments:**

1. the subject property is located at the end of Great St James Street, and south-west of the end of Stokes Street;
2. the property was previously zoned for the proposed development;
3. staff advises that the stormwater management strategy will need to reflect any changes in parking lot layout, and will be reviewed through site plan control;
4. the owner has provided a letter (attached) explaining rationale for the proposed relief, citing parking demand at similar buildings (that they operate) to the one proposed, and the desire for a better insulated roof structure and more durable shingled surface;
5. the owner also advises that the site can accommodate the required number of parking spaces at a ratio of 1.25 per unit if needed in the future;

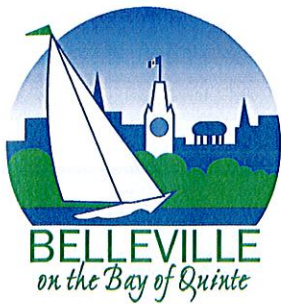
**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Andy Spry, Elbee Construction on behalf of Phil Spry, Springale – All Together Housing to construct a 32-unit apartment building at 111 Station Street with 0.8 off-street parking spaces per unit instead of the required 1.25, and a maximum height of 12.0 m instead of 10.6 m.



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Greg Pinchin  
Manager of Approvals



*City of Belleville*

**Engineering & Development Services Department**  
**Planning Section**

Tel: 613-967-3288

Fax: 613-967-3262

March 15, 2019

Attention: Greg Pinchin  
Secretary-Treasurer, Committee of Adjustment

From: Stephen Ashton, Manager of Policy Planning  
City of Belleville

Re: Comments on Application A4/19

This application requests relief from building height and parking. Through the initiatives of the Policy Section, we will be updating our zoning by-laws and will look at parking relief for apartments that are proposing affordable housing units. This relief will be the result of an overall housing strategy to enable and provide incentives for affordable housing. We will also be providing an overall review of intensification policies as well as by-law requirements to further enable the delivery of affordable housing.

For these reasons, the Policy Section of Engineering and Development are supportive of this application.

Respectfully submitted,

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



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## MEMORANDUM

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To: Greg Pinchin  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: March 6, 2019

Application No. A4/19

Regarding: Committee of Adjustment Variance Application A4/19  
111 Great Saint James Street, Belleville  
OWNER: Phil Spry  
AGENT: Andy Spry

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

We have no objection to this application. However, the applicant should be aware that if any change to the building footprint, or parking spaces is made then the stormwater management strategy will need to reflect this. A stormwater management report was reviewed as part of the re-zoning process, but will also be reviewed for site plan approval.



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Jason Pettit

**All-Together - Springale**

51 Victoria Ave., Suite 203  
Belleville, ON K8N 1Z8  
p: 613-813-4714  
e: spryz2003@yahoo.com

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February 21, 2019

City of Belleville  
Committee of Adjustments  
169 Front Street  
Belleville, ON K8N 2Y8

RECEIVED

FEB 21 2019

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

Attn: Mr. Greg Pinchin, Secretary, Committee of Adjustment

Re: **Application for Minor Variance**  
**111 Great St. James Street**

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The above noted site is located at the East end of Great St. James Street and is proposed as a 32-unit affordable housing apartment building. For this project we have received investment in Affordable Housing (IAH) funding through Hastings County and are currently finalizing details for Co-Investment funding through Canada Mortgage and Housing Corporation (CMHC). With these commitments we are required to rent the apartments at an affordable rate for 25 years. All-Together - Springale has experience owning and/or operating different affordable housing units throughout the city of Belleville over the past 9 years. During this time, it has been our experience that the current bylaws provide for parking spaces well in excess of our actual demonstrated tenant needs.

We are proposing to reduce the number of parking spaces from 1.25/unit (40) to 0.8/unit (26). We determined this figure by looking at how many tenants at our other affordable housing buildings had vehicles in the past. We have observed on average 15% of our tenants had a vehicle at any given time, that works out to 5 tenants having vehicles for a 32-unit building. The following is a summary of our observations at our other properties:

24 Starling Street – 18 units – 9 years – an average of 3 tenants per year have had a vehicle

20 Forin Street – 5 units – 9 years – a total of 1 tenant has had a vehicle over the past 9 years

51 Victoria – 7 units – 4 years – a total of 2 tenants have had a vehicle over the past 4 years

450 Sidney Street – 16 Units – less than 1 year – 2 tenants have vehicles

The site can support the required 40 parking spaces should the units be converted to market rent at the term of the 25 year IAH and CMHC agreement. We will include provisions in the design of the parking lot to increase the parking area in future should it be required.

We are also proposing to increase the maximum building height from 10.6m to 12.0m. This will allow us to increase the pitch and height of the roof to allow for a better insulated roof structure and a more durable shingled roof surface. We have located the building away from our neighbors to avoid interrupting their sight lines.

**All-Together - Springale**

51 Victoria Ave., Suite 203  
Belleville, ON K8N 1Z8  
p: 613-813-4714  
e: spryz2003@yahoo.com

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I will be in attendance at the meeting should further explanation or clarification be required. Should you require anything further please contact the undersigned at 613-813-4714.

Sincerely,

**All-Together -- Springale**



Phil Spry

**Co-Executive Officer**

Enclosure

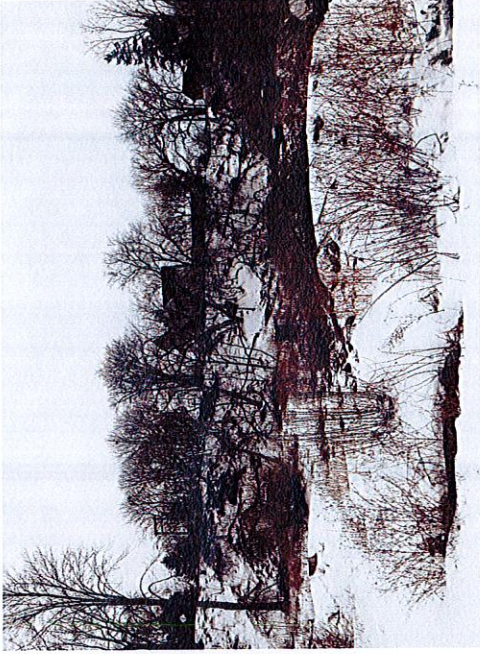




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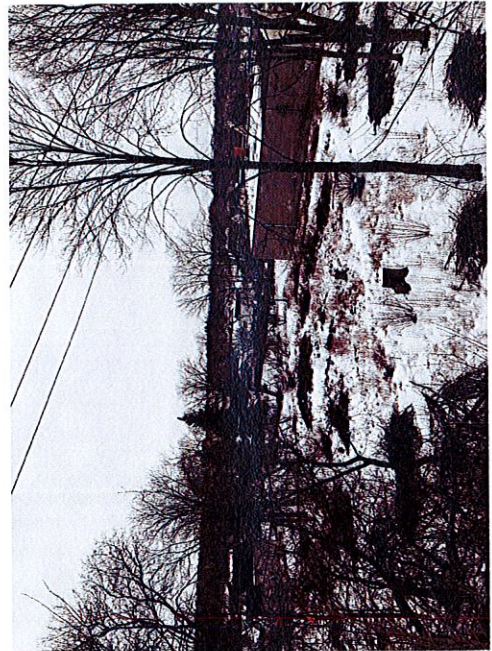
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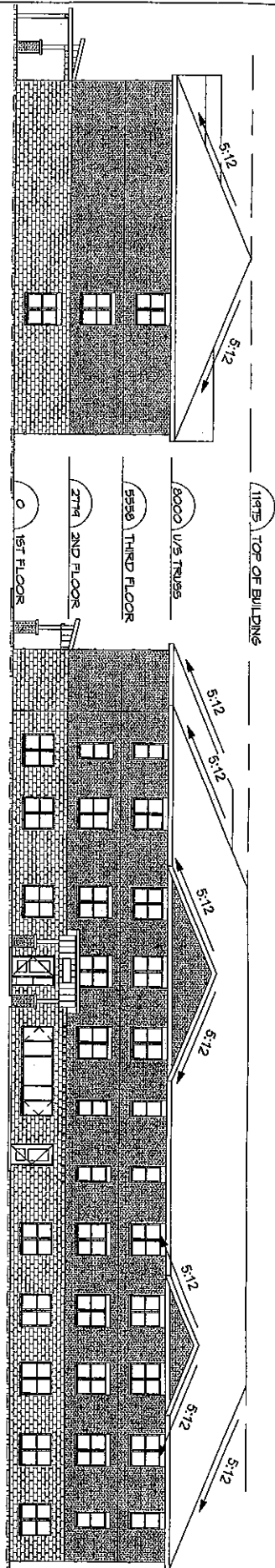
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A4/19

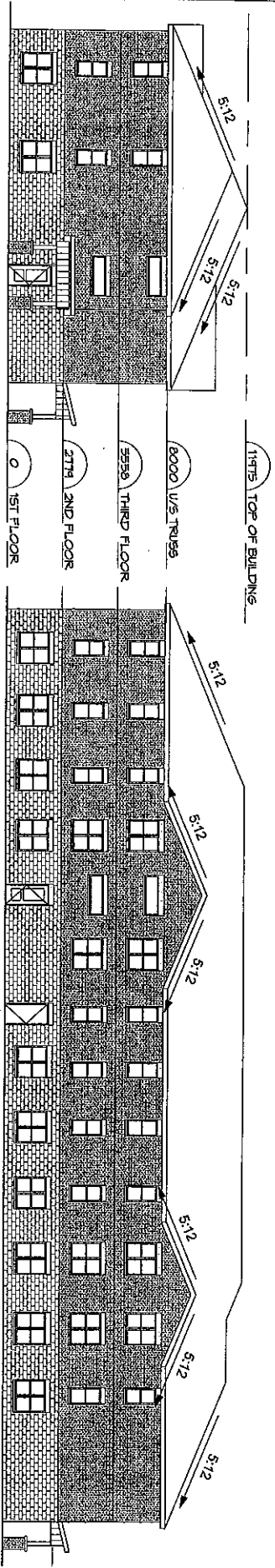
BELLEVILLE COMMITTEE  
OF ADJUSTMENT

III CLAR ST JAMES ST.

