

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

SEPTEMBER 6, 2011

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes

Councillor Tom Lafferty
Councillor Jack Miller

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. PUBLIC MEETING - THE PLANNING ACT

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 281 JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-903
APPLICANT: WADE ENNIS
OWNER: TCW PROPERTIES LTD.

Notice of Meeting and Map

1

3. PUBLIC MEETING - THE PLANNING ACT (Cont'd)

- 3.2 PROPOSED AMENDMENT TO ZONING BY-LAW
NUMBER 10245, AS AMENDED - A PORTION OF 28
VALLEYVIEW CRESCENT, CITY OF BELLEVILLE,
COUNTY OF HASTINGS
FILE NO.: B-77-904
APPLICANT/OWNER: WILBERT & KEITHA COLLINS
AGENT: SHERRY FRASER

Notice of Meeting and Map

5

4. ADJOURNMENT

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher	Michael Graham
Councillor Pat Culhane	David Joyce
Councillor Jackie Denyes	Mike Letwin
Councillor Tom Lafferty	Ross Rae
Councillor Jack Miller	

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

- 3.1 Minutes of the City Council Planning Committee Meeting held on August 2, 2011 and the Planning Advisory Committee Meeting held on August 2, 2011

4. DEPUTATIONS

5. COMMUNICATIONS

- 5.1 August 24, 2011 letter from TIm Streek, Tri-Service Holdings Inc. regarding Zoning By-law Amendment Application B-77-902 for 45 College Street
Colour copies are provided for Committee Members
Reports Item 7.2 refers

8

RESOLUTION

“THAT the August 24, 2011 letter from TIm Streek, Tri-Service Holdings Inc. regarding Zoning By-law Amendment Application B-77-902 for 45 College Street be received and referred to Reports Item 7.2.”

- 5.2 September 1, 2011 letter from Lise Allin regarding Zoning By-law Amendment Application B-77-903 for 281 John Street Referrals from Public Meeting item 6.1 refers **16**

RESOLUTION

“THAT the September 1, 2011 letter from Lise Allin regarding Zoning By-law Amendment Application B-77-903 for 281 John Street be received and referred to Referrals from Public Meeting Item 6.1.”

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 281 JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-903
APPLICANT: WADE ENNIS
OWNER: TCW PROPERTIES LTD.

Manager of Policy Planning’s Report No. AM-2011-23 Communications Item 5.2 refers **17**

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-law Number 10245, as amended, for 281 John Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the ‘R4-47 – Residential Fourth Density’ zone to permit the existing building to be internally converted to allow a total of four (4) condominium units. It is recommended that a ‘h’ holding symbol be attached to the site requiring confirmation that existing sanitary sewer and water service for the building can accommodate a total of four (4) dwelling units and that the Applicant obtain condominium approval to permit the units.”

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – A PORTION OF 28 VALLEYVIEW CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS**

FILE NO.: B-77-904
APPLICANT/OWNER: WILBERT & KEITHA COLLINS
AGENT: SHERRY FRASER

Manager of Policy Planning's Report No. AM-2011-24

23

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 10245, as amended, for a portion of 28 Valleyview Crescent, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from 'RH – Residential Holding' to 'R4-30 – Residential Fourth Density'."

7. REPORTS

- 7.1 **REQUEST TO RED-LINE A DRAFT APPROVED PLAN OF A VACANT LAND CONDOMINIUM, BLACK BEAR RIDGE, PART OF LOT 11, CONCESSION 5**
OWNER: FOXKROFT STATION LIMITED C/O
 BRIAN MAGEE
AGENT: STEPHEN HYNDMAN

Manager, Approvals Section's Report No. APS-2011-38

28

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends the following to City Council:

THAT pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approves the request to modify the draft approved Plan of a Vacant Land Condominium (File No.: 12CD-10501) submitted by Stephen Hyndman on behalf of Foxcroft Station Limited, as shown on APPENDIX 3 attached to the Manager of Approvals Section Report No. APS-2011-38."

- 7.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 45 COLLEGE STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-902

**APPLICANT/OWNER: TRI-SERVICE HOLDINGS INC.,
C/O TIMOTHY STREEK
AGENT: RFA PLANNING CONSULTANT INC.**

Manager of Policy Planning’s Report No. AM-2011-26
Communications Item 5.1 refers

33

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City’s Zoning By-law Number 10245, as amended, for the property described as 45 College Street East, City of Belleville, County of Hastings, be APPROVED, as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from ‘R6 – Residential Sixth Density’ to a special R6 zone to permit two (2) additional dwelling units to be added to an existing four (4) unit dwelling.”

- 7.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 222 BELL BOULEVARD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-901
APPLICANT: 1479456 ONTARIO INC.
OWNER: ARMIN QUICKERT
AGENT: DAVE QUICKERT

Manager of Policy Planning’s Report No. AM-2011-25

34

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City’s Zoning By-law Number 10245, as amended, for the property described as 222 Bell Boulevard, City of Belleville, County of Hastings, be APPROVED, as follows:

THAT Zoning By-law Number 10245, as amended, be amended by adding a veterinary hospital as a permitted use to the uses of the ‘C3-33 – Highway Commercial’ zone.”

8. INFORMATION MATTERS

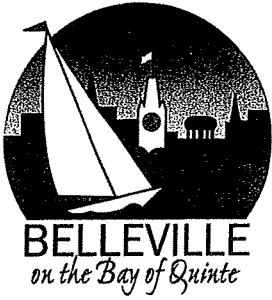
8.1 **BUILDING SECTION MONTH END REPORT**

Reporting Period: July 2011

35

9. **GENERAL BUSINESS AND INQUIRIES**

10. **ADJOURNMENT**



City of Belleville

Engineering & Development Services Department

169 Front Street
Tel: 613-968-6481
Fax: 613-967-3262

File No.: B-77-903

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, SEPTEMBER 6, 2011
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The purpose of the application is to rezone approximately 1,479 square metres of land that presently contains an unoccupied building that was formerly used as a day nursery. The property is currently zoned "R4-47 – Residential Fourth Density" which only permits the use as a single detached dwelling. The applicant requests that the R4-47 zone be modified to also permit the building to be internally converted to allow a total of four (4) condominium dwelling units.

The property is described as the 281 John Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the City's Official Plan. Multi-unit dwellings are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned "R4-47 – Residential Fourth Density" in Zoning By-Law Number 10245, as amended, and the applicant requests an amendment to the R4-47 zone to permit the internal conversion of the existing building to allow a total of four (4) condominium dwelling units.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Julie Oram, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3271, Fax: 613-967-3206, TTY: 613-967-3768, Email: joram@city.belleville.on.ca).

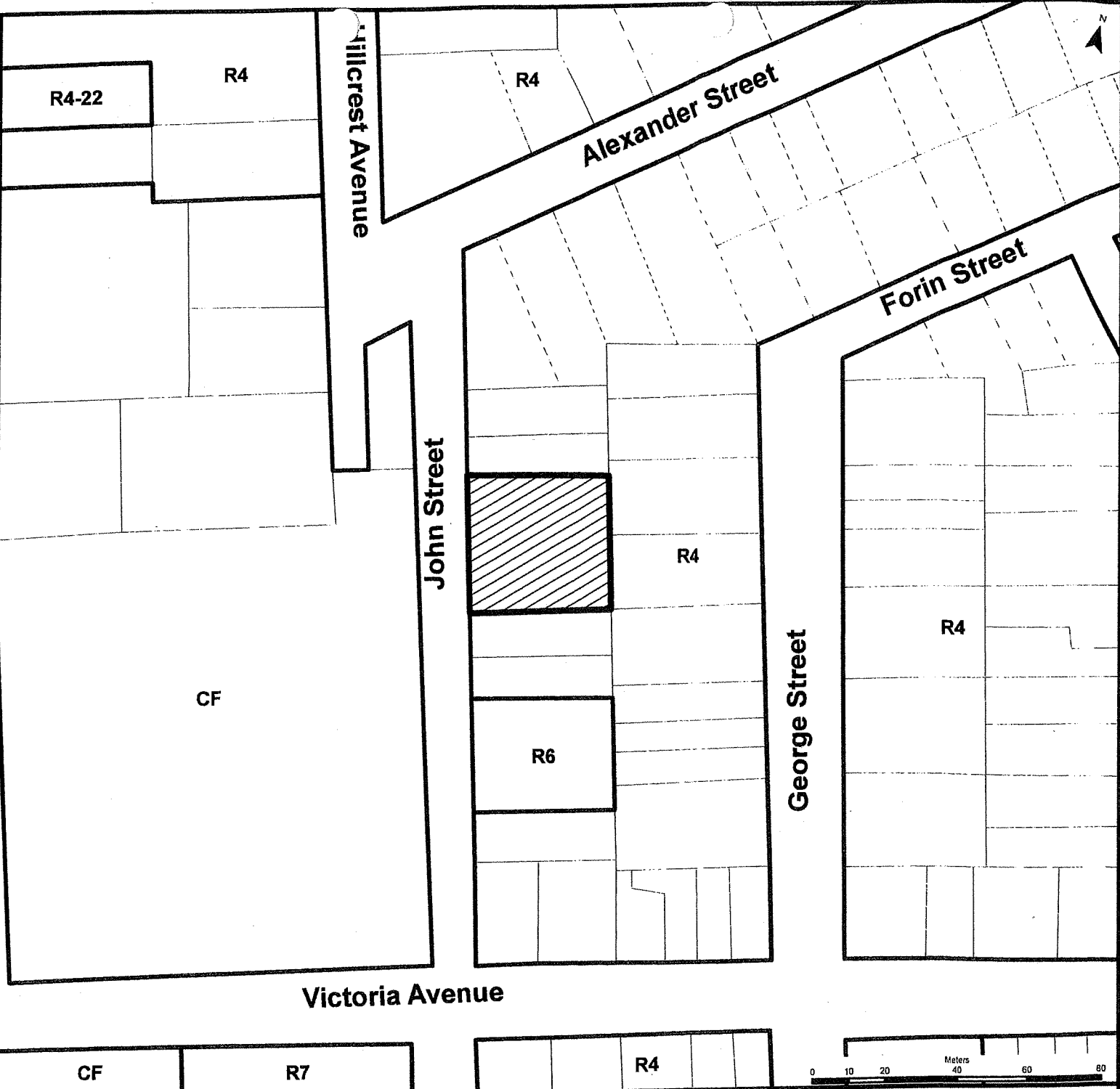
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Julie Oram, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 17th day of August, 2011

