

- MEMBERS PRESENT: Mr. Brian Miller, Chair  
Mr. Glenn May-Anderson  
Mr. Robert Kranendonk  
Mrs. Carol Merrill  
Councillor Bill Sandison  
Mrs. Susan Smith
- REGRETS: Mr. Chris Ripley
- STAFF PRESENT: Mr. Greg Pinchin, Secretary, Committee of Adjustment
- NOT IN ATTENDANCE: Councillor Pat Culhane (alternate)

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

There were no disclosures of pecuniary interest.

Glenn May-Anderson lives just outside the area of the residence for 111 Great St. James Street. No interest but wanted to be declared.

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

3. **HEARING AND DECISION OF APPLICATIONS**

- 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

Ms. Smith suggested that based on other projects it appears that the applicant has come up with a good formula for affordable housing. She asked about the unit mix. Mr. Spry explained that there is proposed to be a mix of 1, 2 and 3 bedroom units. He noted that CMHA has asked for a mix to assist with placing people in transition who are in need of housing. He suggested that the units would be primarily one bedroom, though, and that 2 bedroom units could be for respite and co-living. Ms. Smith asked about rental rates. Mr. Spry explained that it was dependent on funding as set by CMHC, but that for example units at 450 Sidney Street were set at 80% of market rates, or approximately \$675/month inclusive.

It was asked about tenants whose situation improved, and who ended up getting a vehicle – would there be somewhere for them to park? Mr. Spry explained that there would still be parking on site – by way of example he noted the project on Starling Street where the lot is typically used for 3 cars among 18 apartment units. He further noted that there is additional space on site where the parking area could be expanded in future if needed, subject to completing the necessary site plan and stormwater management work.

**Correspondence**

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

**DECISION**

Moved by Ms. Smith  
Seconded by Ms. Merrill

THAT the Decision Approving Application A 4/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

## b) Application A 5/19

Application for Minor Variance  
249 William Street  
Owner: Rentx Group  
Agent: Christine Stevenson,  
Community Partners for Success

Christine Stevenson was in attendance to represent the application. She explained to the Committee that many of their clients walk from the Pine Street area, and that the location is homier than an industrial building or setting, adding that the landlord was able to work with their price point. Ms. Smith noted that the location of outdoor play space in the context of the site could prove challenging. Ms. Stevenson suggested that the area at the rear was ideal, and comparable to what they have now at the front/side of the building at their site on Octavia Street.

Staff explained that while a day nursery is permitted as a main use, the use of only a portion of the existing non-conforming building amounted to a change to a non-conforming use, which required the Committee to consider the application as a whole. Councillor Sandison commented that he is not seeing an adequate area outside of the building. Ms. Merrill confirmed that the laneway to the south is City owned and maintained. Chair Miller discussed snow removal. Ms. Stevenson told the Committee that the owner has offered to truck it off-site if necessary. She also noted that the proposed reduction in outdoor play space was only seeking relief from the City's standards, and that the site met the requirements that were put in place by the Ministry of Education, who is the provincial licensing body for day nurseries.

Mr. May-Anderson commented that the additional changes proposed to the non-conforming use, the parking area, and potential impacts on the neighbourhood made the application seem like a poor fit for the site.

Mr. Eric Hiller, a nearby resident spoke about traffic and snow removal concerns in the alley over the past 20 years. Ms. Martha Finnegan spoke about the depressing and shaded state of the proposed play area at the rear of the building. She asked that the City help the operators to find a more suitable location. Mr. Yvon Menard explained that he owned property almost across the street, and that it was a congested street during rush hour, between the convenience store, and a long term healthcare facility across the road in addition to Rent-X customers coming and going. He expressed his sympathy for the applicants, but suggested that the area is hazardous in terms of traffic, and that snow piling and storage in the winter compounds the problem with a narrower street, and ice and drainage. Mr. Pat Finnegan spoke about stormwater and runoff from the site, and noted that the roof appears to come out of one downspout at the rear of the building where the play area is proposed, adding that the water then flows south into the laneway.

Ms. Jeanette Anderson also spoke on behalf of the application noting that she did not believe the majority of the issues were caused by, or would be significantly impacted by the operation of the day nursery as proposed. She explained that three of the staff do not have

vehicles. She advised that they have been in search of a suitable property for almost a year. She also explained that they work with parents on training and skills development for immigrant families.

Mr. May-Anderson noted his concerns with the proposed reduction in parking area and opportunities for egress from the lot.

### Correspondence

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 & Martha 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.

### DECISION

Moved by Mr. May-Anderson  
Seconded by Councillor Sandison

THAT the Decision Denying Application A 5/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

### c) Application B 4/19

Application for Severance  
137 Lahr Drive  
Owner: Vivek Datta, 2048895 Ontario Limited  
Agent: Spencer Hutchison, RFA Planning

Mr. Hutchison was in attendance to represent the application and answer questions. Mr. Allan Wood from PAN Properties expressed an interest in the City retaining an easement along the southerly 5m of the proposed severed lot in order to create a municipal road between it and the rear of PAN's property to the south for future development. Committee Members discussed the proposal and felt that it was outside the scope of the application, particularly as there was already City property in between.

### Correspondence

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

### DECISION

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

THAT the Decision Approving Application B 4/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

## d) Application B 5/19

Application for Severance  
53 & 55 South George Street  
Owner: David & Janet Demaiter

This is a technical severance, as the lots had previously merged together due to common ownership. Councillor Sandison clarified that both properties had independent driveways.

Correspondence

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

**DECISION**

Moved by Ms. Smith  
Seconded by Councillor Sandison

THAT the Decision Approving Application B 5/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

## e) Application B 6/19

Application for Severance  
74 Sunningdale Drive  
Owner: Reginald Barkema  
Agent: Bryon Keene, Jewell Engineering Inc.

Mr. Bryon Keene was in attendance to represent the application.

Correspondence

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

**DECISION**

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

THAT the Decision Approving Application B 6/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

## f) Application B 7/19

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

Mr. Bryon Keene was in attendance to represent the application. Committee members clarified that the boundary of the severance also reflected the City's urban boundary.

Correspondence

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

**DECISION**

Moved by Councillor Sandison  
Seconded by Ms. Smith

THAT the Decision Approving Application B 6/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

4. **GENERAL BUSINESS**

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

**DECISIONS**

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

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

- CARRIED -

5. **CORRESPONDENCE**6. **OTHER BUSINESS**

- a) Committee Contact List was distributed to each member.

7. **NEXT MEETING**

The next meeting for the Committee of Adjustment will be held Thursday, April 25, 2019. Councillor Sandison provided his regrets as he will be unable to attend that meeting.

8. **ADJOURNMENT**

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

THAT the meeting be adjourned at 4:44 p.m.

- CARRIED -



SECRETARY-TREASURER



CHAIR