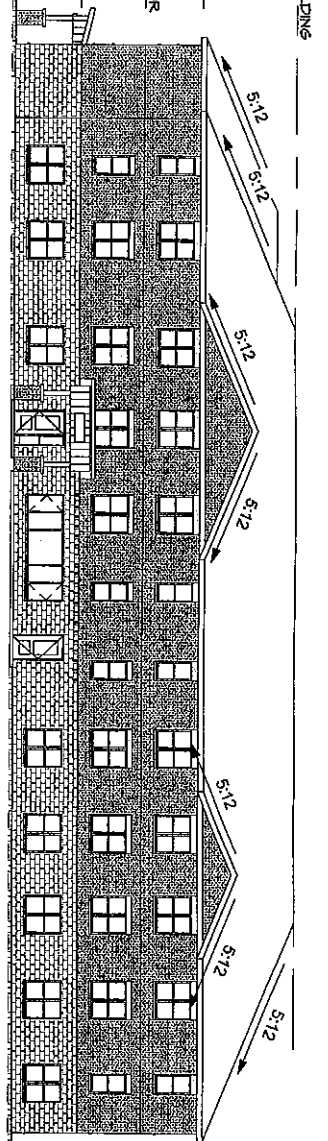




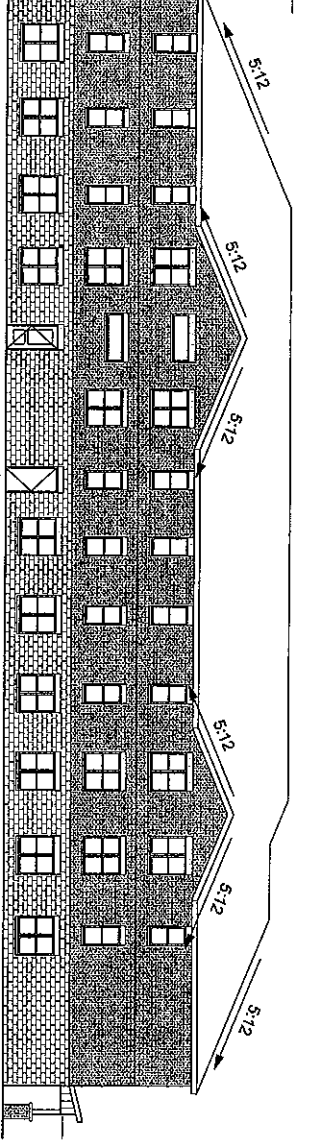
3 SOUTH ELEVATION  
1:200



4 NORTH ELEVATION  
1:200



1 WEST ELEVATION  
1:200

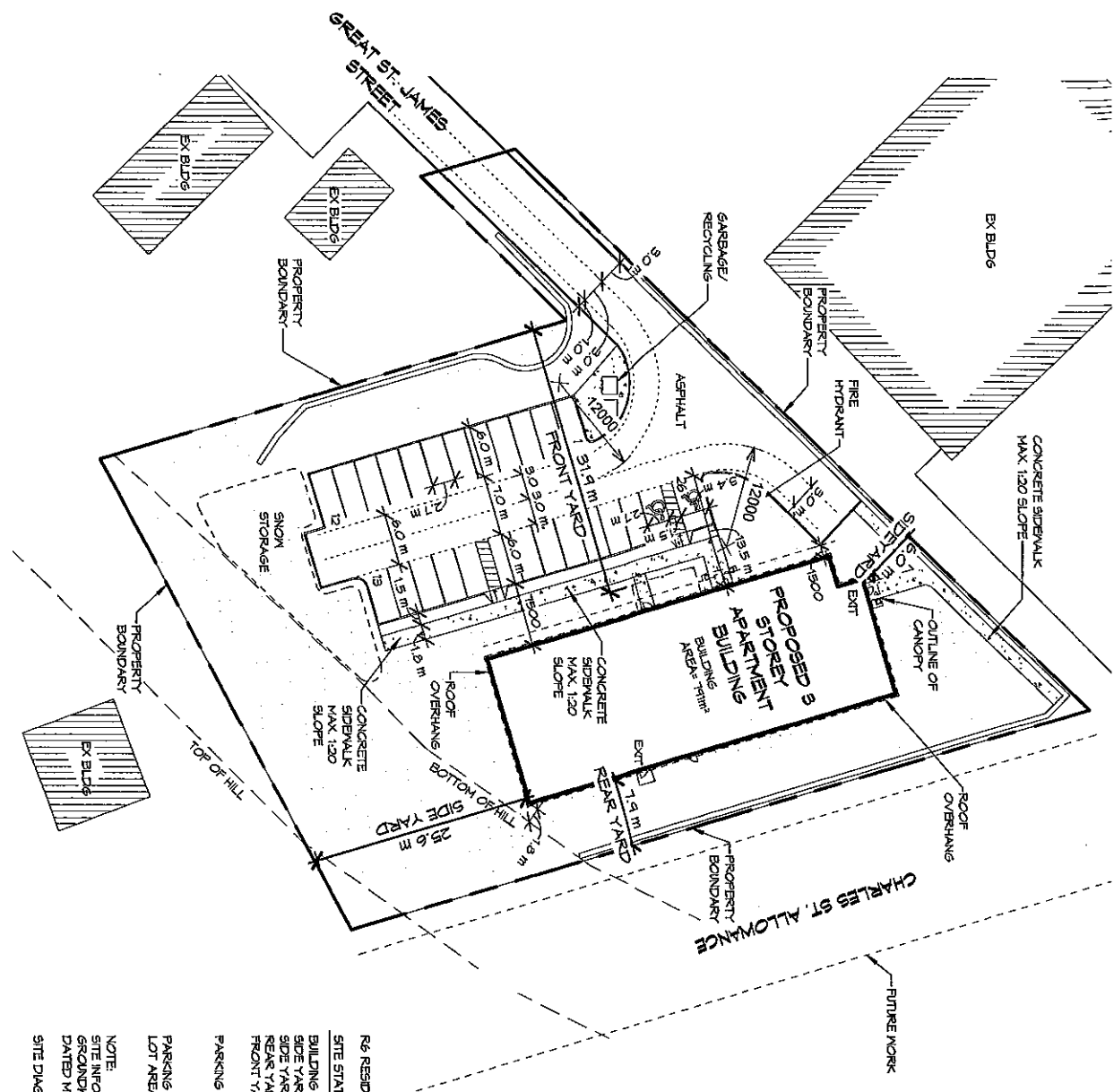


2 EAST ELEVATION  
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FEB 21 2019

BELLEVILLE COMMITTEE  
OF ADJUSTMENT



R6 RESIDENTIAL ZONE			
SITE STATISTICS		PROVIDED	REQUIRED
BUILDING HEIGHT	11.975m	10.6m	5.9m (1/2 BUILDING HEIGHT)
SIDE YARD (NORTH)	6.0m	2.5m	5.9m (1/2 BUILDING HEIGHT)
SIDE YARD (SOUTH)	2.5m	1.5m	1.5m
REAR YARD	1.5m	1.5m	1.5m
FRONT YARD	51.3m		
PARKING	26 SPACES INCLUDING 2 ST (0.5 SPACES/UNIT)	40 SPACES (1.25 SPACES/UNIT)	
PARKING SPACE SIZE	2.7m x 6.0m	2.4m x 6.0m (TYPICAL SIZE)	
LOT AREA	5194m <sup>2</sup>	5192m <sup>2</sup>	

NOTE:  
SITE INFORMATION TAKEN FROM SITE PLAN BY  
GROUNDWORK ENGINEERING LTD. DRAWING C-101,  
DATED MARCH 5, 2018.  
SITE DIAGRAM ONLY



COLBOURNE & KEMBEL,  
ARCHITECTS INC.

1347 ARLINGTON PARK PLACE  
KINGSTON ONTARIO K7M 6M6  
TEL 613-384-2240 FAX 613-384-1271  
info@ckal.ca www.ckal.ca

PROJECT  
NEW AFFORDABLE HOUSING

No. 18039

DRAWING  
SITE PLAN DIAGRAM

LOCATION  
GREAT ST. JAMES ST.

SCALE  
1:500

CLIENT SPRINGALE-ALL-TOGETHER

DATE 18/04/19

REVISED 19/02/20

DWG. No.  
9K1



## **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 March 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 Christine Stevenson, Community Partners for Success on behalf of Rentx Group.

The subject property is municipally known as 249 William Street and is zoned R4 – Residential Fourth Density. The property is developed with a one-storey office building that pre-dates the current zoning by-law. The Applicant wishes to use a portion of the existing building for a day nursery. Relief is also being sought from the provisions of Part C, Subsection 21(10) requiring a minimum of 7.0 sq. m. of outdoor play space per child, as the Ministry of Education regulates outdoor play space, and will need to be satisfied with the proposed location as a condition of their licensing.

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, 2<sup>nd</sup> 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.

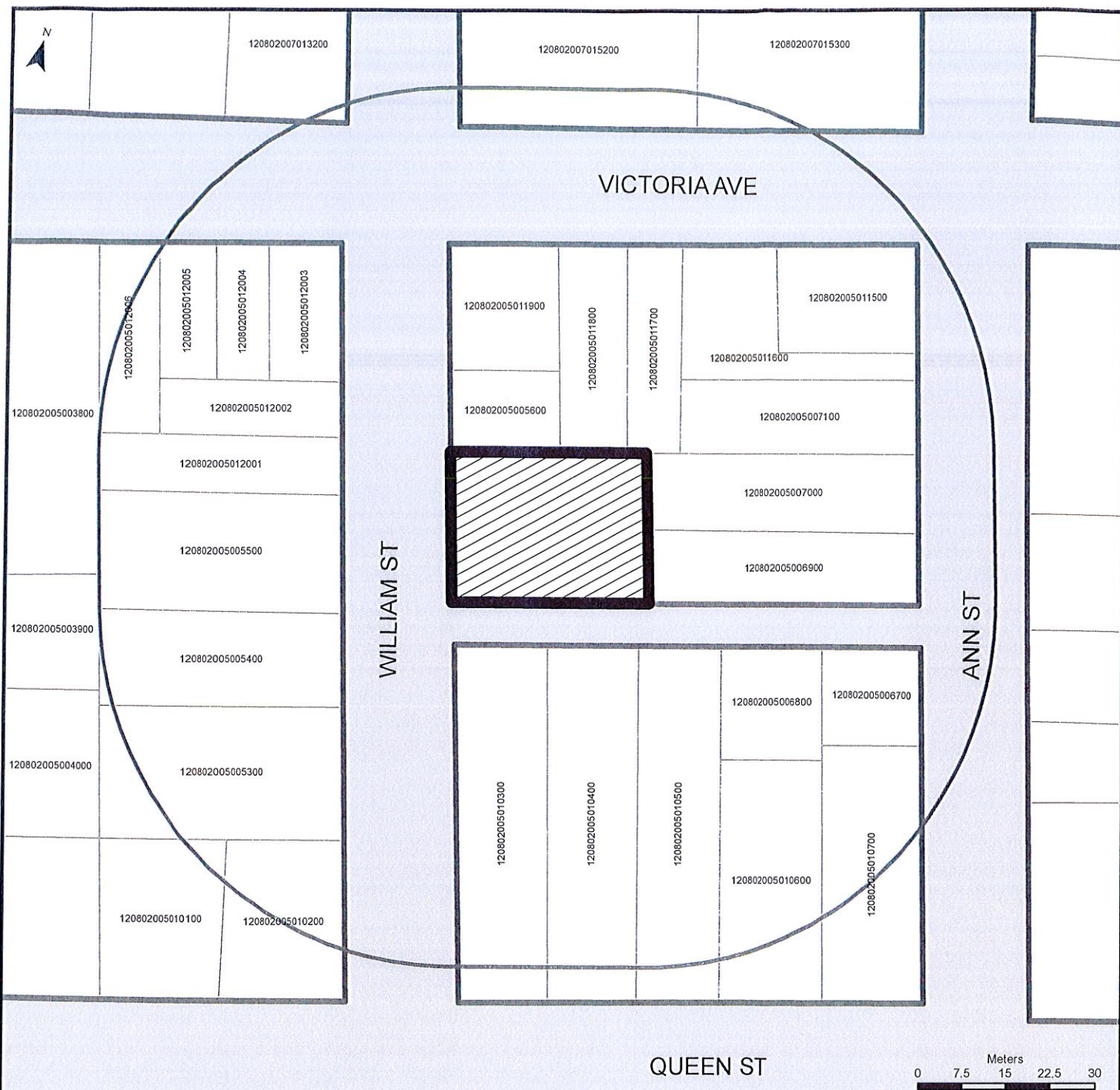
The lands subject to this application for a minor variance are **not** subject to any other type of planning application.

Dated this 28<sup>th</sup> day of February, 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](mailto:gpinchin@city.belleville.on.ca)





**APPLICATION NO:**

**A 5/19**

**LOCATION:** 249 WILLIAM ST  
120802005005700



Subject Property



Notification Area



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

**MINOR VARIANCE APPLICATION REVIEW**  
**City of Belleville**

**Date:**           **March 12, 2019**

**File No.:**       **A 5/19**

**Location:**      **249 William Street**

**Owner:**         **Rentx Group**

**Agent:**          **Christine Stevenson, Community Partners for Success**

**Proposal:**       To permit a Day Nursery within a portion of the existing building, and to obtain relief from the requirement to provide 7 sq. m. per child of outdoor play space.

**Official Plan:**

Current Designation: Residential Land Use

Permitted Uses:     a range of residential and small scale commercial uses, subject to the policies of the Plan

**Zoning By-law 10245:**

Current Zoning:     R4 – Residential Fourth Density

Permitted Uses:     a range of residential uses;  
                            a day nursery;  
                            a public and/or private school;  
                            a church;  
                            a residential care facility.

Proposed Use:       a day nursery in a portion of the existing building.

**Comments:**

**Proposed Change to Non-Conforming Use to Permit Day Nursery within the Existing Building:**

1. the subject property is currently developed with a commercial office building that was constructed around 1965 and pre-dates the current zoning by-law;
2. minor variance applications were processed in 1979 and 1992 to permit changes in non-conforming use of the building;
3. the current application seeks to permit a day nursery in a portion of the existing building;
4. the R4 zone already permits a day nursery as a standalone use;
5. the fact that the existing building is non-conforming, the day nursery would only occupy a portion of the floor area, and the applicant seeks relief from provisions relating to outdoor play space make this application necessary;

**Proposed Relief from Outdoor Play Space Requirements:**

6. the Ministry of Education licenses child care centres through regulations made under the Child Care and Early Years Act, 2014;
7. **Ontario Regulation 157/15 Subsection 24.** (1) states "Every licensee shall ensure that each child care centre it operates that has a program that runs for six hours or more in a day has an outdoor play space that is at least equivalent to 5.6 square metres for each child based on the licensed capacity, unless otherwise approved by a director.";
8. the City's requirement for outdoor play space were established approximately 30 years ago, and exceed current Ministry requirements;
9. it seems unnecessary for the City to regulate something that is already handled by another level of government, and that may be subject to change again in the future;
10. as such, Staff has no concerns with granting relief to remove the requirement for outdoor play space in Part C, Subsection 21.(10) of the zoning by-law;

**Changes to Off-Street Parking based on Proposed Outdoor Play Space:**

11. the parking lot is located on the north side of the building, and consists of angled parking spaces that drive in and back out into an aisle way, making the logical path of vehicular travel run clockwise around the building and out into the laneway on the south side;
12. the zoning by-law sets out standards for commercial parking area design including the size of spaces, and the widths of aisle required to access those spaces to ensure that vehicles can safely manoeuvre in parking lots;
13. the minimum aisle width required for angled parking spaces is 3.9 metres;
14. this seems reasonable as such aisles would typically be one-way, and cars parked on an angle do not require as much width to back out and orient themselves in the direction of travel;
15. staff estimates that the width of the aisle and parking space combined is deficient by approximately 0.4 metres, but as noted the building and parking area pre-date the passing of the zoning by-law;
16. the plot plan provided with the application shows that the rear yard would be fenced to provide outdoor play space, effectively eliminating the driveway around the building to the laneway;
17. straightening the parking spaces to 90 degrees so as to make it possible for cars to back out of the spaces and drive out of the lot with the proposed change would require a 7.3 metre aisle instead of 3.9 metres, creating a deficiency of approximately 3.6 metres and impeding vehicular circulation;
18. the plot plan also shows the fenced play area extending beyond the building on the north side into the existing parking lot, and thus further inhibiting vehicle turning movements;
19. the applicant advises that most children would walk to the daycare, or be brought by volunteer drivers or cab companies who would be asked to park on William Street and bring the children into the daycare by the door on the north side of the building;
20. staff notes that the east side of William Street is signed as 'No Parking' for the entire block, while parking is permitted across the street;

**Staff Parking Demand:**

21. the by-law requires off-street parking to be provided in the amount of 1 space per 12 children, plus one visitor space;
22. this calculation would require the provision of 2 or 3 spaces dedicated to the day nursery use, which appears to be less than what would have been required for an office use within that space;
23. the applicants advise that they have 3-4 staff per shift working at a time, but that some staff take the bus or walk;

**Public Input:**

24. input has been received from nearby property owners who abut the south side of the laneway

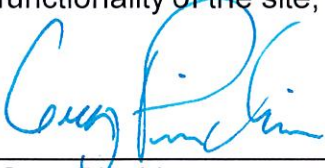


- (south of the building) and use it to access their properties;
25. concerns were raised around access and potential for the laneway to be blocked with traffic;
  26. it is noted that the main entrance to the day nursery would be on the north side, and the applicant advises that they do not wish to use the kitchen door on the south side as an access point for children;
  27. there are no plans to enlarge the building, the proposal is strictly to make use of existing floor area;
  28. the applicant advises that they would be licensed for up to 15 children per day in the program, but currently average around 12 to 13,

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection in principle to the use of a portion of the property for a day nursery, or to the request for relief from the requirement to provide a specific amount of outdoor play space per child under the zoning by-law.

That being said, the creation of outdoor play space (to comply with Ministry licensing requirements) in the area that is currently used as a circulation driveway for the site calls into question the functionality of the existing parking lot, and the proposal to park along William Street in an existing no-parking zone for drop offs and pick up of children may be causes for concern and should be carefully considered in terms of the functionality of the site, and any potential impacts on surrounding properties.



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Greg Pinchin  
Manager of Approvals





*City of Belleville*

**Engineering & Development Services Department**  
**Planning Section**

Tel: 613-967-3288

Fax: 613-967-3262

March 15, 2019

Attention: Greg Pinchin  
Secretary-Treasurer, Committee of Adjustment

From: Stephen Ashton, Manager of Policy Planning  
City of Belleville

Re: Comments on Application A5/19

The Zoning Bylaws that establish the land use requirements for the City of Belleville range from approximately 32 to 42 years of age and have been identified as requiring update and consolidation into one modern document. Although there have been updates to the three by-laws over time, there are still sections of the by-laws that do not adhere to provincial legislation and requirements.