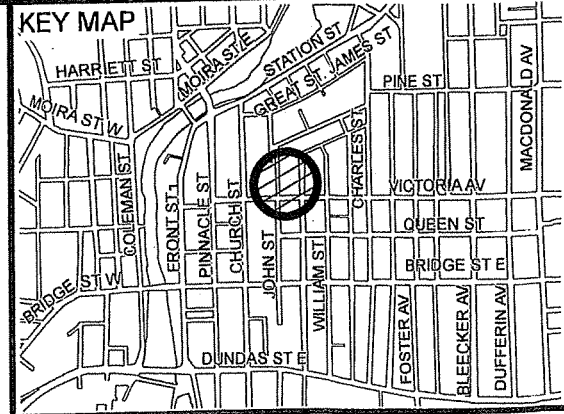


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 281 JOHN STREET



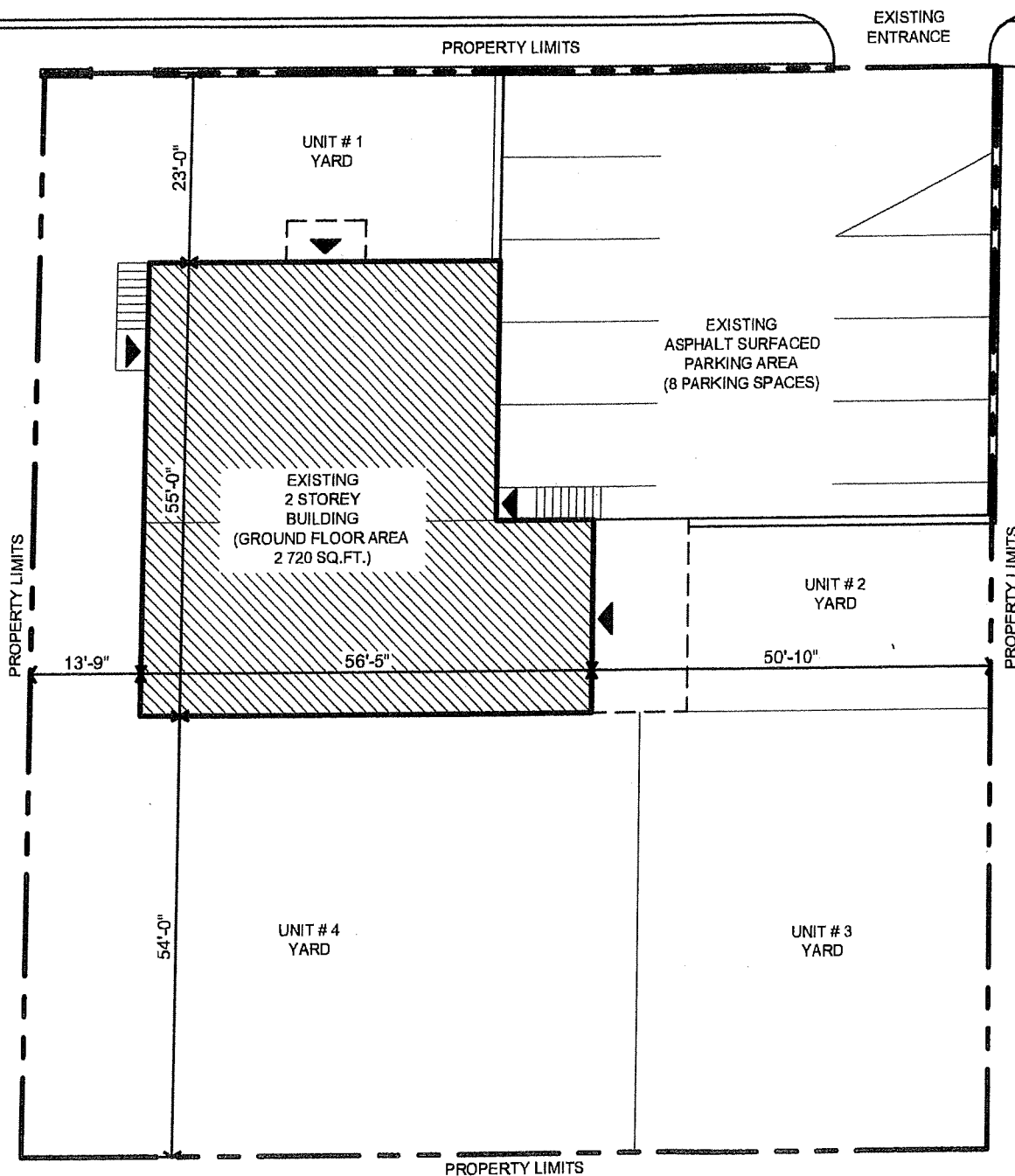
PROPOSED ZONING CHANGE TO THE R4-47 (RESIDENTIAL FOURTH DENSITY) ZONE AS DETAILED IN THE ATTACHED NOTICE



CITY OF BELLEVILLE
 Page 2
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

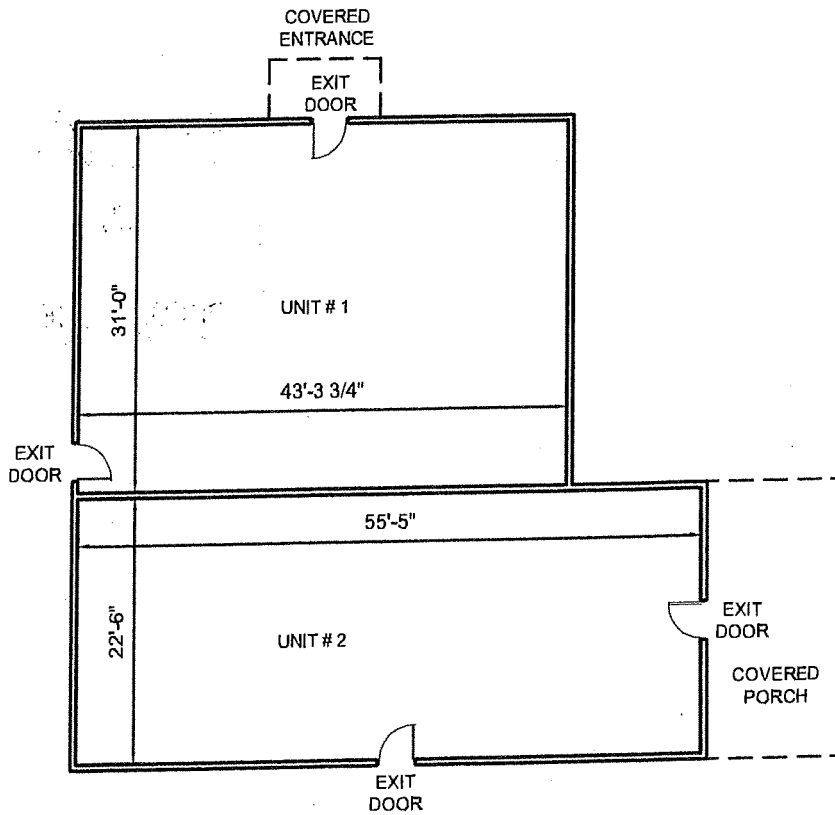


281 JOHN STREET



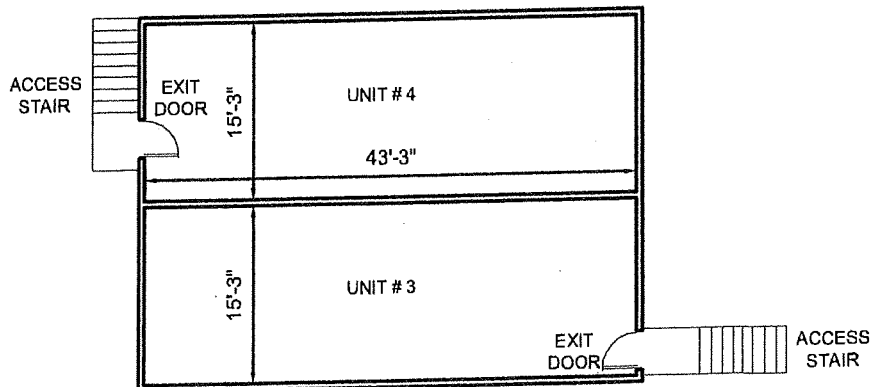
SITE PLAN

SCALE 1" = 20'-0"



GROUND FLOOR PLAN

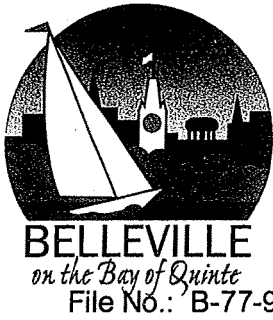
SCALE 1/16" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/16" = 1'-0"

281 JOHN STREET
BELLEVILLE, ON



City of Belleville

Engineering & Development Services Department

169 Front Street
Tel: 613-968-6481
Fax: 613-967-3262

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, SEPTEMBER 6, 2011
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The purpose of the application is to rezone approximately 580 square metres of land from "RH – Residential Holding" to "R4-30 – Residential Fourth Density" to permit the subject land to be developed with a single detached dwelling that will have approximately 18.3 metres of lot frontage on Finch Drive. This application is a condition of approval of Consent File # B 14/11 granted by the Committee of Adjustment on June 8, 2011.

