

MINUTES OF THE REGULAR MEETING OF THE BELLEVILLE COMMITTEE OF ADJUSTMENT HELD MAY 23, 2019 AT 3:30 P.M., IN THE COUNCIL CHAMBER, 4TH FLOOR, CITY HALL

MEMBERS PRESENT: Mr. Brian Miller, Chair
 Mr. Glenn May-Anderson
 Mr. Robert Kranendonk
 Ms. Carol Merrill
 Mr. Chris Ripley
 Ms. Susan Smith
 Councillor Bill Sandison

STAFF PRESENT: Mr. Greg Pinchin, Secretary, Committee of Adjustment

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

There were no disclosures of pecuniary interest.

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

3. **HEARING AND DECISION OF APPLICATIONS**

- a) Application A 7/19 Application for Minor Variance
 20 Hanna Court
 Owner: Michael Visser, 2034904 Ontario Inc.

No one was in attendance to represent the application. Committee members discussed the application and noted that the building is used to warehouse goods to sell.

Correspondence

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

DECISION Moved by Mr. Kranendonk
 Seconded by Ms. Smith

THAT the Decision Approving Application A 7/19 be incorporated and adopted as part of the Minutes of the Meeting.

- CARRIED -

- b) Application A 8/19 Application for Minor Variance
 135 MacDonald Avenue
 Owner: Hastings and Prince Edward District School Board

Arthur Diamond, Kim Horrigan, and Dwayne Parks were in attendance to represent the application. It was noted that the proposed new school would be designed to serve 472 students, and to open in September, 2021. Representatives discussed the proposed number of parking spaces in the context of similar projects in other municipalities, and noted that 1.5 to 2 spaces per classroom was common, and found to meet operational needs. Committee members discussed the size and attendance of the proposed daycare, and the separation of pick-up/drop-off areas from school bus loading areas. In response to

questions from the Committee, the representatives advised that the school was under no obligation to make its facilities available for after-hours events that could generate overflow parking, and that the construction of a multi-level parking structure was not feasible within the project budget. It was also noted that there are additional hard surfaces proposed around the site that could be opened up after hours for parking if needed.

Committee members noted that no public comments or concerns have been submitted regarding the application, and no neighbours attended the meeting.

Correspondence

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

DECISION

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

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

- CARRIED -

- c) Application B 10/19 Application for Severance
 194 B Harmony Road
 Owner: Greta Cole
 Agent: Cheryle Morrow

Ms. Morrow was in attendance to represent the application. She noted that they were not seeking to access the property via River Road, but by right-of-way from Harmony Road. The Committee heard from neighbouring property owners, including the chair of the cemetery located to the east. Concern was expressed over existing potential for flooding in the River Road area, and any changes that could make this problem worse by altering the drainage pattern. One neighbour noted that existing drainage tiles have become clogged with mud and tree roots.

The Committee also heard from a neighbouring property owner along Harmony Road expressing concern over the proposed intensification of the use of the existing right-of-way to the property, as it would generate more traffic. Staff was unsure as to whether approval of the abutting owner would be needed to access the proposed severed parcel from the existing right-of-way, and suggested that a legal opinion may be helpful for the Committee's consideration.

Staff noted that Quinte Conservation staff and development guidelines do not support the construction of a driveway to access the property from River Road, noting that there would be approximately 1.5 feet of water over a driveway in that area, which would not provide for safe access.

Correspondence

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

DECISION

Moved by Councillor Sandison
Seconded by Mr. May-Anderson

THAT the Decision Deferring Application B 10/19 be incorporated and adopted as part of the Minutes of the Meeting, for the purpose of obtaining additional information on both the floodplain in the area, and the existing right-of-way access from Harmony Road.

- CARRIED -

d) Application B 11/19

Application for Severance
18 St. Paul Street
Owner: John Royle
Agent: Keith Watson, Watson Land Surveyors

Mr. Royle and Mr. Watson were in attendance to represent the application.

Correspondence

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

DECISION

Moved by Councillor Sandison
Seconded by Ms. Merrill

THAT the Decision Approving Application B 11/19 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 April 25, 2019.

DECISIONS

Moved by Mr. Ripley
Seconded by Mr. Kranendonk

THAT the Minutes of the Belleville Committee of Adjustment regular meeting held on April 25, 2019 be received and adopted.

- CARRIED -

5. **CORRESPONDENCE**

There was no Correspondence.

6. **OTHER BUSINESS**

7. NEXT MEETING

The next meeting for the Committee of Adjustment will be held Thursday, June 20, 2019.
There are 3 minor variance applications and one severance application received.

8. ADJOURNMENT

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

THAT the meeting be adjourned at 4:30 p.m.

- CARRIED -



SECRETARY-TREASURER



CHAIR