Specifically in regards to day care, there have been updates to the zoning by-law over time to enable and regulate these uses. However, some of these requirements are not in keeping with current provincial legislation and/or requirements. In addition, some of the requirements of these by-laws are referred to as 'people zoning' and are not permitted within a municipal by-law.

In regards to providing uses for day care, the new by-law will be amended to be consistent with other municipalities and provincial requirements and defer those requirements to the Province which will be addressed through provincial licencing of these facilities.

Therefore, for any relief that is being sought on this application that would be covered through Provincial Regulations and licencing requirements, the Policy Section of Engineering and Development are supportive of.

Respectfully submitted,

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

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## MEMORANDUM

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To: Greg Pinchin  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: March 6, 2019

Application No. A5/19

Regarding: Committee of Adjustment Variance Application A5/19  
249 William Street, Belleville  
OWNER: Rentx Group  
AGENT: Christina Stevenson

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

We have no objection to this application.



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Jason Pettit

**Keays, Christina**

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**From:** Marecak, Ted  
**Sent:** Monday, February 25, 2019 10:26 AM  
**To:** Pinchin, Greg  
**Cc:** Keays, Christina  
**Subject:** Committee of Adjustment Applications

Further to your recent circulation of applications to the Committee of Adjustment I can advise as follows:

A5/19

The applicant is advised that a change of use permit pursuant to the Ontario Building Code is required to be obtained from the City Building Section before the building can be used for the purpose of a day care.

Ted Marecak, CET, CBCO  
Chief Building Official  
Manager, Building Section  
Engineering & Development  
Services Department  
City of Belleville  
613-967-3200 x 3406

44 Queen Street  
Belleville, ON K8N 1T5

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

March 5, 2019

Dear Mr. Pinchin:

**Re: City of Belleville, Committee of Adjustment, Notice of Minor Variance  
Application No. A 5/19**

This is a follow up to Patrick's discussion with you yesterday. Thank you very much for taking the time to answer his questions.

We are requesting that the following questions be addressed at the Committee of Adjustment meeting being held on March 21.

1. What provisions are being made for dropping off and picking up the children? For example, will cars be allowed to stop along William Street in front of the building or will there be room to pull into the parking lot to drop off children?
2. Will there be enough parking in the existing parking lot for staff and visitors? We understand that in the past, people using the existing building have blocked the laneway with their vehicles making it difficult for homeowners with garages that back on to the laneway.
3. A solution to the above problem (2) could be to have the proposed fence bordering the laneway run right out to William Street. In other words, make it impossible for a car to park outside the entrance that faces the laneway.
4. Is the existing building being enlarged in any way?
5. How many children will be registered in the day nursery?

We are looking forward to attending the meeting on March 21.

Yours sincerely,

*Patrick and March Finnigan*

RECEIVED

MAR 06 2019

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

Dear Mr. Pinchin:

I spoke with you on the afternoon of March 11<sup>th</sup> with some questions concerning the minor variance application submitted by Christine Stevenson, Community Partners for Success on behalf of Rentx Group.

My main concern is parking at 249 William Street. As you may recall, my questions were regarding the numbers of children attending the day care and the number of staff who would work there. I wanted to know this in order to determine the number of parking spaces that they would need. Although you did not have the information on staff, I would imagine they would have at least 2 Early Childhood Educators and one cook (as he/she are preparing meals in the kitchen). They also need one off street parking for every 12 children enrolled and 1 for visitor parking. Currently there are 7 parking spaces for the building. Three/four of those spaces are taken up by the Rentx workers/owners. That leaves only three spaces for the child care, and that would be insufficient if they currently serve 8 – 10 children as you said they had indicated.

If the child care should expand to 24 – 25 children, more off street parking would be needed.

Another reason that parking is an issue is that there is parking only on the west side of William Street, and none on the east side, so families cannot drop off their children directly in front of the building without being illegally parked or being tempted to block the laneway.

My concern with parking goes back in the history of a rental in the building at 249 William Street. About 5 years ago, they rented space to Good Baby Box as a depot where participants could purchase formula, diapers, and baby care items on a weekly basis. Parking was not adequate. As a result, families would park in the laneway behind the houses that back or front onto it in order to drop in to the depot and pick up the items they needed, thereby completely blocking the laneway and consequently blocking access to the driveways of the houses along the laneway. I would add that the laneway is a public thoroughfare and has no parking signs posted.

The narrow width of the parking lot at 249 William Street is a further concern with the playground being added to the rear yard. Vehicular access/egress to/from the parking lot will no longer be available through the laneway; it will only be off William Street. This parking lot is also the means by which parents will access the child care program as there is no sidewalk next to the parking lot. Children in a crowded parking lot is a serious safety concern.

Regards,

Joyce Hume

RECEIVED

MAR 13 2019

BELLEVILLE COMMITTEE  
OF ADJUSTMENT



## Pinchin, Greg

---

**From:** cpfs@kos.net  
**Sent:** Monday, March 11, 2019 11:58 AM  
**To:** Pinchin, Greg  
**Subject:** Re: FW: Application No: A 5/19

>Good Morning Greg.

Thank you for sending along these concerns, I will try to answer them in the way that we have presented it to the ministry as well.

Answer to question 1:

Most of our children walk to our daycare very few use transportation. But for the ones that do have transportation either volunteers drivers or cab companies, they will be asked to park on William street and the parents will bring their children into our daycare. This for us we are doing at the Octavia daycare and it also helps to keep our parents accountable for their children. They will not use the parking lot. We also discussed this with the owner of the building as well.

Answer to question 2:

We will have 5-7 parking spaces available to us. We only have 3-4 staff per shift working at a time, again for some of our staff they take buses or walk. Our shifts range for 3 hours to 6 hours per person.

We plan on not using the south side of the building at all. The playground fence will go to the end of the building on the south side and extend to the north side as per the plan.

Answer to question 3:

This is something we could look at and change if need be, it would not be ideal as we should not be using the exit door from the kitchen for our children to go in and out. From our understanding we chose this location for the playground because it has very low traffic through there. Again the owner of the building was involved with this discussion. But yes if the playground is there an exit will be blocked, but we are not interfering with the lane ways of the home owners on the south side of the building.

Answer to question 4:

No we are not enlarging the existing building we are only adding a wall to separate the kitchen from the play area.

Answer to question 5:

We are only licensed for up to 15 children per day in our program. We average around 12-13 per day.

Any other questions please feel free to ask.

Thanks Christine

Good morning Christine,

> We received the attached comments on your application for minor variance.

> I'm not sure about the viability of fencing the entire southern

> boundary, but it may just be necessary to clarify the proposed access

**Keays, Christina**

---

**Subject:**

FW: FW: 249 William Street Concerns

-----Original Message-----

From: cpfs@kos.net [mailto:cpfs@kos.net]

Sent: Friday, March 15, 2019 7:51 AM

To: Pinchin, Greg

Subject: Re: FW: 249 William Street Concerns

> Good Morning Greg,

I see where you are talking about the parking concerns. I was out yesterday in hopes that the space on the south side of the building would be big enough for us to add the playground. Unfortunately we are short 400 square feet, so that side of the building will not work and it would not ideal if it was enough space.

At this point the parking is the issue. I know we would only use 3 parking space for staff 1 for a parent and 1 for a visitor. That gives us 5 spaces. I do know that rentex only uses one space. In total there are 10 spaces there already so we would have enough space for parking. In understanding that bi- laws say rentex requires 3-4 which would still mean we have enough. But with closing off the back part of the building I understand that getting out would be an issue according to the bi- laws.

But reality is there will be less cars everyday parked in the parking spaces. The drop off and pick up again all of our families but one uses the buses/ taxis or walk. That is proven already where we are at Octavia street and all the families we have currently will be coming with us when we move. Our capacity will always be 15 children no more as the space we have will never be big enough for us to expand according to the ministry guidelines.

Also we have been at Octavia st for 11 years and have never changed our limit of children.

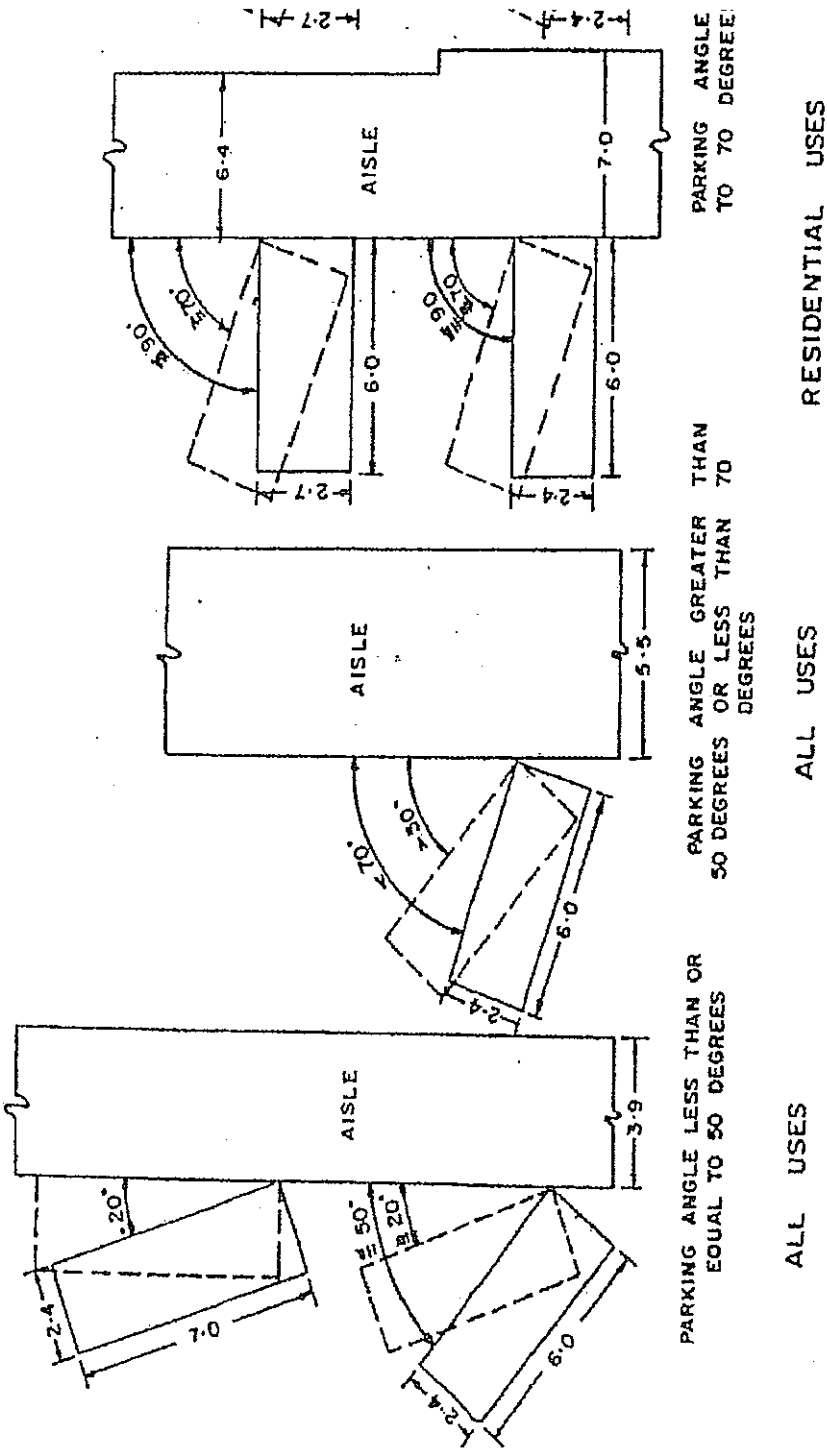
At this point all we can say is that this place is the best and safest place for to continue what we are already doing and that is serving people in the community that are in. We are a very small organization that takes pride in helping the less fortunate in our community. Most of these families have been expelled from other daycares, most are on social assistance, and most of our morning children are refugee families who use our daycare because of our staff who speaks their language. We again are not a profit making organization everything we make goes back to the organization and the families that use us.

The other issue we have as of yesterday is we have told by the city of Belleville that we will only be allowed to stay at Octavia street until the end of June. Too look for a new place would be impossible at this point with the timing. So we may have no choice but to close due to no place to continue our program if we are not approved to move forward at William st. This is not something I or our board wishes to think about because of our families losing child care and my staff without work. Which

3 of our staff we have taken them off of social assistance to work with us. I believe we are not asking for much other than to continue the good works that we do in this community and it would be a shame to lose this due to parking. I believe we could come up with a compromise of some sort to make this work.

I am meeting with our board today which this matter will be discussed, and basically we are at the mercy of the city at this point. We have to move from Octavia due to the city and cannot move into William street due to the city. Hopefully this email will help our case and we look forward to the meeting on March 21.

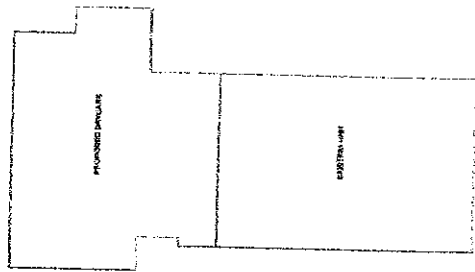
Thank you  
Christine Stevenson.



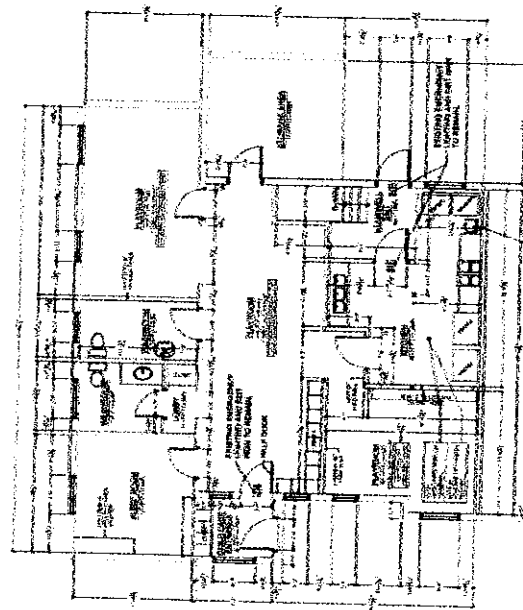
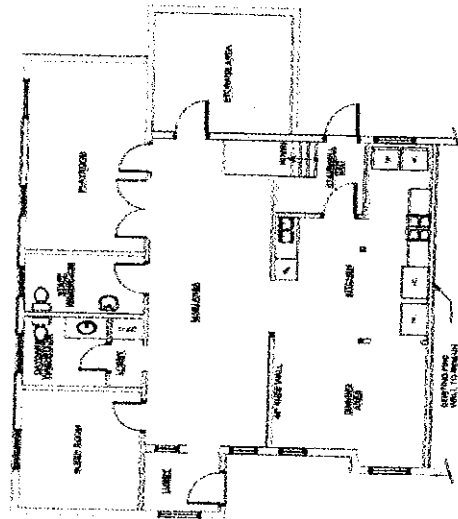
## AISLES

NOTE : THE ABOVE ILLUSTRATIONS ARE FOR CLARIFICATION AND CONVENIENCE AND DO NOT FORM PART OF THIS BY-LAW.