The property is described as the rear yard of 28 Valleyview Crescent, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the City's Official Plan. Single detached dwellings are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned "RH – Residential Holding" in Zoning By-Law Number 10245, as amended, and the applicant requests a rezoning to "R4-30 – Residential Fourth Density" to permit the land to be developed with a single detached dwelling. The minimum lot frontage and area requirements for a single detached dwelling in the R4-30 zone are 12 metres and 371.5 square metres, respectively. The subject land would conform to these minimum requirements.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Julie Oram, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3271, Fax: 613-967-3206, TTY: 613-967-3768, Email: joram@city.belleville.on.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

As per the requirements of the Planning Act, this application is confirmed to be complete.


Julie Oram, Secretary
Planning Advisory Committee

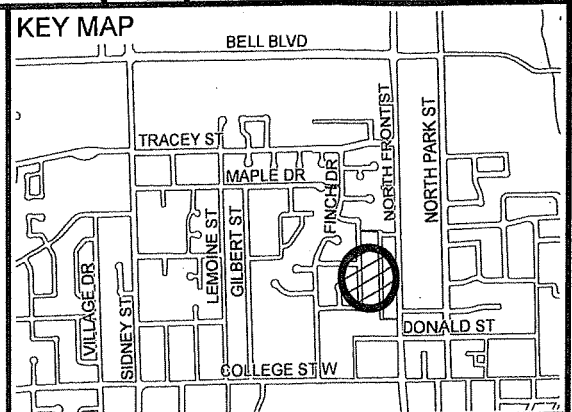
DATED at the City of Belleville this 17th day of August, 2011



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 28 VALLEYVIEW CRESCENT

 - PROPOSED ZONING CHANGE FROM RH (RESIDENTIAL HOLDING) ZONE TO R4-30 (RESIDENTIAL FOURTH DENSITY) WITH SPECIAL PROVISIONS AS DETAILED IN THE ATTACHED NOTICE



CITY OF BELLEVILLE

ENGINEERING & PLANNING DEPARTMENT
SERVICES DEPARTMENT

DRIVE
(Plan 21M-170)

21M--170
LOT 23

PART 1 21R-9426
LOT 36

VALLEYVIEW CRESCENT

BLOCK 60, 21M-170
PART 1
21R-21185
1' Reserve
FINCH
PART 1
21R-21027

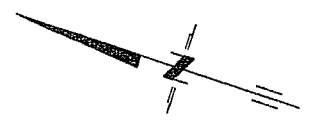
Severed
580.3± Sq.m.
LOT
31.74

Retained
838.4± Sq.m.
LOT
37
2 Storey House
No. 28
45.82

PART 2 21R-21027

LOT 38

REGISTRAR'S COMPILED PLAN 1679



PLAN OF SURVEY
LOT 37
REGISTRAR'S COMPILED PLAN 1679
CITY OF BELLEVILLE
COUNTY OF HASTINGS
METRIC SCALE 1 : 500

RECEIVED	
PLANNING SECTION	
B-77-904	
AUG - 2 2011	
A.M.	ACTION
N.T.	INFO
G.P.	
J.B.	

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

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April 19, 2011 PROJECT No 6842-C-11

August 24, 2011

Attn: Planning Advisory Committee
City of Belleville City Hall
169 Front Street
Belleville K8N 2Y8

Dear Committee Members,

RE: Proposed Rezoning, 45 College Street; File No B-77-902

My name is Tim Streek and as the new owner of 45 College St E, I appreciate the opportunity to explain the specifics of this rezoning application. I apologize for not attending the August meeting as I understand the benefit of face to face discussions on a file like this. I appreciate Ruth Ferguson representing the case for me and I hope I can add some clarity and intent to this proposal. As I understand in talking with Ruth, there appear to be two main areas of concern expressed at the meeting and I have prepared some comments and ideas that, I hope, will alleviate those concerns to a large extent.

The first area of concern was expressed by Ms Rosemary Patterson. Ruth mentioned that she had some real concerns about past and current tenants and their respect for the property and the area neighbours. I understand there is a recurring issue with the proper tagging of weekly garbage bags leading to weeks of unsightly bags on the property's perimeter. There were also several comments about noise and late night altercations on or about the property. These concerns are important to me because Rosemary's concerns are quite likely the concerns of all of the residents in the neighbourhood around 45 College St and they certainly need to be addressed.

The second area of concern was expressed by Committee members regarding the specifics of the rezoning application itself. Ruth mentioned that the number of exemptions sought from the zoning by-law, and the general aesthetics of the proposed building design, were all discussed. After the meeting, we sought some additional clarity, from the Planning Department, on how we could address those issues.

Before doing so, I would like to share my vision for the property. I know Ruth mentioned my personal reasons for purchasing this property but I would like to expand on that. My mom has lived in Belleville for nearly 18 years. She is on a limited fixed budget and has rented a small basement apartment on North Park Gardens while living in Belleville. This spring the basement flooded and her elderly landlady was unable to work through the restoration/renovation process. My siblings and I realized that we would need to get involved in creating a long term living situation as her income would not suffice for another apartment in the City. The best living option was to purchase as multi-unit building that would generate enough

income to offset these costs. My desire was to find the best location with proximity to amenities such as her local church, but still within the confines of a relatively quiet neighbourhood.

We purchased 45 College St on June 1st this year with that intent in mind. I agree that this property is not aesthetically pleasing. It does not match the quality and appearance of the surrounding homes. It is, however, in a great location, and very close to some community amenities. I own several other income properties in Ontario and have experience in renovation and construction so I am confident that I can transform this property into one that the neighbourhood will be proud of.

Several days after the last Committee meeting, I called Rosemary Patterson to discuss her concerns and my vision. I listened to the issues that she had and expressed my understanding that previous ownership may not have managed the property properly. I assured her that under the professional management of Kente Property Management, the issue with garbage collection, for example, would not persist. I relayed the personal reasons for purchasing the property and assured her that, over a period of time, it would be transformed into an attractive, updated, agreeable building. After a good conversation, I offered to meet with her to go over the application again, however, she mentioned she felt confident in the points of our discussion and declined the offer. I did give her my personal number and encouraged her to call me anytime if she had any further concerns. About two weeks ago, I called her back to touch base and ensure there were no outstanding issues remaining with the garbage. She mentioned that a couple of instances had occurred but that the garbage had been removed right away. Understanding that a transformation like this takes time, I am confident that Rosemary and other area residents will be very happy with the improvements I intend to make at 45 College St.

The reasons why I submitted an application for an additional two units on the property are largely financial. The property, as it sits now, essentially breaks even. Even though there were some updates completed prior to my ownership, there is a great deal to be done, externally and internally, throughout the building. Each unit needs a complete renovation. The property grounds require landscaping. The parking area needs proper definition and paving. All of that costs money but is necessary to truly change the culture of the property. The current operating income would not be enough to compensate for these renovations so additional income is required to make the facelift cost effective.

My proposal, as outlined in the application for rezoning, is to add two additional units to make the project cost effective. The way the addition is situated on the property will allow for the new construction to go ahead with little invasion of current tenant privacy. The two units would be stacked one on the other with access from the parking area on Geddes St. I would envision my mother occupying the new bottom unit to ensure that accessibility is not a factor as she continues to age. The cost of construction of those two new units will include a complete

façade change of the entire exterior of the building. Designer stone and architectural detail will combine urban style with modern comfort. Landscaping and paving will follow to complete the exterior transformation of 45 College St in the first year. With the added operating income from these units, I intend to take each follow-on vacancy opportunity to completely renovate the other units in the building. I see the whole process completed in less than 5 yrs.

With regards to unit density and the desire for six units total, four of those units are two bedroom units, with the others being a single and a bachelor unit. Once renovated, my intent is to focus on tenants similar to my mom who would potentially share common interests and priorities which would limit the density per unit.

With regards to the number of by-law exemptions requested in the application, it should be stated that the Planning Department estimates this building was likely constructed in 1890 and is deemed legal non-conforming as it sits now as a converted dwelling. Many of the by-law changes being requested through this application are actually due to the current building setbacks rather than due to the proposed addition. Those that are specific to the addition setbacks, like parking distances from buildings, could be argued as not applicable since these setbacks are established for larger apartment buildings, as opposed to converted dwellings.

In conclusion, I would like to re-iterate my desire to transform this property from unsightly and troublesome. I would like the opportunity to shift the culture of the building and its tenants to one that I am comfortable with my own family living in. I understand the concerns that have been voiced with regards to this application but I hope I have provided mitigating factors for those issues.

Respectfully and Sincerely,

Tim Streek
President
Tri-Service Holdings Inc.
(613) 680-2801
info@triserviceholdings.com

Apartment Dwelling – “R6” Zone By-law 10245

(45 College Street East)

By-law Provision	By-law 10245 Requirement	Existing Situation	Proposed due to Addition of 2 Units
Lot Frontage (minimum)	24.0 m	30.24 m (Geddes St.)	unchanged
Lot Area per Dwelling Unit (minimum)	161.5 sq.m.	229.53 sq.m.	153.02 sq.m.
Resulting Lot Area (minimum)	969.0 sq.m.	918.1 sq.m.	unchanged
Minimum Yards Setbacks			
Front Yard (Geddes St.)	7.5 m	16.0 m	7.5 m
Interior Side Yard	3.0 m	4.8 m	unchanged
Exterior Side Yard (College St.)	7.5 m	5.8 m	5.8 m (unchanged)
Rear Yard	7.5 m	5.0 m	5.0 m (unchanged)
Lot Coverage (maximum)	Not indicated	20.1%	27.4%
Maximum Building Height	10.6 m	8.0 m (approx.)	8.0 m (approx.)
Landscaped Area (minimum)	40%	50% (approx.)	45.9%
Parking Spaces/Unit	1.5/unit	6 (total)	8(total)
Off-street parking distance to street line	6.0 m	0 m	2.4 m (improved)
Landscaped strip adjacent to single detached dwelling	3.0 m	0 m	1.5 m (improved)
Distance between parking area and main building	7.5 m	0 m	1.5 m (improved)

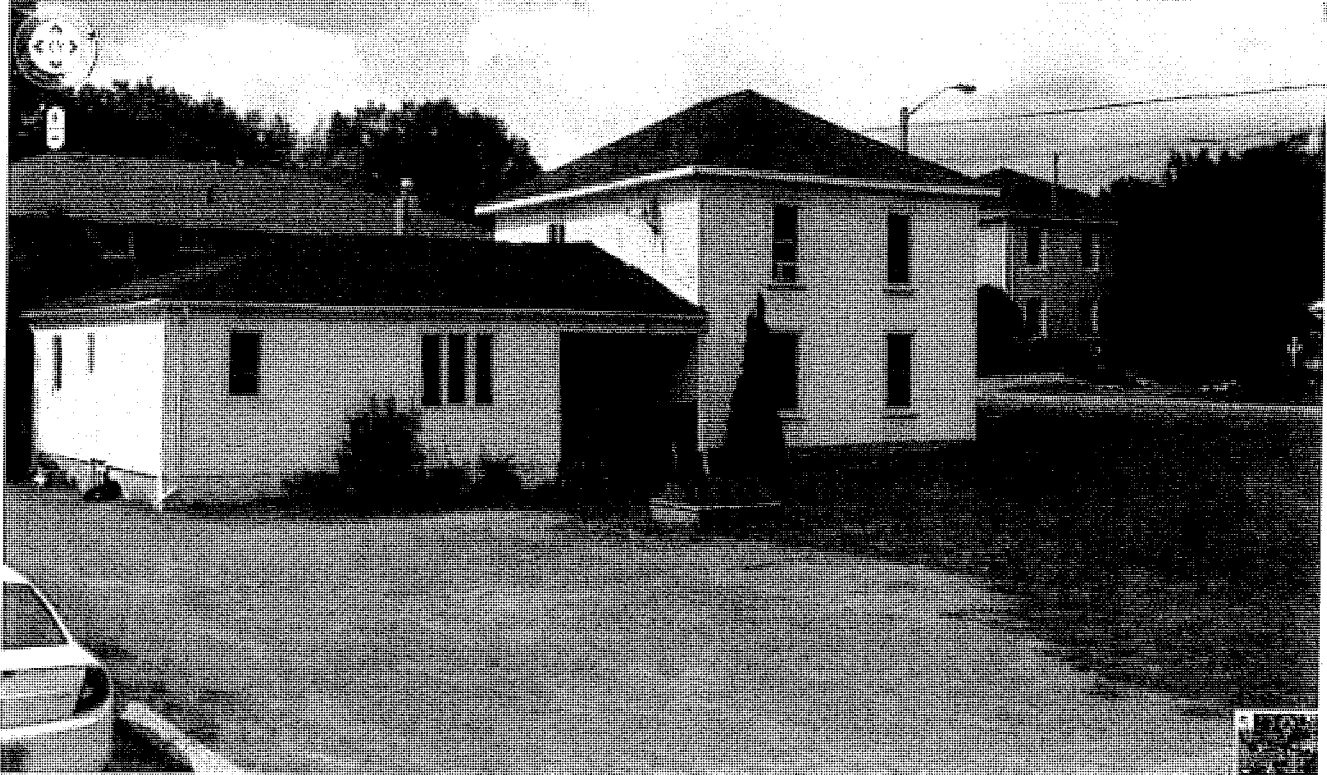
It is noted that although the zoning by-law is silent regarding the maximum lot coverage for an apartment in the R6 zone category, the proposed coverage of 27.4 % is well below the requirement for the lowest density residential zones, which is typically 35% maximum.

The proposed addition does not create deficiencies of the required setbacks beyond what currently exists on the property (ie. the exterior side yard and rear yard).

The reductions in the requirements related to parking are actually improvements to what currently exists on the property. The photo below shows that there are currently no setbacks of the parking area from the street line, the main building, or the neighbouring single detached dwelling to the south.



EXISTING



PROPOSED

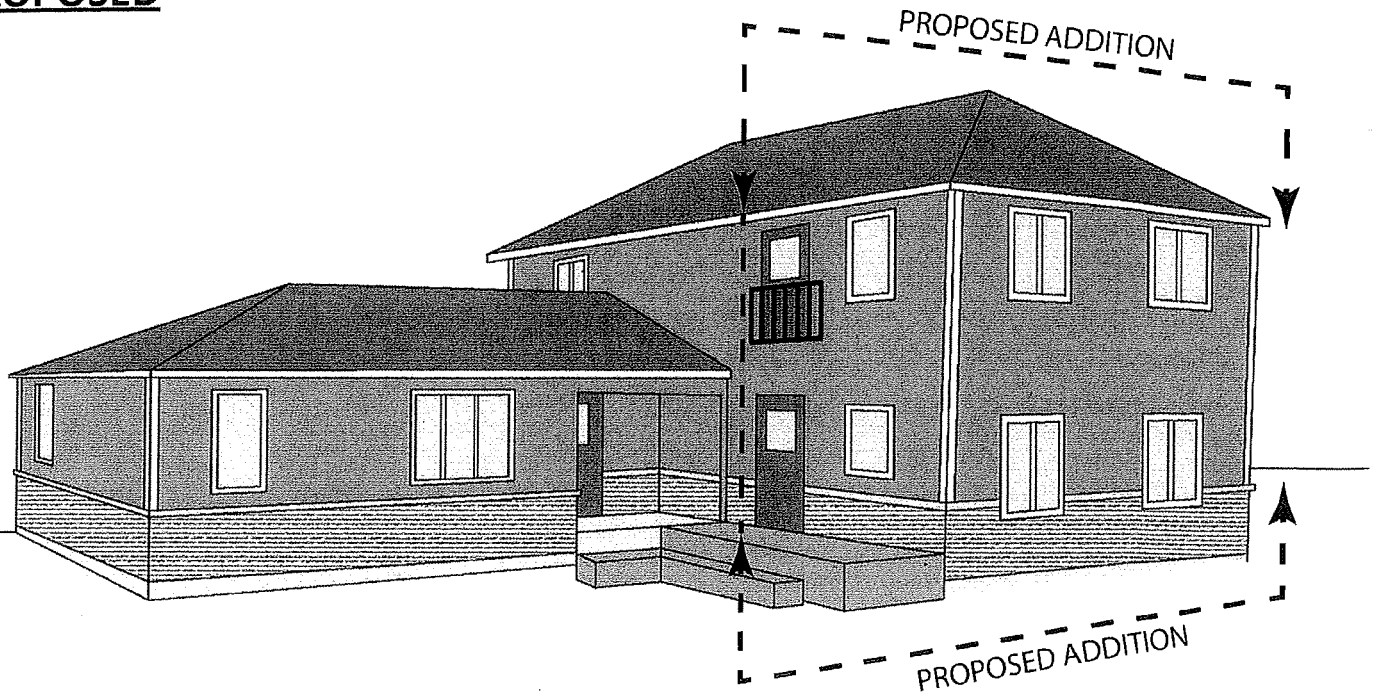
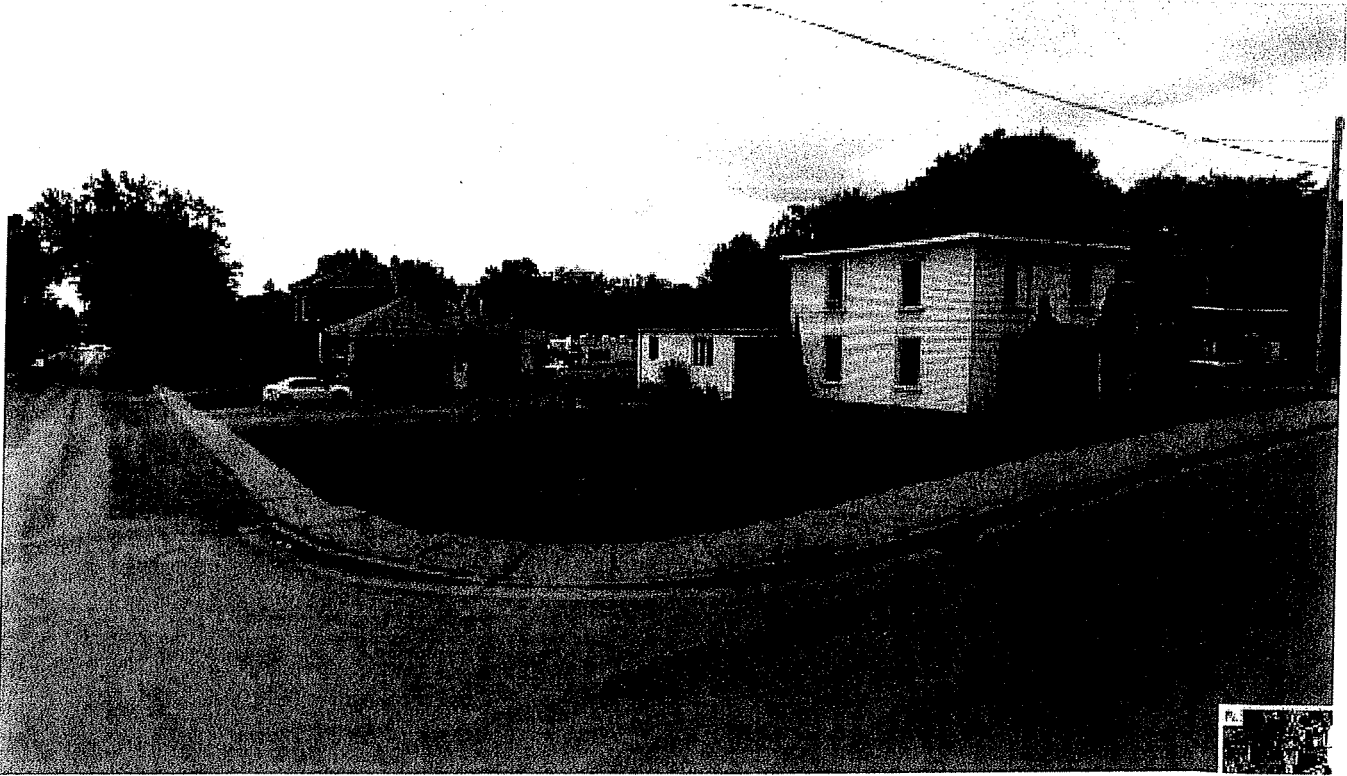