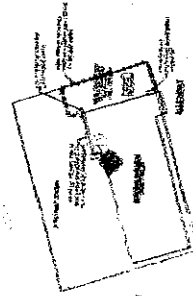




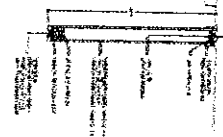
1 EXISTING BUILDING LAYOUT  
Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"



5 KNEE WALL SECTION  
Scale: 1/8" = 1'-0"

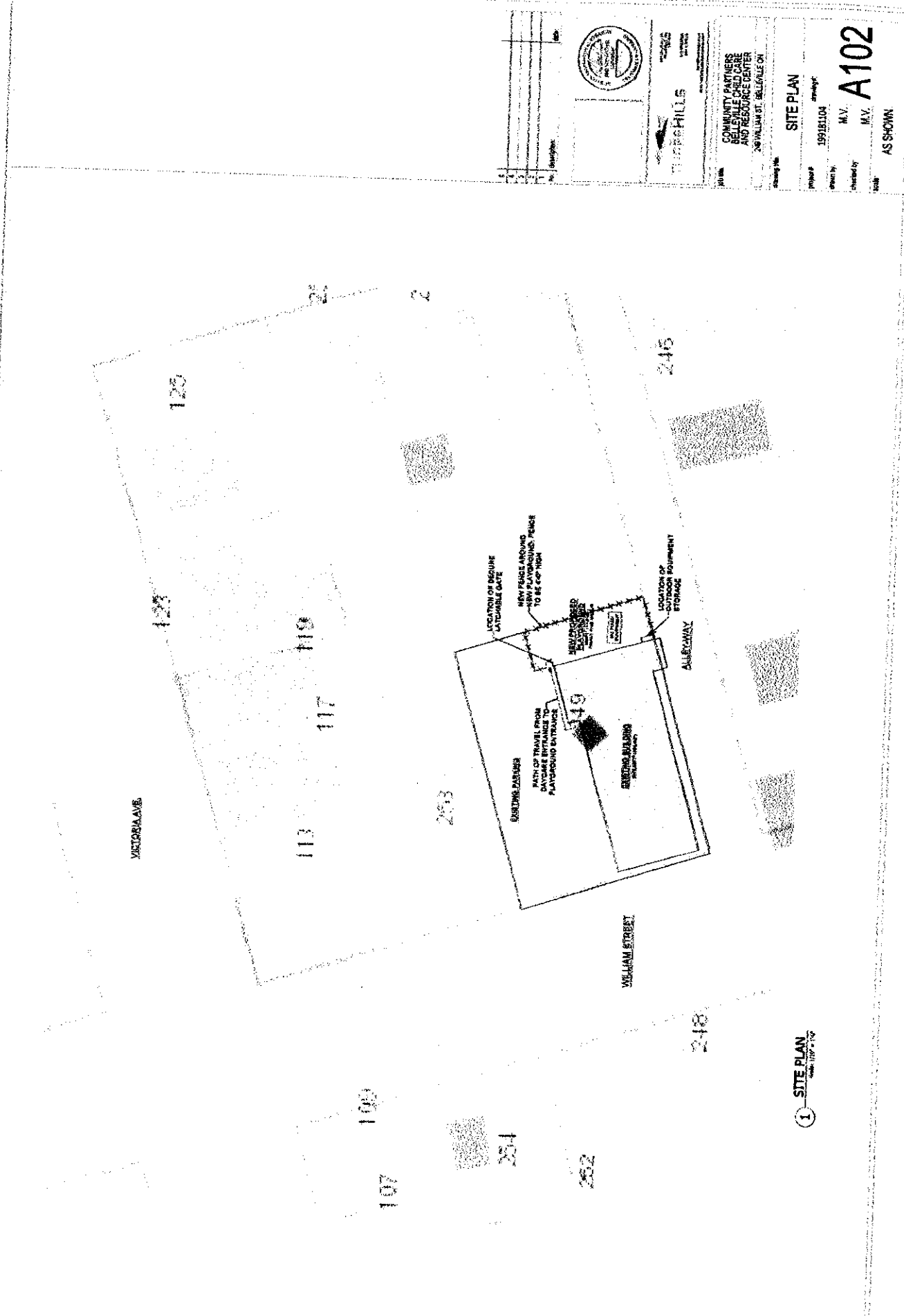



RECEIVED

FEB 21 2019

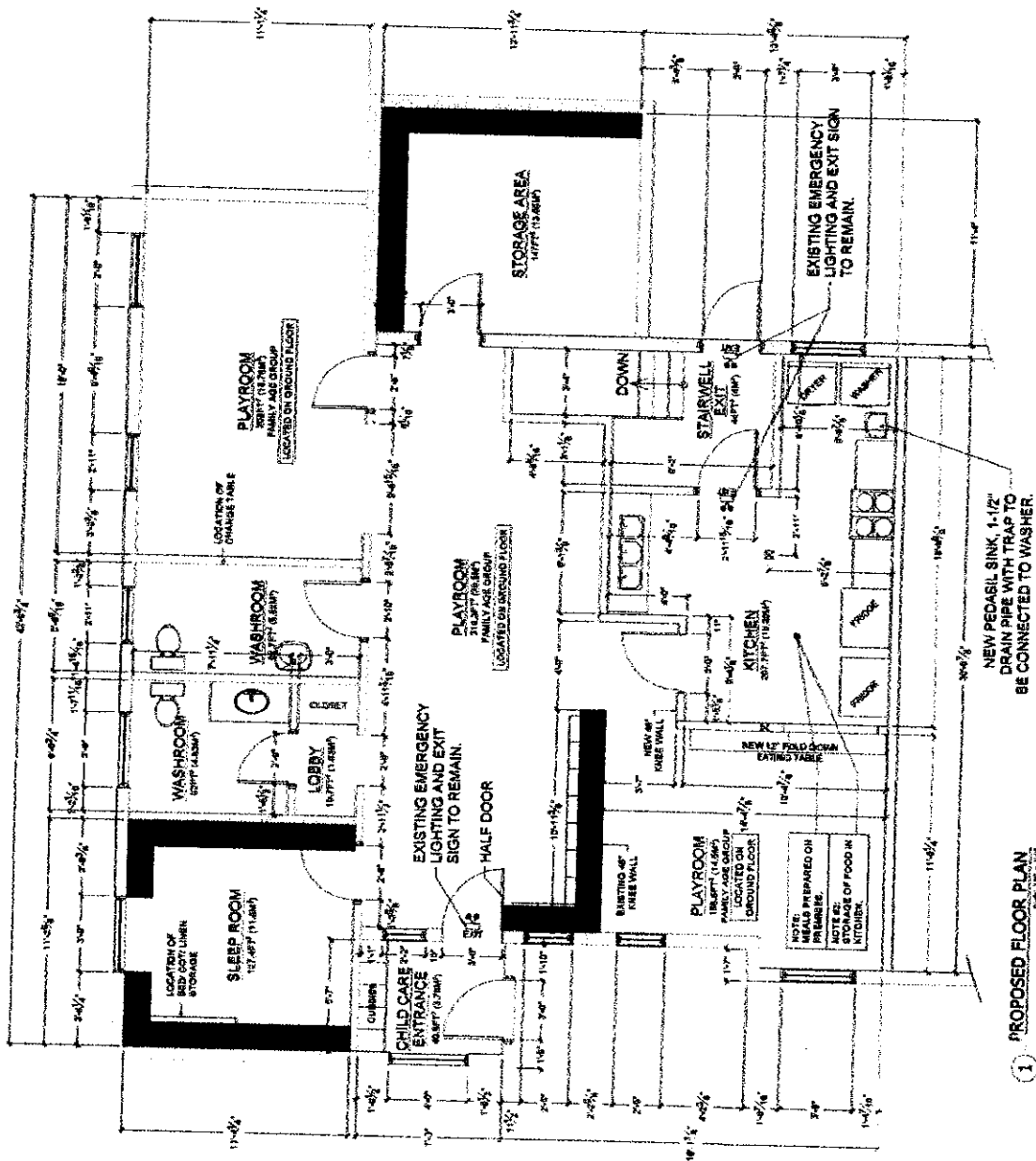
BELLEVILLE COMMITTEE  
OF ADJUSTMENT

PROJECT: <b>COMMUNITY PARTNERS BELLEVILLE CARE AND RESCUE CENTER</b> 240 WILSON ST., BELLEVILLE, ON	DRAWING TITLE: <b>COMPLETE SET</b> PROJECT NO.: <b>190181104</b> DATE: <b>19/01/104</b> DRAWN BY: <b>M.V.</b> CHECKED BY: <b>M.V.</b> SCALE: <b>AS SHOWN</b>



		<b>THURGOOD</b> 1000 W. 10th St. Suite 100 Minneapolis, MN 55401	
PROJECT: <b>THURGOOD</b> DRAWING NO.: <b>1000</b>		CLIENT: <b>COMMUNITY PARTNERS</b> <b>BELLEVILLE CHILD CARE</b> <b>AND RESOURCE CENTER</b> 200 WILLIAM ST. BELLEVILLE, IL	
DATE: <b>10/1/99</b>		SCALE: <b>AS SHOWN</b>	
PROJECT NO.: <b>199181104</b>		SHEET NO.: <b>A102</b>	
DRAWN BY: <b>M.V.</b>		CHECKED BY: <b>M.V.</b>	
PROJECT: <b>199181104</b>		SHEET: <b>1000</b>	

1 SITE PLAN



1. PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NEW PEDASTAL SINK, 1-1/2"  
DRAIN PIPE WITH TRAP TO  
BE CONNECTED TO WASHER.



THURBER HILLS  
1993.5  
1993.5  
1993.5

COMMUNITY PARTNERS  
BELLEVILLE CHILD CARE  
AND RESOURCE CENTER  
300 WILLIAM ST. BELLEVILLE, IL

FLOOR PLAN  
Project # 1993.1104  
Scale: M.V.  
AS SHOWN



RECEIVED

FEB 21 1965

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

SKETCH  
TO ILLUSTRATE DESCRIPTION OF  
PART LOTS 21 and 22  
EAST of WILLIAM STREET  
REG'D PLAN No. 1  
TAYLOR PLAN  
CITY of BELLEVILLE  
COUNTY of HASTINGS  
Scale: 1" = 20'

THIS IS NOT A PLAN OF SURVEY

REVISED APRIL 29, 1982 TO ILLUSTRATE  
DESCRIPTION.

JOB No. 7548-C-82

WALTER L. WATSON  
ONTARIO LAND SURVEY

Revised: March 4, 1965

RANSOM and WATSON Ontario Land Surveyors  
344 Front Street, Belleville, Ontario

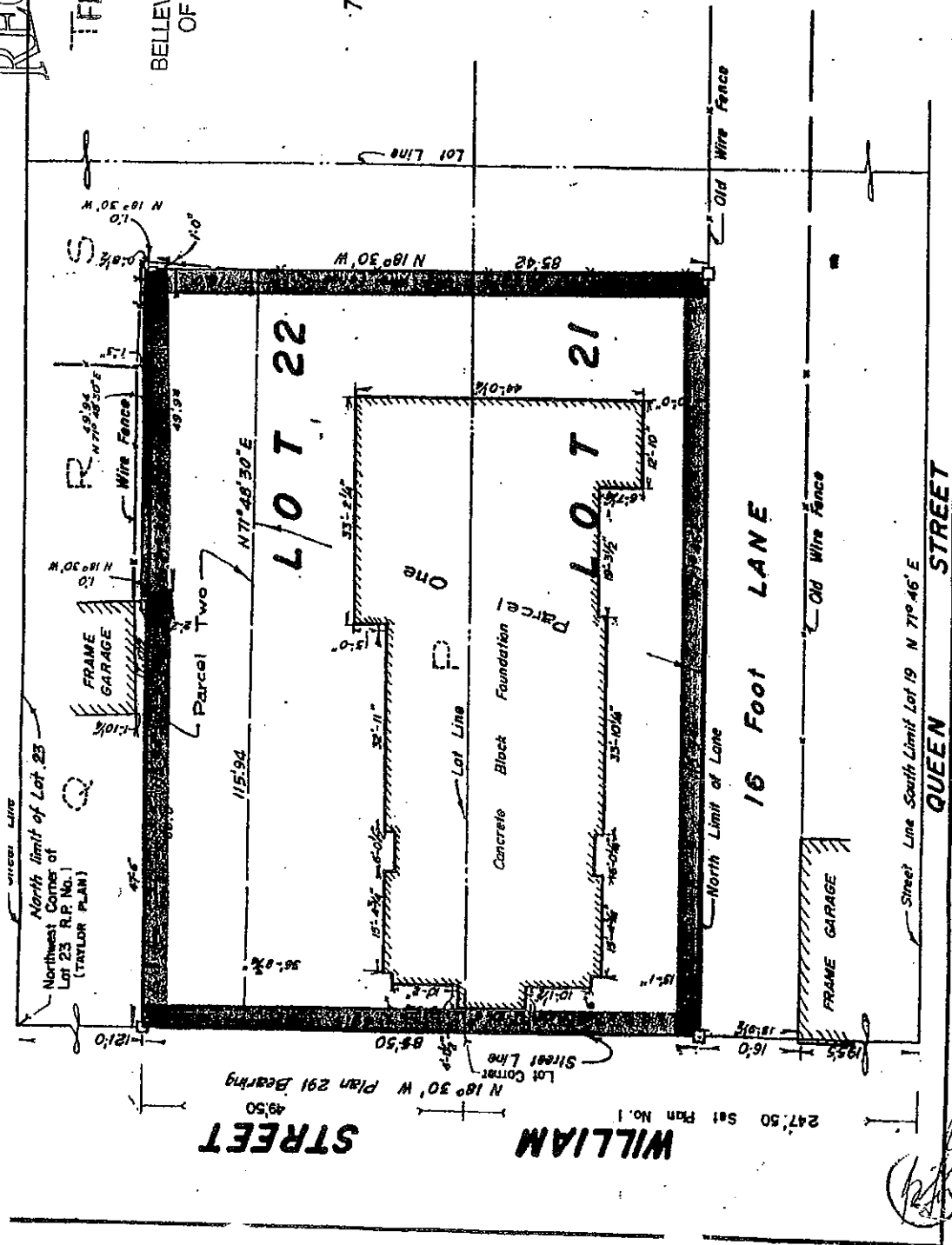
Certified By: T.S. Ransom

Date: November 27, 1964

Revised: Dec. 28, 1964

STREET

QUEEN



STREET

WILLIAM

247.50 Set Plan No. 1

Lot Corner N 18° 30' W Plan 291 Bearing 49.50

**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 March 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 Spencer Hutchison, RFA Planning on behalf of Vivek Datta, 2048895 Ontario Limited.