FIGURE 1a
ISOMETRIC PERSPECTIVE
FROM SOUTH-EAST CORNER



EXISTING



PROPOSED

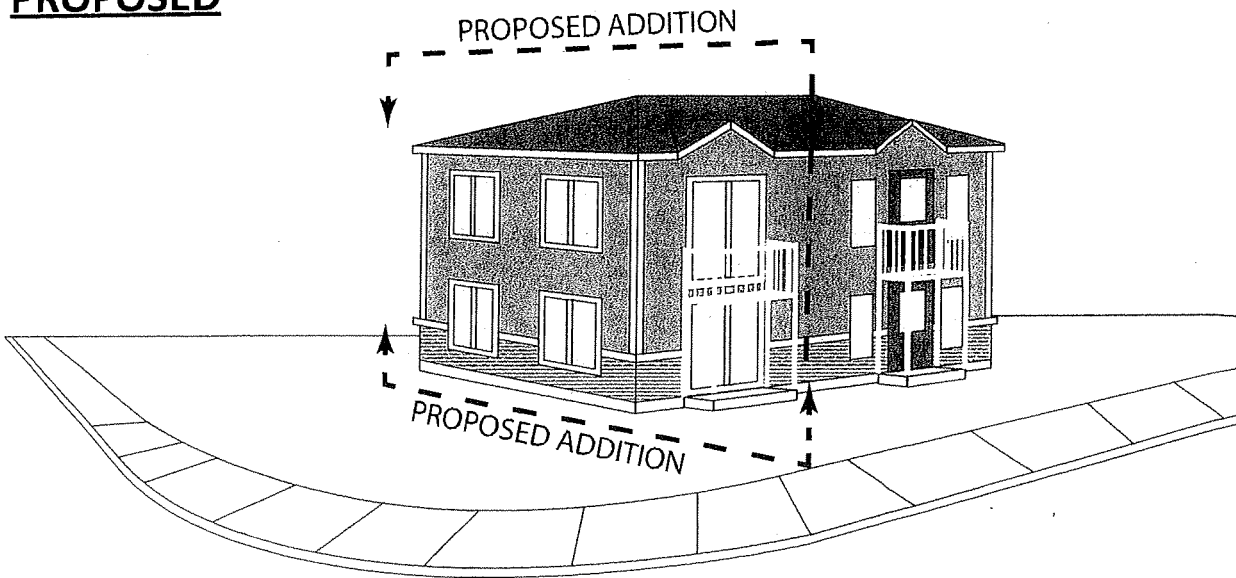
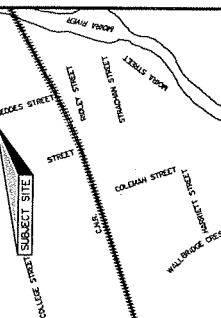


FIGURE 1b
ISOMETRIC PERSPECTIVE
FROM NORTH-EAST CORNER



SITE PLAN
TR-SERVICE HOLDING INC.
 45 COLLEGE STREET
 SOUTH OF COLLEGE STREET AND WEST OF GEDDES STREET
 COUNTY OF HASTINGS
 SCALE = 1:2000 METRIC

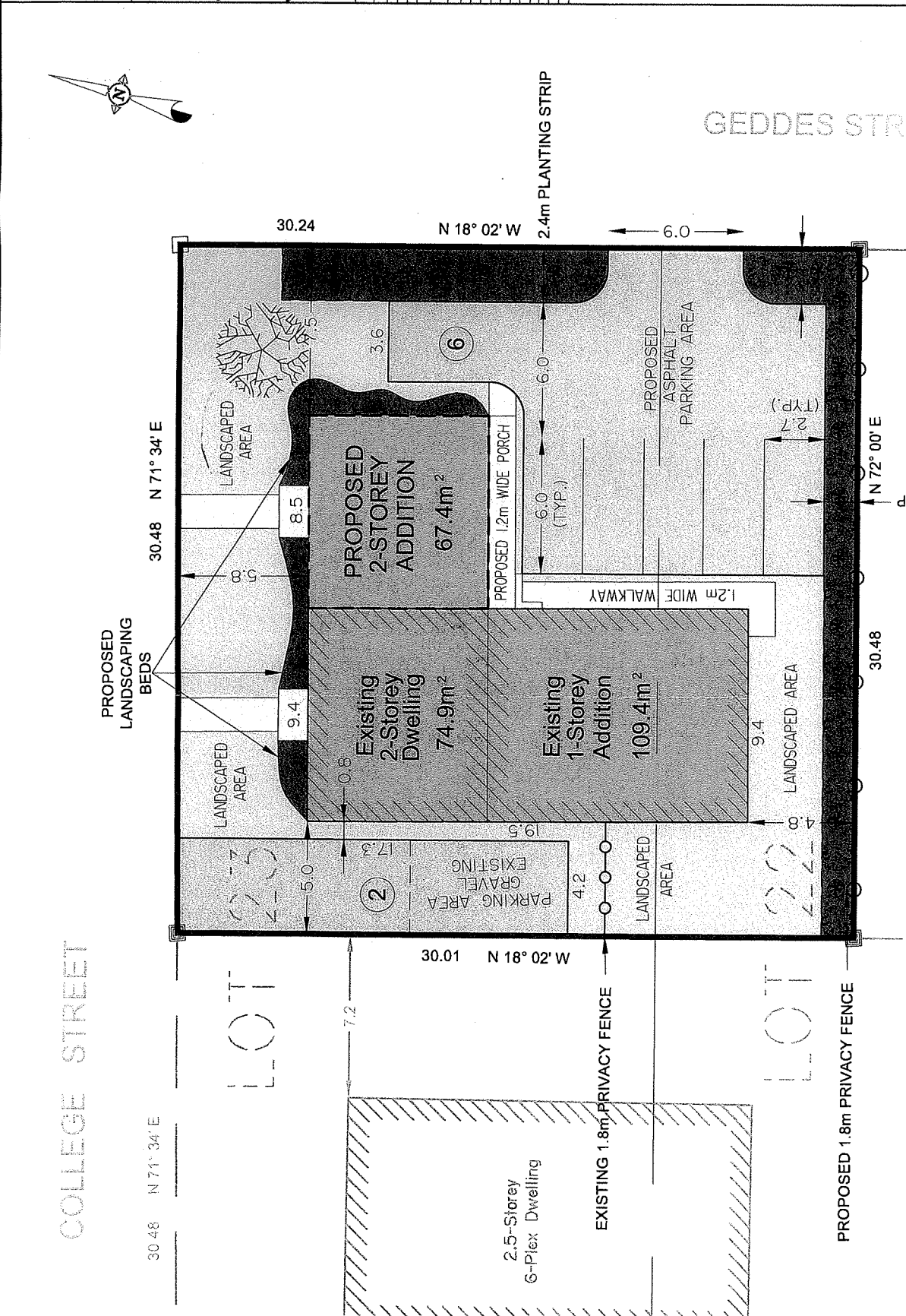


SCHEDULE OF LAND USE

LAND USE	AREA (m ²)	PERCENT
BUILDING COVERAGE	251.71	25.17%
LANDSCAPED AREA	421.29	42.13%
ASPHALT & GRAVEL PARKING AREAS	245.15	24.51%
SITE TOTAL	918.14	100.00%

ZONING BY-LAW 10245 - "R6" ZONE

PROVISION	REQD	PROPOSED
LOT FRONTAGE	24.00m	30.01m
LOT AREA (min. for 6 dwelling units)	953.00m ²	918.14m ²
FRONT YARD DEPTH (min.)	7.5m	7.5m
REAR YARD DEPTH (min.)	7.5m	5.0m
FRONT YARD SETBACK (min.)	3.0m	3.0m
REAR YARD SETBACK (min.)	3.0m	3.0m
EXTERIOR SIDE YARD SETBACK (min.)	0.6m	0.6m
GROSS FLOOR AREA (max. for 1 bedroom)	42.0m ²	55.0m ²
LOT COVERAGE	35.0%	27.3%
BUILDING HEIGHT (max.)	10.6m	8.0m
LANDSCAPED AREA (min.)	40.0%	45.9%
PARKING SPACES	6	6



GEDDES STR

COLLEGE STREET

30.48 N 71° 34' E

30.48 N 71° 34' E

30.01 N 18° 02' W

N 18° 02' W

N 72° 00' E

2.4m PLANTING STRIP

PROPOSED 1.8m PRIVACY FENCE

EXISTING 1.8m PRIVACY FENCE

2.5-Storey
6-Plex Dwelling

EXISTING GRVEL
PARKING AREA

2

Existing
2-Storey
Dwelling
74.9m²

PROPOSED
2-STOREY
ADDITION
67.4m²

6

PROPOSED
ASPHALT
PARKING AREA

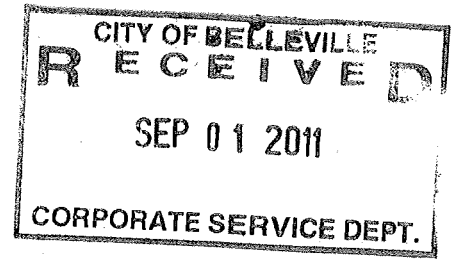
1.2m WIDE
WALKWAY

PROPOSED
LANDSCAPING
BEDS

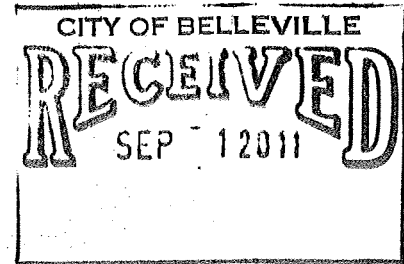


Copy to: Acting Dir. Eng & Dev Services,
Mgr. of Policy Planning, Mgr. of Approvals
From: Dir of Corp Services/City Clerk
Date: Sept. 1/11

Lise Allin
86 Victoria Street
Belleville, Ontario
K8N 2A4



The Corporation of the City of Belleville
c/o Julie Oram, Secretary
Planning Advisory Committee
City Hall, 169 Front Street
Belleville, Ontario
K8N 2Y8



September 1, 2011

Dear Julie and the Planning Advisory Committee,

Regarding a proposed amendment to the zoning of property described as 281 John Street, Belleville, I wish to have the following written submission accepted by the Planning Advisory Committee.

The rezoning of 281 John Street will increase traffic density near a school and a Bed and Breakfast. I agree with the rezoning if the City of Belleville agrees to put traffic calming speed bumps on John Street between Victoria Street and Alexander Street.

I wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application.

Regards,

Lise Allin



APPROVAL BLOCK
AEDS <i>RB</i>

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2011-23
September 6, 2011

To: Councillor Lafferty, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
281 John Street, City of Belleville, County of Hastings
File Number: B-77-903
Applicant: WADE ENNIS
Owner: TCW PROPERTIES LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 281 John Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'R4-47 – Residential Fourth Density' zone to permit the existing building to be internally converted to allow a total of four (4) condominium units. It is recommended that a 'h' holding symbol be attached to the site requiring confirmation that existing sanitary sewer and water service for the building can accommodate a total of four (4) dwelling units and that the Applicant obtain condominium approval to permit the units."

SUMMARY:

As the Committee may recall, this parcel was rezoned in March, 2010 to limit the site and building to be only used as a single detached dwelling. Prior to that time the building was used as a daycare centre operated by the County of Hastings. The existing building constitutes a total floor area of approximately 469 square metres and is situated on approximately 1,479 square metres of land. The parcel is also improved

with a paved parking area that can accommodate upwards of eight (8) parking spaces. The Applicant has requested that the parcel be rezoned to allow the building to be internally converted to permit a total of four (4) condominium units

The land is designated "Residential Land Use" in the City's Official Plan which permits a range of dwelling types subject to satisfying various policies of the Plan.

At the time of the 2010 rezoning Heritage Belleville identified that the building dates from 1865 and has historical importance as a past convent (Sisters of Loretto, Sisters of Providence) and school (St. Michael's High School).

If this application is approved, it is recommended that a 'h' holding symbol be attached to the property requiring the demonstration of sufficient sanitary sewer and water services to accommodate the four (4) proposed units and further that the Applicant obtain condominium approval to permit the conversion to condominium units.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to approximately 1,479 square metres of land that contains a building that was previously used as a daycare centre.

The purpose of the application is to amend Belleville Zoning By-Law Number 10245, as amended, to permit the subject land and building to be utilized for a total of four (4) condominium units.

The lands subject to the proposed amendment are shown on the attached location plan.

Subject Property

- Site Characteristics

The site contains a building that had been most recently used as a daycare centre operated by the County of Hastings.

- Adjacent Land Uses

Residential uses abut the parcel to the north, south and east. Approximately 20 metres further to the south is located an apartment building. Across John Street to the west is located Nicholson Catholic College and St. Michael Catholic School.

Official Plan

The land is designated "Residential Land Use" in the City's Official Plan. A range of residential dwelling types and densities are permitted in this designation subject to satisfying various policies in the Plan.

Zoning By-Law

The subject land is zoned "R4-47 – Residential Fourth Density" in Zoning By-Law Number 10245, as amended. The R4-47 zone limits the use to a single detached dwelling only. The Applicant has requested a modification to the provisions of the R4-47 zone to also allow the existing building to be internally converted to permit a total of four (4) condominium units.

Applying the converted dwelling provisions of the standard R4 zone, the lot area per dwelling unit (approximately 370 square metres) exceeds the minimum R4 requirement of 337 square metres. The site also has sufficient paved parking to accommodate the proposed conversion.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic District School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on August 17, 2011.

The Algonquin & Lakeshore Catholic District School Board and Quinte Conservation have no concern with the proposal.

No other comments have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Recreation, Culture and Community Services Department, Environmental & Operational Services Department and the Manager of Approvals on August 17, 2011.

The Development Engineer advises as follows:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised of the following comment:

The Owner should confirm that the existing sanitary building sewer and the existing water service to the property are large enough to handle the four (4) residential dwelling units. If they are not large enough, then they will need to be replaced with new services that have the required capacity."

The Recreation, Culture & Community Services Department has no comment. The Manager of Approvals advises that the use would appear to be a more appropriate use of the building.

- Public Circulation

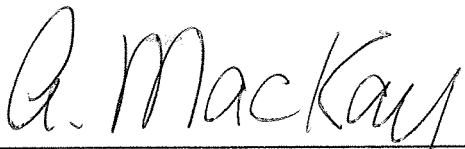
Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on August 17, 2011. Notice was also provided by advertisement in The Intelligencer.

No comments or concerns have been received regarding this proposal.

Planning Analysis

As described, the proposed density of approximately 370 square metres of lot area per dwelling unit would exceed the minimum R4 standard for converted dwelling units of 337 square metres of lot area per dwelling unit. The proposed conversion of the existing building to four (4) condominium dwelling units would constitute a more efficient and appropriate use of the building and land given both the parcel's size and the existing gross floor area of the building which approximates 469 square metres (approximately 5,048 square feet). The location would satisfy the tests of the Official Plan that apply to this dwelling type and the allowance for additional dwelling units contemplated by this application is in keeping with the Provincial Policy Statement which, among other things, promotes intensification and efficient development and land use patterns.

If this application is approved, it is recommended that a 'h' holding symbol be attached to the property requiring the demonstration of sufficient sanitary sewer and water services to accommodate the four (4) proposed units, and, furthermore, that the Applicant be required to obtain condominium approval to permit the conversion to condominium dwelling units.