The subject property is municipally known as 137 Lahr Drive, and is zoned MCP-1 and MCP-2 – Prestige Industrial Commercial with Special Provisions. The applicant wishes to sever the rear portion of the property to create a new lot with a frontage of approximately 75 m on University Avenue and an area of approximately 2.2 ha. The retained parcel is developed with an existing building, and would maintain a frontage of approximately 93 m on Lahr Drive, and an area of approximately 2.0 ha.

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, 2<sup>nd</sup> 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.

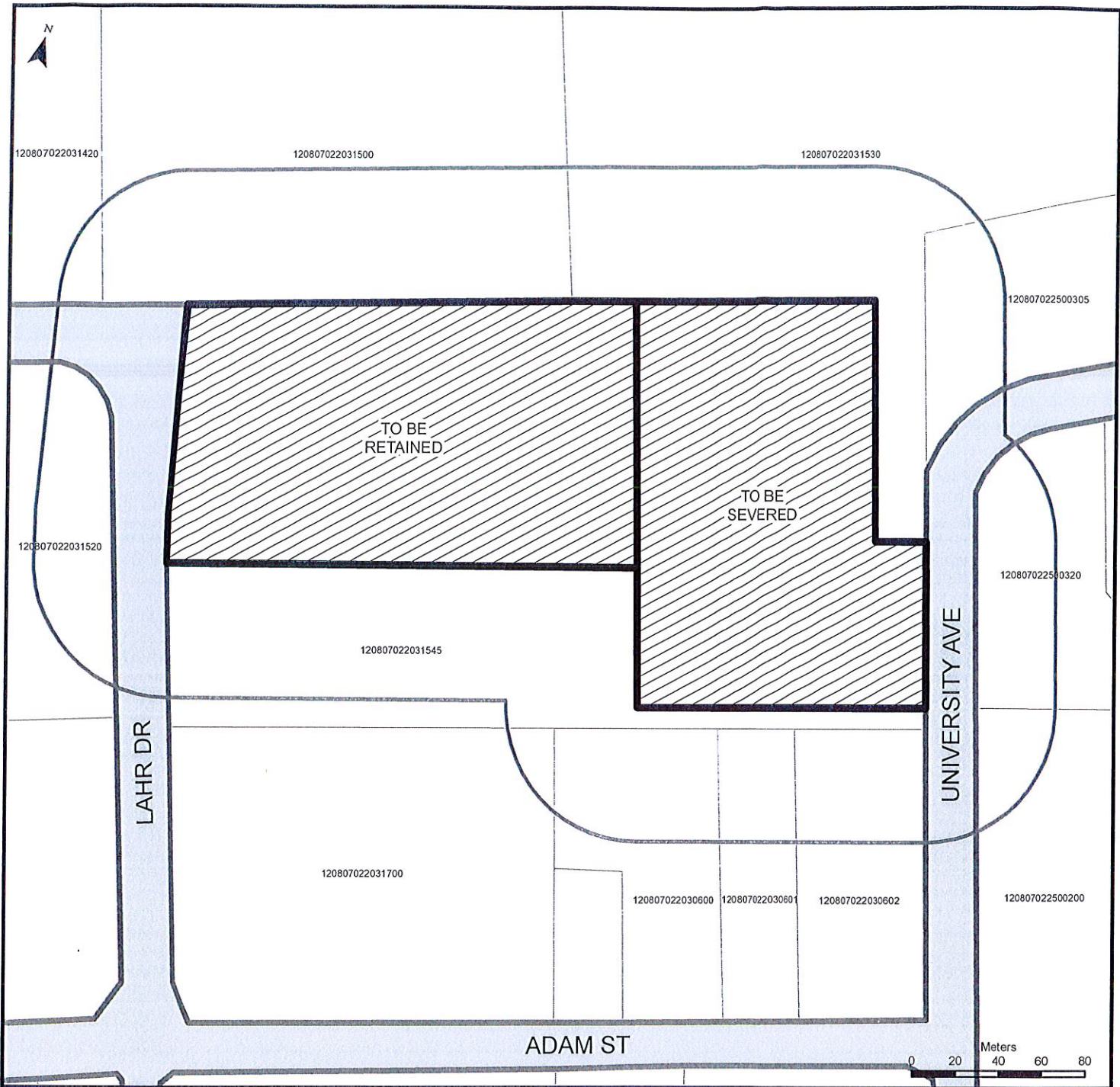
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning 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 28<sup>th</sup> day of February, 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](mailto:gpinchin@city.belleville.on.ca)



**APPLICATION NO:**

**B 4/19**

**LOCATION:** 137 LAHR DR  
120807022031540



Subject Property



Notification Area



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT



**CONSENT APPLICATION REVIEW**  
**City of Belleville**

**Date:**                   **March 11, 2019**

**File No.:**               **B 4/19**

**Location:**             **137 Lahr Drive / University Avenue**

**Applicant:**           **Spencer Hutchison, RFA Planning Consultant on behalf of Vivek Datta,  
2048895 Ontario Limited**

**Proposal:**            To sever the subject lands to create a new industrial building lot with a lot frontage of 75.87 m on the west side of University Avenue and an area of 2.2 hectares.

**Severed Parcel:**       frontage:           75.87 m  
                              area:               2.2 ha  
                              current use:      vacant land (rear yard of warehouse on Lahr Dr.)  
                              proposed use:   warehouse

**Retained Parcel:**    frontage:           93.67 m  
                              area:               2.0 ha  
                              current use:      warehouse  
                              proposed use:   no change

**Official Plan:**

Current Designation:   Industrial Land Use

Permitted Uses:        a range of industrial and commercial land uses

**Zoning By-law 10245:**

Current Zoning:        MCP-1 and MCP-2 Zones

Permitted Uses:       1. light manufacturing, assembling, processing and fabricating of goods and materials;  
                             2. warehousing and storage of goods;  
                             3. craftshop, workshop and/or research laboratory;  
                             4. wholesale business.

Minimum lot frontage: 30.0 m

Minimum lot area:     0.4 ha

**Comments:**

1. The application seeks to split an industrial property that currently has frontage on two different streets into 2.0 and 2.2 hectare (4.9 and 5.4 acre) parcels, each fronting on one street;
2. The proposed severed parcel on University Avenue is vacant, and may be developed through

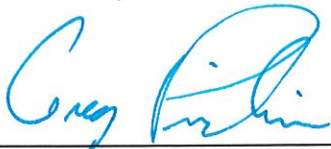


- future approval of a development plan with the City;
3. The retained parcel on Lahr Drive is currently developed with a warehouse building;
  4. Both of the proposed parcels would comply with the requirements of the MCP-1 and MCP-2 zones;
  5. Municipal policy is to collect a cash-in-lieu of parkland contribution for all new building lots that are created.
  6. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (ie: local road, collector road).
  7. Further, the Development Technologist advises that any existing drains are not to be removed, altered or relocated without the consent of the City.

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Spencer Hutchison, RFA Planning Consultant on behalf of Vivek Datta, 2048895 Ontario Limited to sever the subject lands to create a new industrial building lot with a lot frontage of 75.87 m on the west side of University Avenue and an area of 2.2 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 parcel 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 retained parcel to widen Lahr Drive to a width of 10 metres from the centreline of the road allowance;
4. the applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed parcel to widen University Avenue to a width of 13 metres from the centreline of the road allowance;
5. the necessary deeds to be submitted in triplicate and Conditions 1 to 4 inclusive be fulfilled prior to the issuance of the Consent Certificate;
6. Conditions 1 to 5 inclusive to be fulfilled within one (1) year of the Committee's Decision;
7. Development charges will be payable for any future development of the severed parcel;
8. Separate Municipal services will be required for both the severed and retained parcels of land.



---

Greg Pinchin  
Manager of Approvals

---

## MEMORANDUM

---

To: Greg Pinchin  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: March 6, 2019

Application No. B4/19

Regarding: Committee of Adjustment Application for Consent B4/19  
137 Lahr Drive, Belleville  
OWNER: Vivek Datta  
AGENT: Spencer Hutchison

---

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. The applicant shall be advised that University Avenue is designated as a collector road and requires 26 metres or 85 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 26 metres or 85 feet along both the severed and retained portions of the property.
2. The applicant shall be advised that Lahr Drive is designated as a 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.
3. Any future development of the subject property will require an approved development plan with the City
4. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
5. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.



---

Jason Pettit

Consent Application – 1 Industrial Lot  
137 Lahr Drive (Parts 1 to 6 on Plan 21R-23800)  
City of Belleville

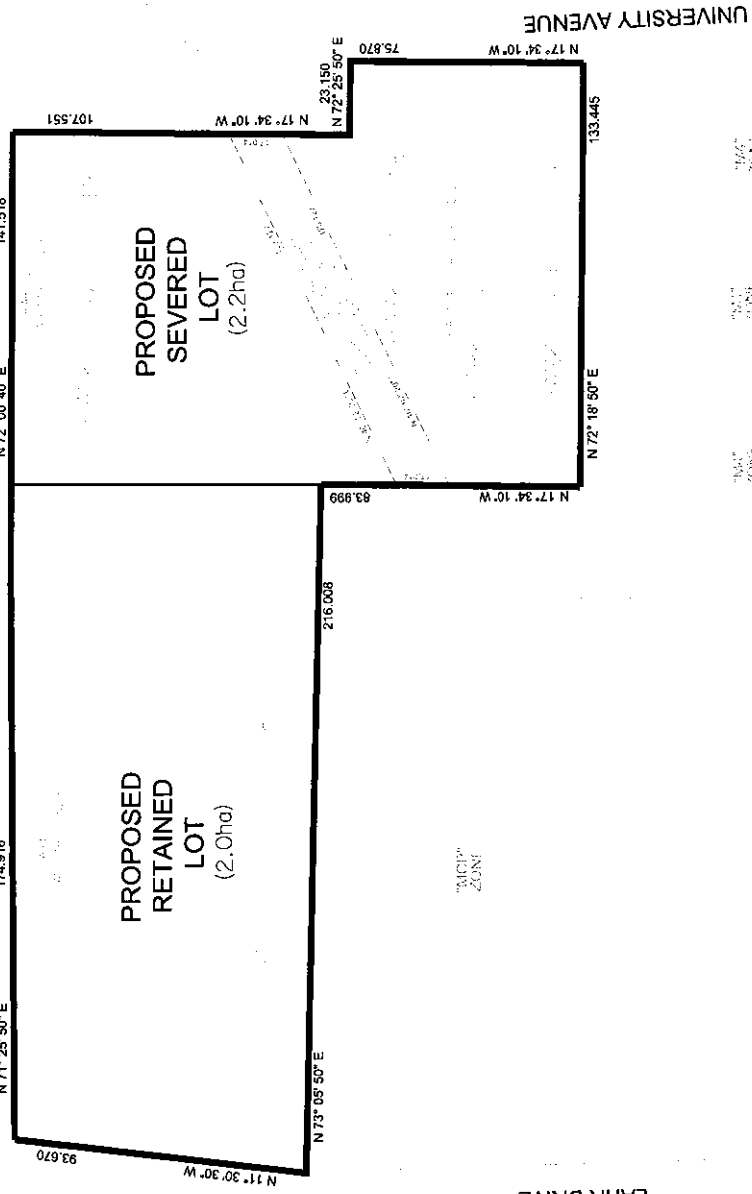
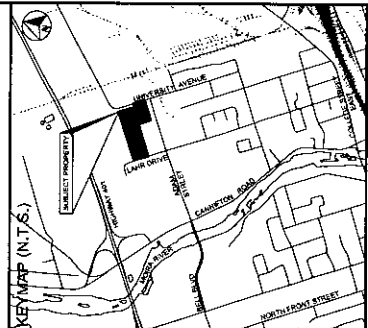
**Supplementary Information**

- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs.

**This proposal conforms to these four policies by providing for an increased mix and diversity of industrial activities along with an increased range and choice of industrial sites.**

**CONSENT SKETCH**  
**VIVEK DATTA**  
 137 LAHR DRIVE  
 PART OF LOTS 16, 17, 18, 19 AND 20  
 REGISTERED PLAN 253 AND PART OF LOT 8,  
 EAST OF CENTRE STREET  
 REGISTERED PLAN 3 BELLS  
 CITY OF BELLEVILLE  
 COUNTY OF HASTINGS

SCALE = 1:1500



RECEIVED

FEB 20 2019

BELLEVILLE COMMITTEE  
 OF ADJUSTMENT

NAME OF APPLICANT	VIVEK DATTA
DATE OF APPLICATION	1/11/2019
DATE OF HEARING	2/20/2019
DATE OF DECISION	2/20/2019

**METRIC NOTE:**  
 ALL DIMENSIONS ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

**CONTOURS NOTE:**  
 CONTOURS PROVIDED BY ENGINEER/CONSULTANT, CONTAINING BOUNDARY AT 10% INTERVALS.

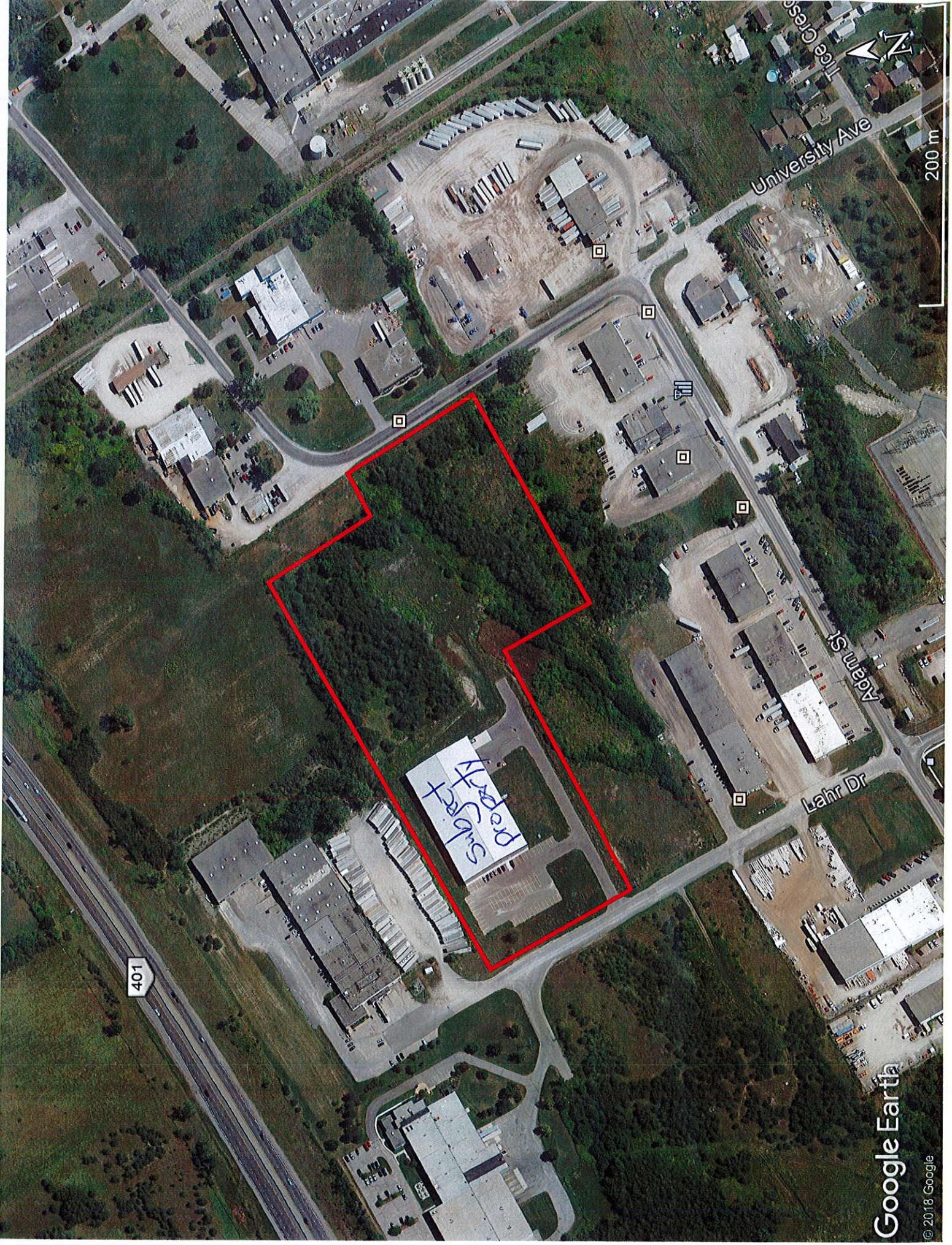
**PLAN COPYRIGHT:**  
 ALL DIMENSIONS AND BOUNDARY INFORMATION ARE THE PROPERTY OF THE CONSULTANT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA PROVIDED BY THE APPLICANT OR ANY OTHER PARTY.

642

RECEIVED

**BB**





University Ave

Adam St

Lahr Dr

401

Google Earth

© 2018 Google



**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 March 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 David & Janet Demaiter.

The subject property is municipally known as 53 & 55 South George Street, and is zoned R2-1 – Residential Second Density. The applicant owns these two adjacent dwellings, and the properties have merged into a single parcel. This application is to sever the property into two lots again so that the dwellings may be separately conveyed. The proposed severed and retained parcels meet the requirements of the R2-1 zone, with frontages of 12.8 and 13.1 m (42 and 43 feet), and lot areas of 643 and 659 sq. m (6930 and 7095 sq. ft), respectively.

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, 2<sup>nd</sup> 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.

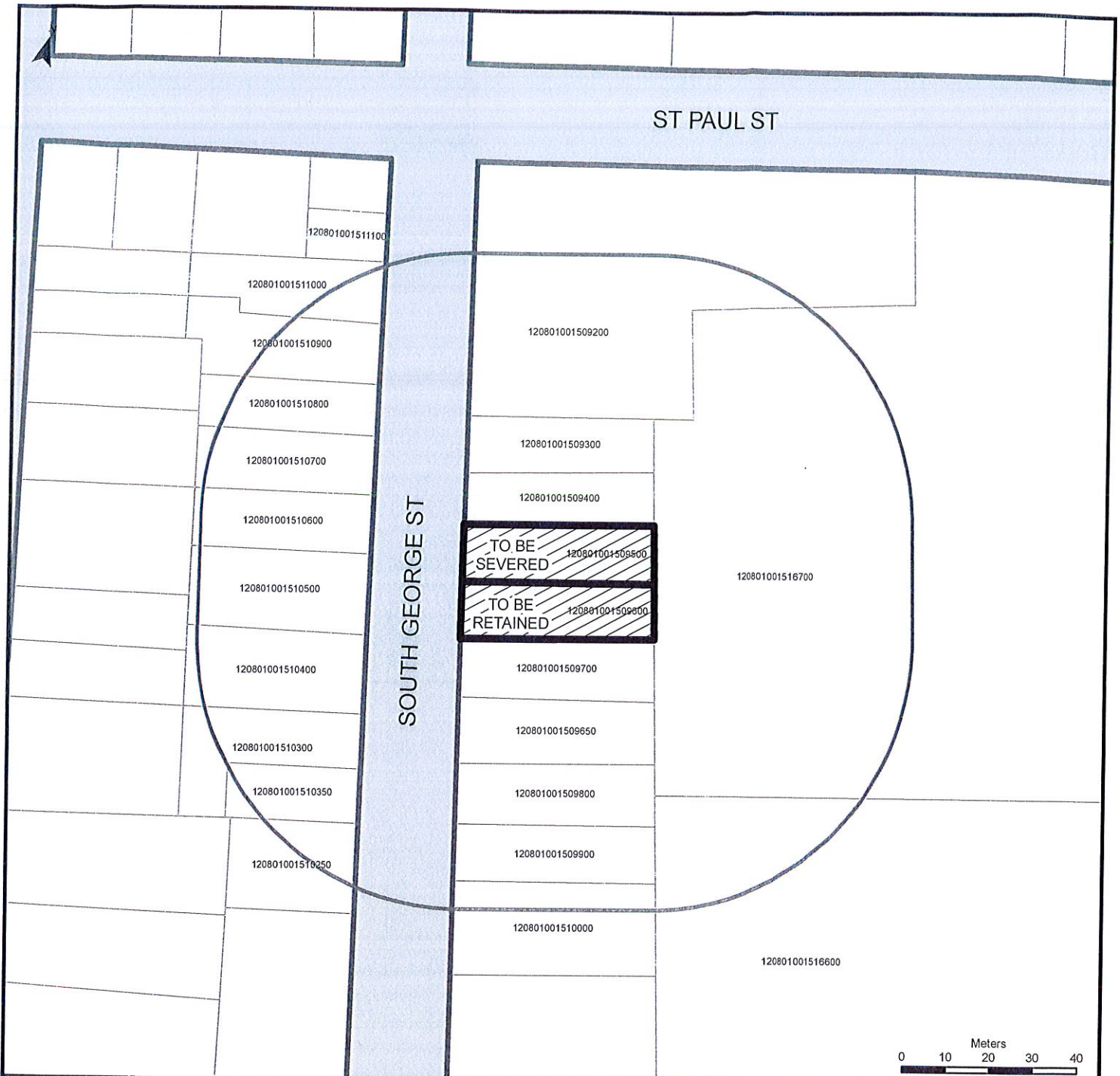
If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning 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 28<sup>th</sup> day of February, 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](mailto:gpinchin@city.belleville.on.ca)



**APPLICATION NO:**

**B 5/19**

**LOCATION:** 53 & 55 SOUTH GEORGE ST  
120801001509500, 120801001509600



Subject Property



Notification Area



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

**CONSENT APPLICATION REVIEW**  
**City of Belleville**

**Date:**           **March 11, 2019**

**File No.:**       **B 5/19**

**Location:**      **53 & 55 South George Street**

**Applicant:**     **David & Janet Demaiter**

**Proposal:**      To sever the subject lands to re-establish separate residential lots with lot frontages of 43 and 42 feet (13.1 and 12.8 m), respectively along the east side of South George Street and with lot areas of 7,095 and 6,930 square feet (659 and 643 m<sup>2</sup>), respectively.

**Severed Parcel:**           frontage:           42 feet  
                                  area:               6,930 ft<sup>2</sup>  
                                  current use:       single detached dwelling  
                                  proposed use:     no change

**Retained Parcel:**       frontage:           43 feet  
                                  area:               7,095 ft<sup>2</sup>  
                                  current use:       single detached dwelling  
                                  proposed use:     no change

**Official Plan:**

Current Designation: City Centre, Harbour Neighbourhood, Bayshore Planning Area

Permitted Uses:       a range of residential land uses

**Zoning By-law 10245:**

Current Zoning:       R2-1 Zone

Permitted Uses:       single detached dwelling

Minimum lot area:     4,000ft<sup>2</sup>

Minimum lot frontage: 40 feet

**Comments:**

1. Due to unforeseen circumstance back in time the separate properties at 53 and 55 South George Street merged on title;
2. the property retains two separate roll numbers and tax bills, and the owner wishes to restore this property to its previous status of being two separate properties;
3. this would allow either property to be sold separately from the other property;
4. both the severed and retained parcels would meet the lot area and lot frontage requirements of the R2-1 Zone;

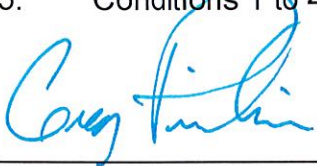


5. both parcels need to be serviced independently of each other;
6. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (ie: local road);
7. there is not proposed to be any new construction or development on the subject land; in essence, this application is a legal matter rather than a land use issue.

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by David & Janet Demaiter to sever the subject lands to re-establish residential lots with lot frontages of 43 and 42 feet (13.1 and 12.8 m), respectively along the east side of South George Street and with lot areas of 7,095 and 6,930 square feet (659 and 643 m<sup>2</sup>), respectively, 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 applicant deeding (conveying) to the City free of encumbrance a strip of land across the frontage of the severed and retained parcels to widen South George Street to a width of 10 metres from the centreline of the road allowance, to the satisfaction of the Approvals Section;
3. the severed parcel and the retained parcel being independently connected to Municipal services if they are not already;
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 to be fulfilled within one (1) year of the Committee's Decision.



---

Greg Pinchin  
Manager of Approvals

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## MEMORANDUM

---

To: Greg Pinchin  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: March 6, 2019

Application No. B5/18

Regarding: Committee of Adjustment Application for Consent B5/18  
53 & 55 George Street South, Belleville  
OWNER: David & Janet Demaiter

---

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. All driveway accesses shall conform to the City's Driveway Control By-Law No. 2001-129.
3. The applicant shall be advised that George Street South is designated as a 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

Vacant Land  
85'

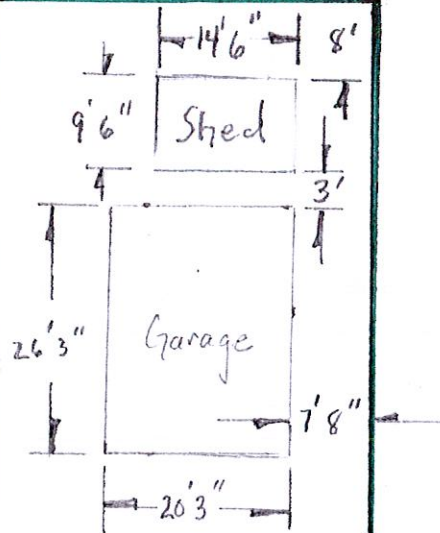
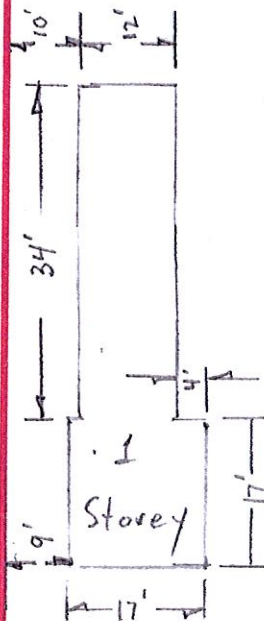


165'

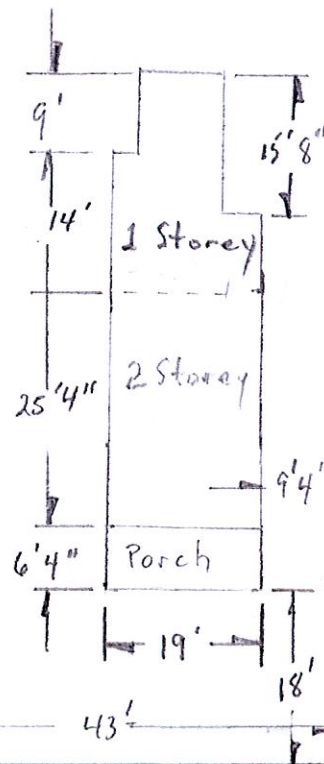
55 South George  
Severed  
6930 sq ft

53 South George  
Retained  
7095 sq ft.

House



House



RECEIVED

FEB 20 2019

Sidewalk

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

South George Street

Imperial Scale  
1" = 20 ft.





CS#

55#



## **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 March 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 Bryon Keene, Jewell Engineering Inc. on behalf of Reginald Barkema.

The subject property is municipally known as 74 Sunningdale Drive, and is zoned PA – Prime Agriculture. The applicant wishes to sever a parcel of land that has received Draft Approval for a Plan of Subdivision (file 12T-17001) so that it may be conveyed separately from the existing farm. The proposed severed parcel is adjacent to the east end of Corrigan Place and the north end of Abbott Street in the Settlers Ridge subdivision, and would connect to these streets. The proposed severed parcel would have an area of approximately 8.5 ha, while the retained parcel would have a frontage of approximately 65m on Sunningdale Drive, and an area of approximately 24.7 ha.