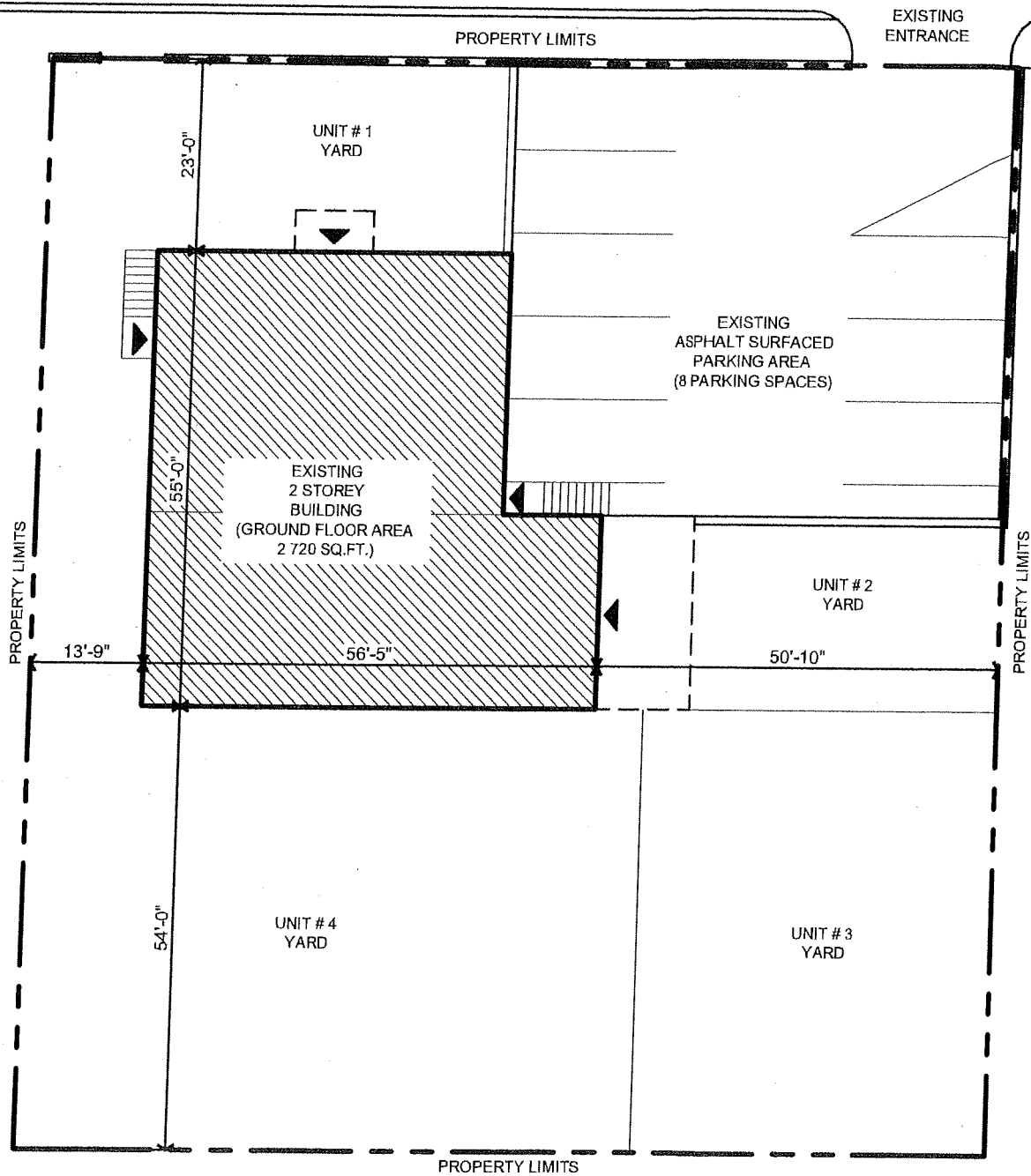


Arthur MacKay
Manager of Policy Planning

atta

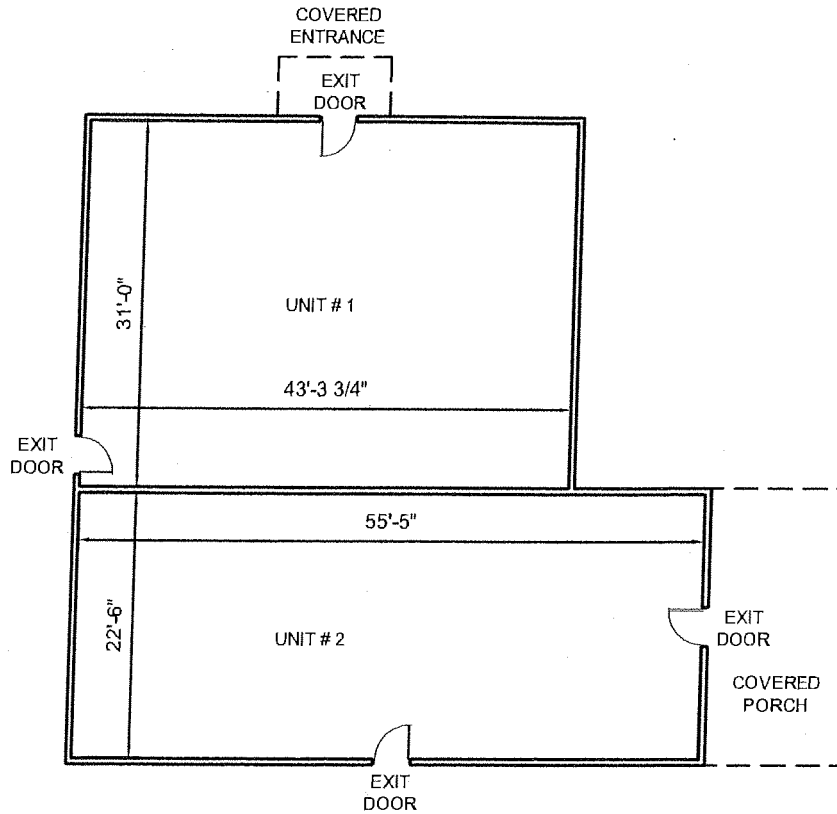


281 JOHN STREET



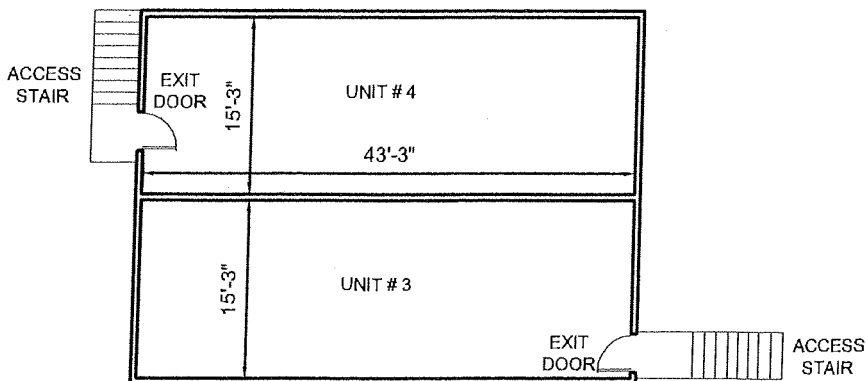
SITE PLAN

SCALE 1" = 20'-0"



GROUND FLOOR PLAN

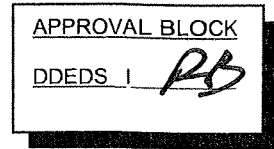
SCALE 1/16" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/16" = 1'-0"

281 JOHN STREET
BELLEVILLE, ON



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2011-24
September 6, 2011

To: Councillor Lafferty, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended – A
Portion of 28 Valleyview Crescent, City of Belleville, County of Hastings
File Number: B-77-904
Applicant/Owner: WILBERT & KEITHA COLLINS
Agent: SHERRY FRASER

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for a portion of 28 Valleyview Crescent, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'RH – Residential Holding' to 'R4-30 – Residential Fourth Density'."

SUMMARY:

The applicant requests a rezoning of approximately 580 square metres of vacant land, presently zoned "RH – Residential Holding", to be rezoned to "R4-30 – Residential Fourth Density". The purpose of the application is to permit the construction of a single detached dwelling. The land would be developed as part of the Finch Drive subdivision located to the west.

The application is also subject to Committee of Adjustment Severance File # B 14/11 that was granted by the Committee on June 8, 2011.

The land is designated "Residential Land Use" in the City's Official Plan which permits single detached residential dwellings subject to satisfying various policies of the Plan.

BACKGROUND:

Purpose and Effect

The purpose of the application is to satisfy a condition of a land severance application by rezoning approximately 580 square metres of land from "RH – Residential Holding" to "R4-30 – Residential Fourth Density".

The effect of the application would permit the construction of a single detached dwelling.

The land subject to the proposed amendment is shown on the attached location plan.

Subject Property

- Site Characteristics

The subject land constitutes approximately 580 square metres of a total land holding of approximately 1,419 square metres that is subject to a land severance application. The larger parcel is developed with a single detached dwelling that fronts on Valleyview Crescent.

- Adjacent Land Uses

Single detached residential uses surround the subject land, save and except for the adjacent parcel to the south which is vacant.

Official Plan

The land is designated "Residential Land Use" in the City's Official Plan. Within this designation single detached residential dwellings are permitted subject to satisfying various policies of the Plan.

The application complies with the Plan.

Zoning By-Law

The subject land is zoned "RH – Residential Holding" in Zoning By-Law 10245, as amended, and the applicant requests a rezoning to "R4-30 - Residential Fourth Density" to permit the land to be developed with a single detached dwelling.

The minimum lot frontage and area requirements for a single detached dwelling in the R4-30 zone are 12 metres and 371.5 square metres, respectively. The subject land comprises approximately 18.3 metres of frontage on Finch Drive and approximately 580 square metres of lot area.

The subject land would conform to these minimum requirements.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, and Quinte Conservation on August 17, 2011.

The Algonquin & Lakeshore Catholic School Board and Quinte Conservation advise that they do not have a concern with the proposal.

To date, no other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering & Development Services Department, the Environmental & Operational Services Department, the Recreation, Culture and Community Services Department, and the Manager of Approvals on August 17, 2011.

The Approvals Section advises that the application is supported by the Committee of Adjustment and is considered technical in nature. The Recreation, Culture and Community Services Department have no objection to this application.

- Public Circulation

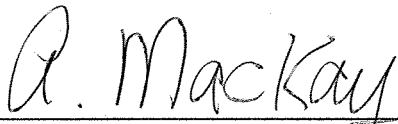
Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the affected area on August 17, 2011. Notice was also provided by advertisement in The Intelligencer.

No comments have been received.

Planning Analysis

As described, the proposed rezoning is a condition of approval of a land severance granted by the Committee of Adjustment which proposes to sever the rear yard of 28 Valleyview Crescent and thus create a residential dwelling lot.

The subject application would constitute infill development. The policies of the Official Plan permit residential uses in this location and the proposal would comply with the minimum requirements of the "R4-30 – Residential Fourth Density" zone. The R4-30 zone would also match the zoning of the adjacent residential development located on Finch Drive.



Arthur MacKay
Manager of Policy Planning

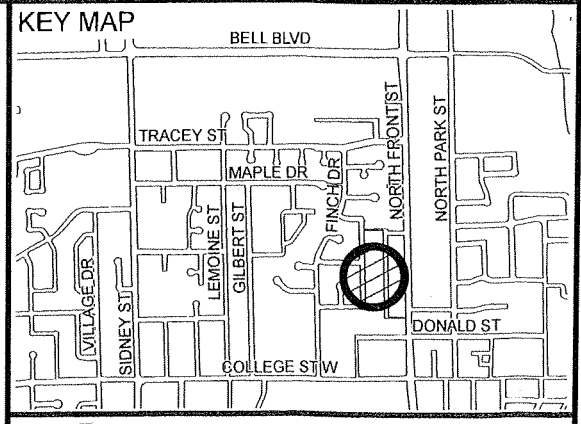
atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 28 VALLEYVIEW CRESCENT

PROPOSED ZONING CHANGE FROM RH (RESIDENTIAL HOLDING) ZONE TO R4-30 (RESIDENTIAL FOURTH DENSITY) WITH SPECIAL PROVISIONS AS DETAILED IN THE ATTACHED NOTICE



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



APPROVAL BLOCK
DE&DS <u>RB</u>

CITY OF BELLEVILLE
Spencer Hutchison
Manager, Approvals Section
Engineering and Development Services Department
Report No. APS-2011-38
September 6, 2011

To: Belleville Planning Advisory Committee

Subject: Request to Red-Line a Draft Approved Plan of a Vacant Land Condominium
Black Bear Ridge
Part of Lot 11, Concession 5
Owner: Foxcroft Station Limited c/o Brian Magee
Agent: Stephen Hyndman

File: 12CD-10501

Recommendation:

“That the Belleville Planning Advisory Committee recommends the following to City Council:

That, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approves the request to modify the draft approved Plan of a Vacant Land Condominium (File No.: 12CD-10501) submitted by Stephen Hyndman on behalf of Foxcroft Station Limited, as shown on **APPENDIX 3** attached to the Manager of Approvals Section Report No. APS-2011-38.”

Background:

In May of this year the City of Belleville approved a draft plan of a Vacant Land Condominium for a 17-lot rural subdivision on the north side of Harmony Road, west of Highway 37. The general location of the subject lands is shown on **APPENDIX 1**.

Total area of the subject lands is 10.8 acres.

Subsequent to being granted draft plan approval, the Owner’s consultant has been working towards clearing the conditions of draft approval. As a result of this work it has become necessary to redline the original plan (**APPENDIX 2**).

As shown on **APPENDIX 3** attached, the north end of Street “A” and the west end of Street “B” have been realigned slightly. In doing so, one building lot has been eliminated resulting now in a total of 16 building lots.

Comments:

The overall impact of the proposed redlining of the Black Bear Ridge vacant land condominium is considered to be minor in nature. The proposed change reduces the overall number of lots by one and is completely internal to the subject lands. There should be no impact on abutting properties.