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

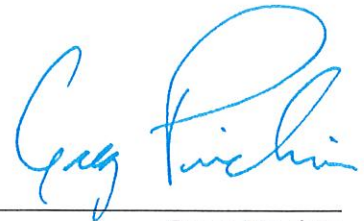
Additional information relating to this proposed consent application in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act is available for inspection between 8:30 A.M. and 4:30 P.M., Monday to Friday, at the Approvals Section, 2<sup>nd</sup> Floor, Belleville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

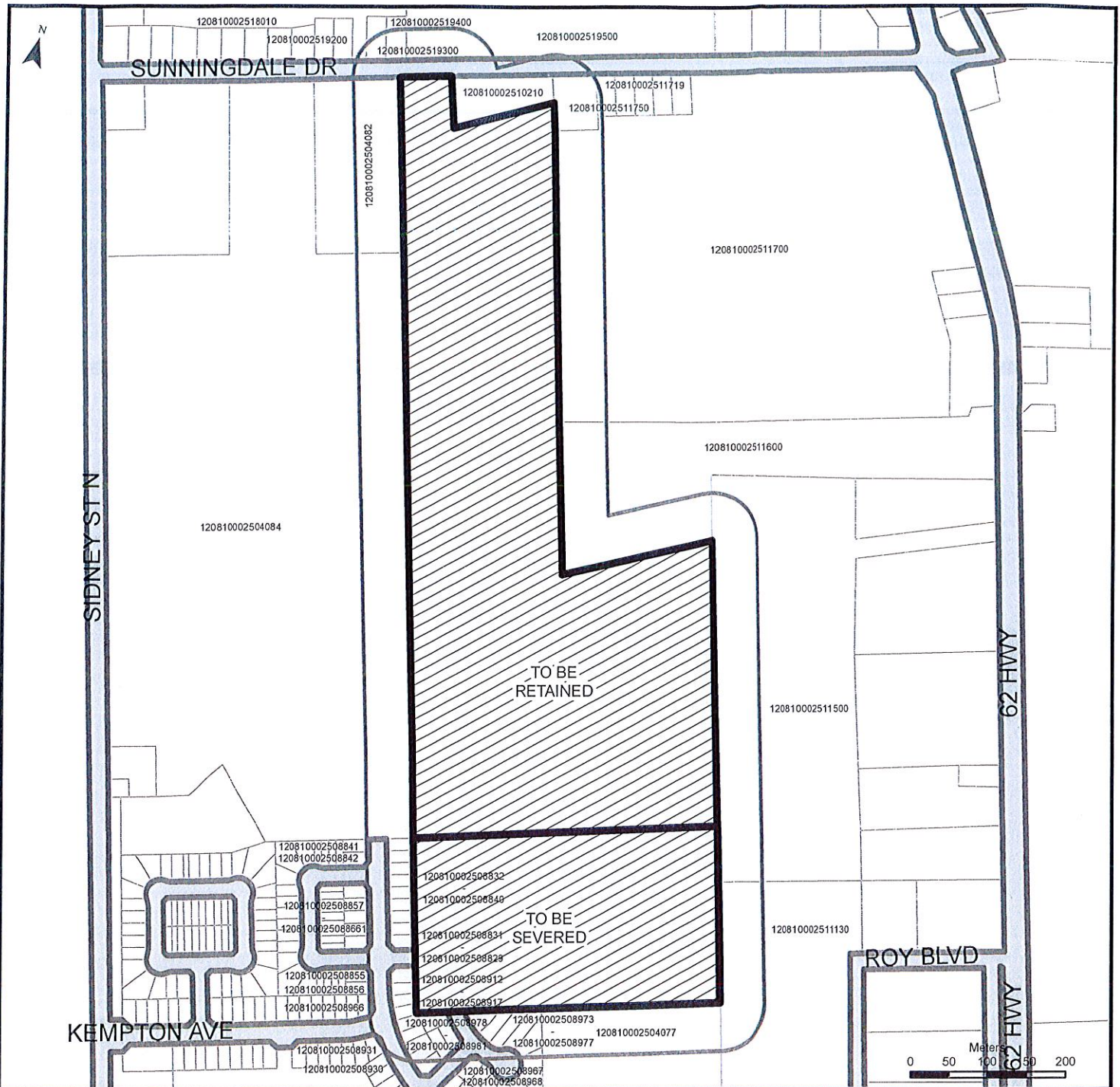
The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 28<sup>th</sup> day of February, 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](mailto:gpinchin@city.belleville.on.ca)





**APPLICATION NO:**

**B 6/19**

**LOCATION:** 74 SUNNINGDALE DR  
120810002510200



Subject Property



Notification Area



**CITY OF BELLEVILLE**  
ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

**CONSENT APPLICATION REVIEW**  
**City of Belleville**

**Date:** March 11, 2019

**File No.:** B 6/19

**Location:** 74 Sunningdale Drive

**Applicant:** Bryon Keene, Jewell Engineering on behalf of Reginald Barkema

**Proposal:** To sever the subject lands to create a new parcel of land comprising a draft approved residential plan of subdivision that will have lot frontage of 20 metres at the east end of Corrigan Place, and 20 metres at the north end of Abbott Street, both in the Settlers Ridge Subdivision, and an area of approximately 8.5 hectares.

**Severed Parcel:**

frontage:	40 metres
area:	approximately 8.5 hectares
current use:	vacant land
proposed use:	residential subdivision

**Retained Parcel:**

frontage:	approximately 65 metres
area:	approximately 24.7 hectares
current use:	farm buildings and fields
proposed use:	no change

**Official Plan:**

Current Designation: Residential Land Use and Rural Land Use

Permitted Uses: a range of residential land uses including a plan of subdivision

**Zoning By-law 3014:**

Current Zoning: PA – Prime Agriculture Zone

Permitted Uses: a single detached dwelling; farm and other uses

Minimum Lot Frontage: 45 metres; 100 metres

Minimum Lot Area: 25 hectares

**Comments:**

1. at the present time there is an approved draft plan of subdivision on the subject lands; to become a final and registered plan of subdivision with individual building lots there are a series of conditions that need to be met;
2. the applicant is working through these conditions but has not completed them all;
3. the applicant wishes to sell the land that is subject to the draft approved plan of subdivision, and not accrue additional costs, while retaining the portion of the land that is not developable because it falls outside of the Urban Serviced Area and is designated Rural;

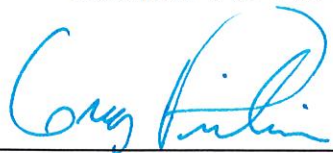


4. thus what this application allows is for the applicant to do separate off the lands that have draft approval of a plan of subdivision;
5. the retained parcel would have eventually been severed off by the registration of the plan of subdivision because it is land outside the plan;
6. the conditions of draft plan approval will not change and the size and configuration of the severed parcel has to match with the lands in the draft plan of subdivision;
7. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification (i.e., local road – Sunningdale Drive);
8. the proposed severance meets the intent of the City's Official Plan and will enable future residential development of the severed parcel;
9. it is noted that the retained parcel would no longer meet the required lot area for farm use; as such the owner will require approval for the reduced lot area of approximately 24.7 hectares instead of the required 25 hectares should they wish to use the retained parcel for farm purposes.

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Bryon Keene, Jewell Engineering on behalf of Reginald Barkema to sever the subject lands to create a new parcel of land comprising a draft approved residential plan of subdivision that will have lot frontage of 20 metres at the east end of Corrigan Place, and 20 metres at the north end of Abbott Street, both in the Settlers Ridge Subdivision, and an area of approximately 8.5 hectares, 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. that the severed parcel of land be the same size and configuration as the draft approved plan of subdivision for these lands;
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 South George Street to a width of 10 metres from the centreline of the road allowance, to the satisfaction of the Approvals Section;
4. the necessary deeds to be submitted in triplicate and Conditions 1 to 3 be fulfilled prior to the issuance of the Consent Certificate;
5. Condition 1 to 4 be fulfilled within one (1) year of the Committee's Decision.



---

Greg Pinchin  
Manager of Approvals



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## MEMORANDUM

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To: Greg Pinchin  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: March 6, 2019

Application No. B6/19

Regarding: Committee of Adjustment Application for Consent B6/19  
74 Sunningdale Drive, Belleville  
OWNER: Reginald Barkema  
AGENT: Bryon Keene

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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. The applicant shall be advised that Sunningdale Drive is designated as a 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.
2. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
3. Any future development of the severed lands must be done in accordance with an City approved development plan.



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Jason Pettit

## QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0042-2019

<b>Municipality:</b>	City of Belleville		
<b>Owner/Agent:</b>	Reginald George Barkema / Jewell Engineering Inc., c/o Bryon Keene		
<b>Location:</b>	74 Sunningdale Drive	Part Lot 2, Concession 3	Thurlow
<b>Roll #:</b>	1208-100-025-10200-00000 and 1208-200-025-11500-00000		
<b>Application Description:</b>	Consent Application File No. B6/19 and B7/19 Sever one new 8.5 hectare parcel to facilitate the transfer of land ownership and sever another 3.9 hectare parcel for the purposes of a lot addition		
<b>Feature:</b>	Norbelle Creek (benefitting parcel)		
<b>Comments:</b>	<p><u><b>Planning Act - Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy</b></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. <u>Staff are satisfied that the application as presented is consistent with section 3.1 of the PPS as there is sufficient area for development outside the flood hazard.</u></p> <p><u><b>Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)</b></u></p> <p>The benefitting parcel (shown as "other lands" in the surveyor's sketch) lie within the regulated area of Norbelle Creek. <u>Please note that the owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 30 metres of the high water mark/top of bank adjacent to Norbelle Creek.</u></p> <p><u><b>Quinte Region Source Protection Plan</b></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><b>Planning Act - Natural Heritage policies of the Provincial Policy Statement</b></u></p> <p>Section 2.1 of the Natural Heritage policies of the Provincial Policy Statement protects features such as; Provincially significant wetlands, significant woodlands and significant areas of natural and scientific interest. <u>Staff are satisfied that the application as presented is consistent with the natural heritage policies of the Provincial Policy Statement.</u></p>		
<b>Final Comments:</b>	Quinte Conservation has no objection to the application as presented.		

*Sam Carney*

Sam Carney  
Planning and Regulations Technician

February 27, 2019  
Date

CITY OF BELLEVILLE  
COUNTY OF HASTINGS

LOT 1 LOT 2 LOT 3

RETAINED A  
AREA = 24.7± Ha.

CONCESSION

RETAINED B  
AREA = 6.1± Ha.

SEVERED B  
AREA = 3.9± Ha.

SEVERED A  
AREA = 8.5± Ha.

SEWER EASEMENT

TRANS - CANADA  
INTERPROVINCIAL PIPELINE

PIPELINE  
PIPELINE

EASEMENT  
EASEMENT

SEWER

SUBSIDIARY STREET

RECEIVED  
FEB 21 2019  
BELLEVILLE COMMITTEE  
OF ADJUSTMENT

WATSON

FEB 21 2019

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

**LAND SURVEYORS Ltd.**  
218 CHURCH STREET  
BELLEVILLE, ONTARIO  
K8N - 3C3  
(613) 962 - 9521

FEBRUARY 13, 2019

PROJECT № 9739-B-17

METRIC SCALE 1 : 4000



February 20, 2019

City of Belleville,  
169 Front Street,  
Belleville, Ontario  
K8N 2Y8

RECEIVED

FEB 21 2019

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

**BELLEVILLE**  
(HEAD OFFICE)  
1-71 Millenium Pkwy.  
Belleville ON K8N 4Z5  
Tel: 613-969-1111  
info@jewelleng.ca

TOLL FREE  
1-800-966-4338

**KINGSTON**  
208-4 Cataract St.  
Kingston ON K7K 1Z7  
Tel: 613-389-7250  
kingston@jewelleng.ca

**MISSISSAUGA**  
200A-2155 Leanne Blvd.  
Mississauga ON L5K 2K8  
Tel: 905-855-1592  
mississauga@jewelleng.ca

[www.jewelleng.ca](http://www.jewelleng.ca)

Attn: Greg Pinchin,  
Manager of Approvals

Re: **Barkema Lands - Proposed Severance**  
**Owner – Reginald and Annelies Barkema**  
**Part Lot 2, Conc 3, City of Belleville (Former Thurlow Township)**  
**Our File 160-3958**

Dear Mr. Pinchin:

The following information is provided as an overview of the purpose of the severance application and how this complies with the City of Belleville Official Plan, Township of Thurlow Zoning By-Law, and the Provincial Policy Statement (PPS) under the Planning Act.

### Background

The Barkemas are the owners of approximately 33.2 hectares of land with frontage on Sunningdale Drive.

The Barkemas are in the process of approval for Subdivision and a Zoning By-Law Amendment for the land shown as *Severed A* on the attached figure. The Subdivision and Zoning By-Law Amendment were the subject of a previous application and the planning justification for land use was provided showing the 110-unit subdivision was consistent with the land use policies.

The current application is for severance of the proposed subdivision, *Severed A*. *Severed B* on the attached sketch is the subject of an application for consent for lot addition under separate cover.



**Professional Engineers**  
Ontario

Authorized by the Association of Professional Engineers  
of Ontario to offer professional engineering services.





### **Reason for the Application**

The applicant is seeking to sever the aforementioned lands to facilitate the transfer of the land ownership. The Severed A lands have draft plan approval for subdivision and are in the process of detailed design.

### **Consistent with the Official Plan**

The subject property is in the Urban Serviced Area and designated for Residential land use. The draft subdivision plan is consistent with the Residential land use designation under section 3.10.1 of the Official Plan.

The proposed severance is consistent with the Official Plan.

### **Consistent with Zoning**

The property currently has Prime Agricultural (PA) zoning. An application for zoning by-Law Amendment has been submitted requesting rezoning to a combination of Residential – low density, type 1 (R1), Residential – high density (R4), and Community Facility (CF). The proposed zoning would permit development as per the draft plan of subdivision application. The proposed severance incorporates the entirety of the lands subject to rezoning. Surrounding land zones include residential low density, development, prime agriculture, and community facility.

The proposed severance is consistent with the zoning amendment request.

### **Consistent with Provincial Policies**

Development in settlement areas must adhere to Sections 1, 2 and 3 of the PPS.

1.1.3.2 says, Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

1. efficiently use land and resources;
2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
4. support active transportation;

1.1.3.6 says, New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed severance would allow for efficient residential development through a mix of low- and high-density housing with provided green space. Infrastructure is used efficiently by developing where full municipal services are available. Active transportation is supported by providing walkways. The property borders on similar density residential development to the South and West.

Section 2 of the PPS is concerned with wise use and management of resources. The severance will have no impact on any natural heritage feature, minerals or aggregate resources, or cultural heritage.

2.2.1 says, Planning authorities shall protect, improve or restore the *quality and quantity of water* by: h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces. The draft plan of subdivision includes a stormwater management pond facility which will contribute to water quality and quantity control.

2.3.3.3 says, New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*. The proposed severance complies with minimum distance separation for the residential land use.


Section 3 of the PPS is concerned with public safety from natural or man-made hazards. There are no natural or man-made hazards affecting the lands.

### Summary

The proposed severance of the draft approved subdivision is consistent with the City of Belleville's Official Plan and Zoning as well as the PPS.

If you have any questions, please contact the undersigned.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Bryon Keene', with a stylized flourish at the end.

Bryon Keene, P.Eng.  
Jewell Engineering Inc.

Attachments:           Photos of the Lands

Copy to:               Reginald and Annelies Barkema

**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 March 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 Bryon Keene, Jewell Engineering Inc. on behalf of Reginald Barkema.

The subject property is municipally known as the property adjacent to 74 Sunningdale Drive off Hwy #62, and is zoned D – Development, and C1 – Highway Commercial. The applicant wishes to sever the southern portion of the lot (south of the pipeline easement) to be added onto another property to the south. The severed parcel would have an area of approximately 3.9 ha, and the parcel onto which it is proposed to be added has a frontage of approximately 200 m on Towncentre Drive. The retained parcel would have an area of approximately 6.1 ha, and its existing frontage of approximately 20.3 m located between municipal numbers 6833 and 6835 Highway 62.

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

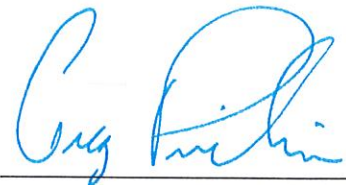
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If a person or public body that files an appeal of a decision of the City of Belleville Committee of Adjustment in respect of the proposed consent does not make a written submission to the City of Belleville Committee of Adjustment before it gives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

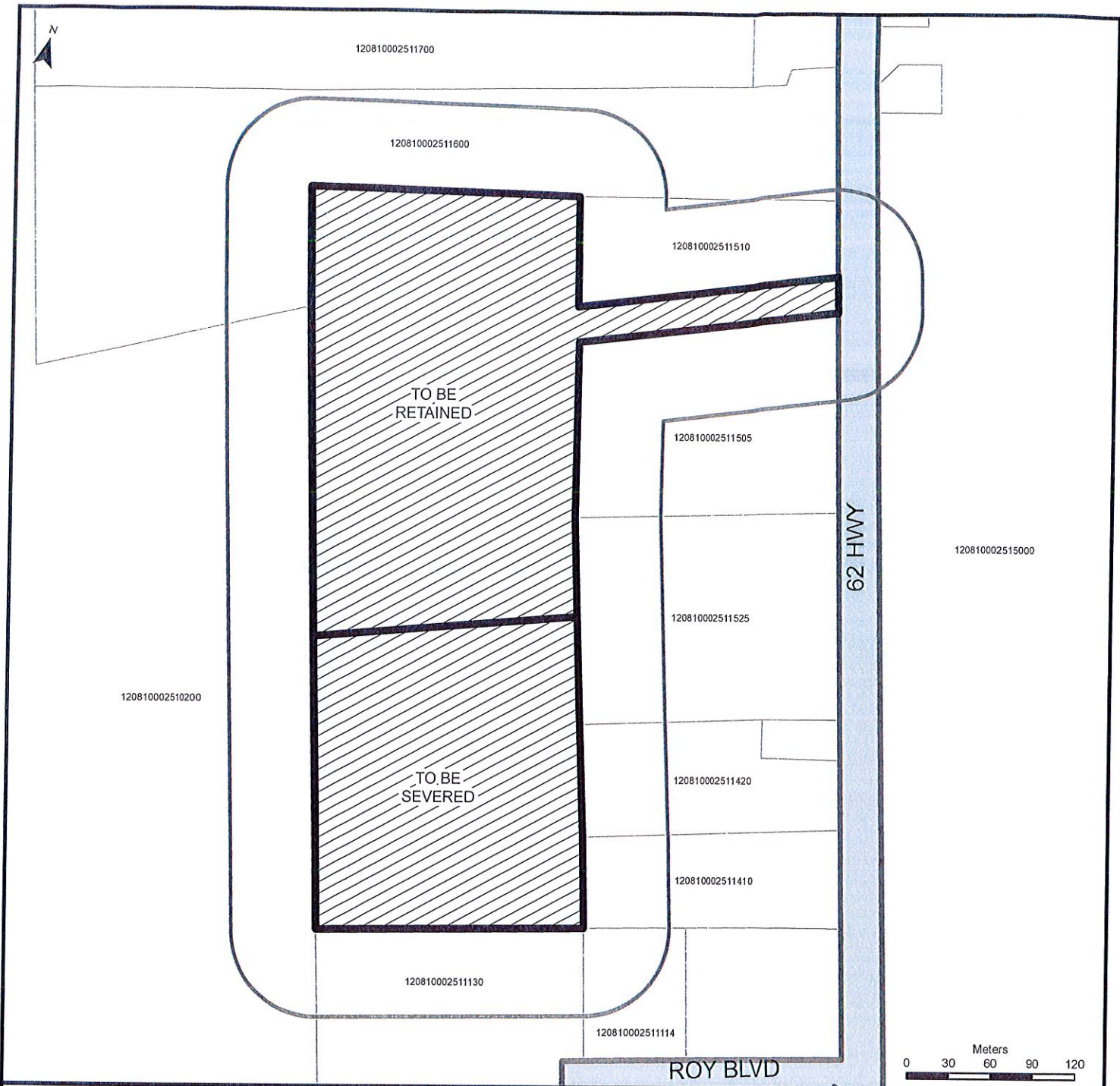
The lands subject to this application for consent are **not** subject to any other type of planning application.

Dated this 28<sup>th</sup> day of February, 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](mailto:gpinchin@city.belleville.on.ca)





**APPLICATION NO:**

**B 7/19**

**LOCATION:** 74 SUNNINGDALE DR  
120810002511500



Subject Property



Notification Area



**CITY OF BELLEVILLE**

ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

**CONSENT APPLICATION REVIEW**  
**City of Belleville**

**Date:**                      **March 11, 2019**

**File No.:** B 7/19

**Location:** Highway 62, adjacent to 74 Sunningdale Drive

**Applicant:** Bryon Keene, Jewell Engineering on behalf of Reginald Barkema

**Proposal:** To sever the subject lands along the southern boundary of the Enbridge Pipeline Easement that bisects the property, creating a severed parcel with an area of approximately 3.9 hectares, and to add such severed parcel onto another property to the south that would have frontage on Towncentre Drive.

**Severed Parcel:**                 frontage:                 nil  
area:                                 approximately 3.9 hectares  
current use:                         vacant development land  
proposed use:                      no change

<b><u>Retained Parcel:</u></b>	frontage:	approximately 20.3 metres on Highway 62
	area:	approximately 6.1 hectares
	current use:	vacant development land
	proposed use:	no change

**Official Plan:**

**Current Designation:** Commercial Land Use

**Permitted Uses:** a range of commercial development uses

**Zoning By-law 3014:**

**Current Zoning:** D – Development (C1 – Highway Commercial at access to Hwy 62)

Permitted Uses: farm; existing uses

**Minimum Lot Frontage: 70 metres**

**Minimum Lot Area:** 6 hectares

**Comments:**

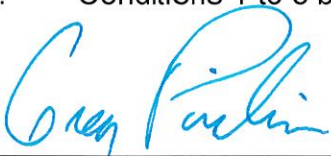
1. This lot is a separate parcel from the adjacent farmland at 74 Sunningdale Drive, and has approximately 20.3 m of frontage along Highway 62 that provides access to the northern part of the property (between the Sommerville Centre development and the building to the south of it);
2. The land is split almost in half by TransCanada and Enbridge pipelines that cross it east-west through easements near the middle, making access to and development of the southern half of the property difficult;
3. The applicant proposes to sever the property along the southern boundary of the pipeline

- easements, and to deed the severed parcel as a lot addition to other lands located to the south that have frontage on Towncentre Drive;
4. This amounts to a reconfiguration of Commercially designated lands under the Official Plan to improve development potential;
  5. The existing lot frontage of the retained parcel does not meet the minimum set out under the zoning by-law, but that would not change as a result of this application;
  6. Future development would still be subject to other planning applications such as re-zoning;
  7. Municipal policy is to acquire land for a road widening if the road on which the subject lands front does not meet the standard right of way width requirements of the specific road classification, however Highway 62 has been recently reconstructed in that area, and as such additional lands would not be required;
  8. the proposed severance meets the intent of the City's Official Plan and should not inhibit future development of the lands.

**Conclusion:**

Based on the foregoing, the Approvals Section of the Engineering and Development Services Department has no objection to the application by Bryon Keene, Jewell Engineering on behalf of Reginald Barkema to sever approximately 3.9 hectares of the subject lands south of the Enbridge pipeline right-of-way, 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 to the south along Towncentre Drive, 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 necessary deeds to be submitted in triplicate and Conditions 1 and 2 be fulfilled prior to the issuance of the Consent Certificate;
4. Conditions 1 to 3 be fulfilled within one (1) year of the Committee's Decision.



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Greg Pinchin  
Manager of Approvals



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## MEMORANDUM

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To: Greg Pinchin  
Manager, Approvals Section

From: Jason Pettit  
Development Technologist

Date: March 6, 2019

Application No. B7/19

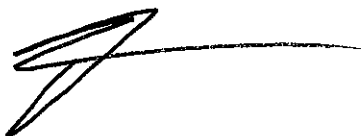
Regarding: Committee of Adjustment Application for Consent B7/19  
Highway # 62 adjacent to Sunningdale Drive, Belleville  
OWNER: Reginald Barkema  
AGENT: Bryon Keene

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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:

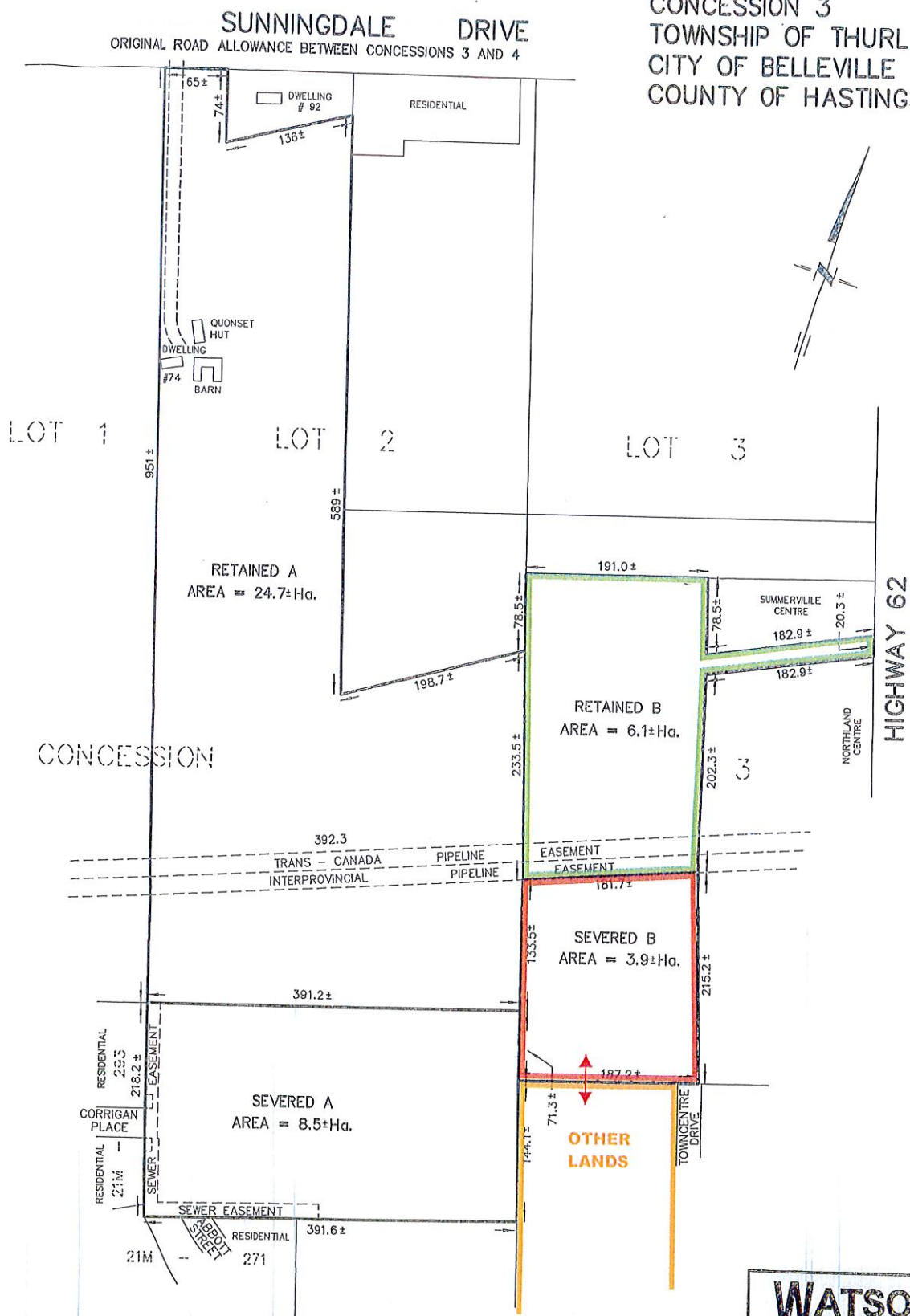
1. The applicant shall be advised that Sunningdale Drive is designated as a local road and requires 20 metres or 66 feet as defined by the Official Plan in regards to right-of-way width. In the event the width is deficient the Applicant shall be required to deed, gratuitously to the City, road widening 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.
2. Any existing drains on the retained or severed portions are not to be removed, altered or relocated without the consent of the City.
3. Any future development of the severed lands must be done in accordance with an City approved development plan.



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Jason Pettit

SKETCH Sketch B7/19  
PART OF LOTS 2 AND 3  
CONCESSION 3  
TOWNSHIP OF THURLOW  
CITY OF BELLEVILLE  
COUNTY OF HASTINGS



RECEIVED

FEB 21 2019

BELLEVILLE COMMITTEE  
OF ADJUSTMENT

# WATSON

LAND SURVEYORS Ltd.

218 CHURCH STREET  
BELLEVILLE, ONTARIO

K8N - 3C3  
(613) 962 - 9521

FEBRUARY 13, 2019

PROJECT № 9739-B-17

METRIC SCALE 1 : 4000