Financial:

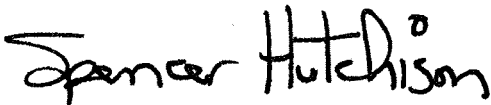
All of the engineering, survey and legal costs to facilitate the redlining of this plan of condominium will be at the Owner's expense. The applicant paid a fee of \$400.00 for the redline amendment.

Conclusion:

The Approvals Section of the Engineering and Development Services Department supports the red-lining of the Black Bear Ridge draft approved plan of Vacant Land Condominium on the north side of Harmony Road, west of Highway 37, as submitted by Stephen Hyndman on behalf of Foxcroft Station Limited.

Furthermore, Staff requests that the Belleville Planning Advisory Committee recommends to Belleville City Council that pursuant to Section 51(44) of the Planning Act, City Council approves the request to modify the draft approved plan (File No. 12CD-10501), as shown on **APPENDIX 3** attached

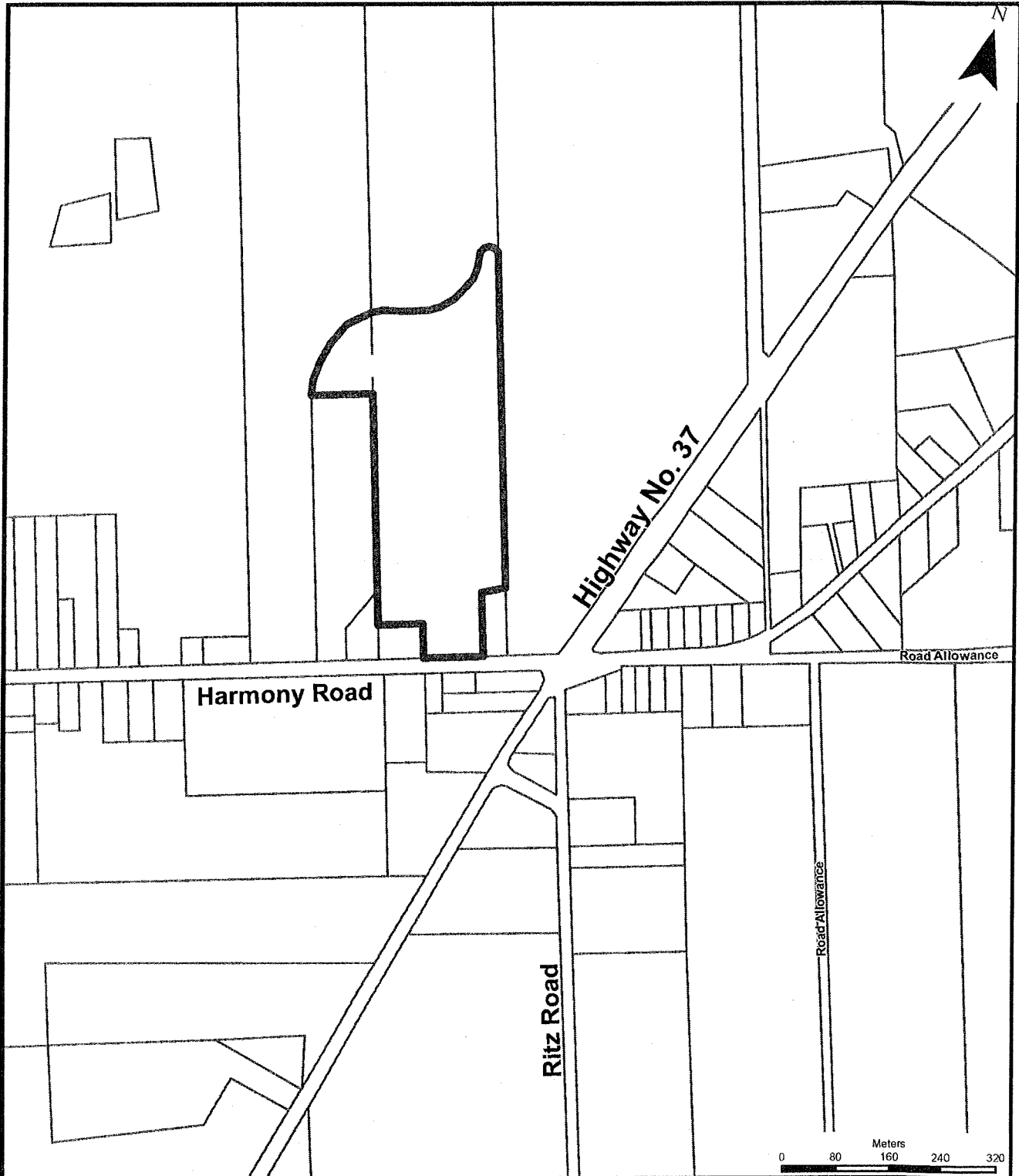
Respectfully submitted.



Spencer Hutchison/MG


APPENDIX 1

Location Map



LOCATION MAP

LOCATION: Black Bear Ridge

 - Subject Property

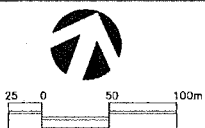
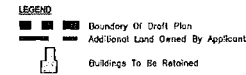
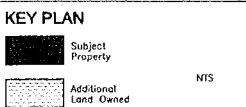
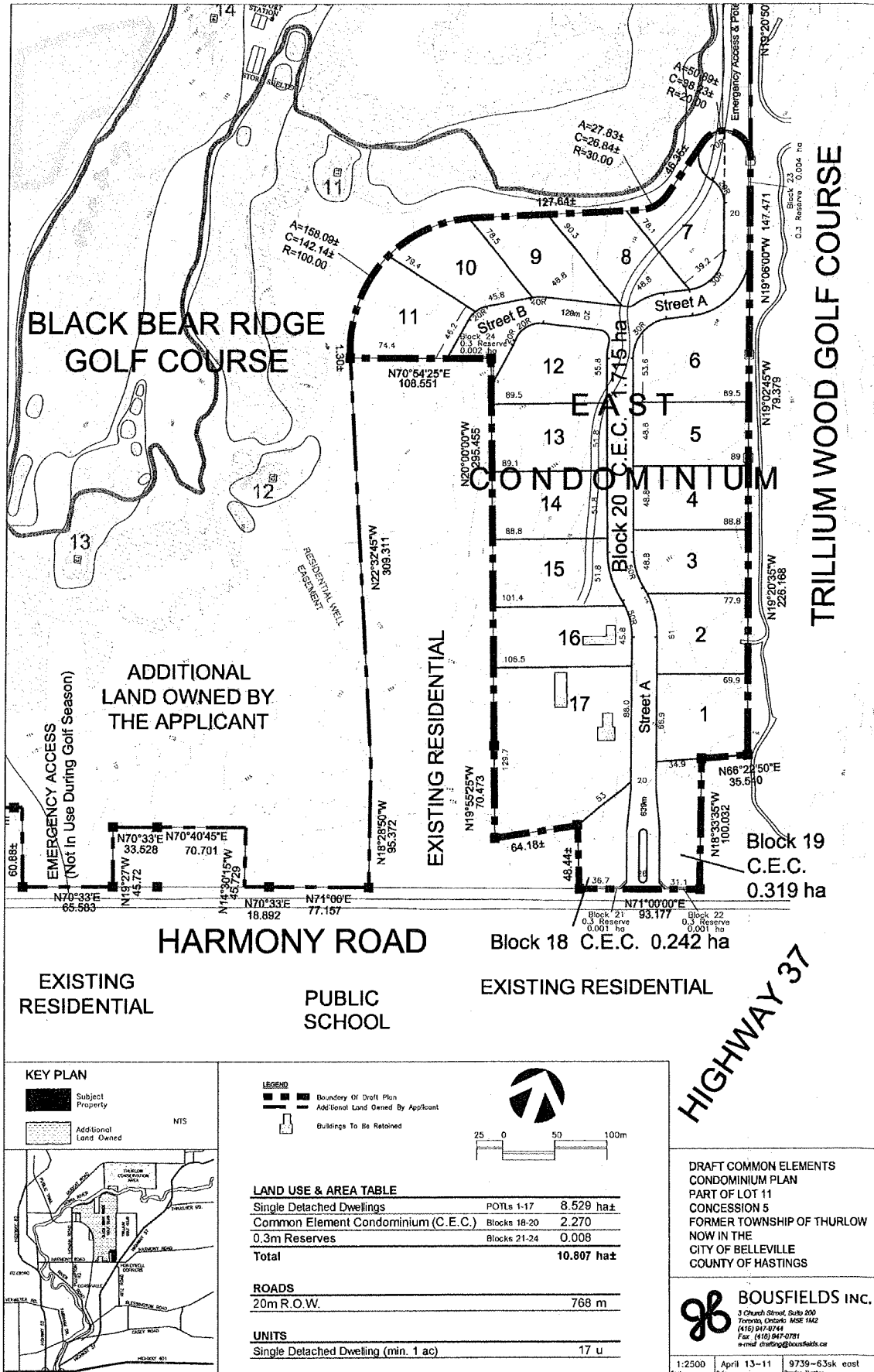


CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

APPENDIX 2

Draft Approved Plan



LAND USE & AREA TABLE

Single Detached Dwellings	PO1s 1-17	8.529 ha±
Common Element Condominium (C.E.C.)	Blocks 18-20	2.270
0.3m Reserves	Blocks 21-24	0.008
Total		10.807 ha±

ROADS

20m R.O.W.	768 m
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UNITS

Single Detached Dwelling (min. 1 ac)	17 u
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HIGHWAY 37

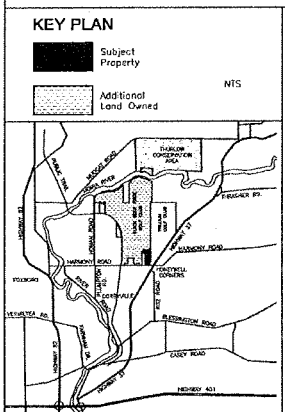
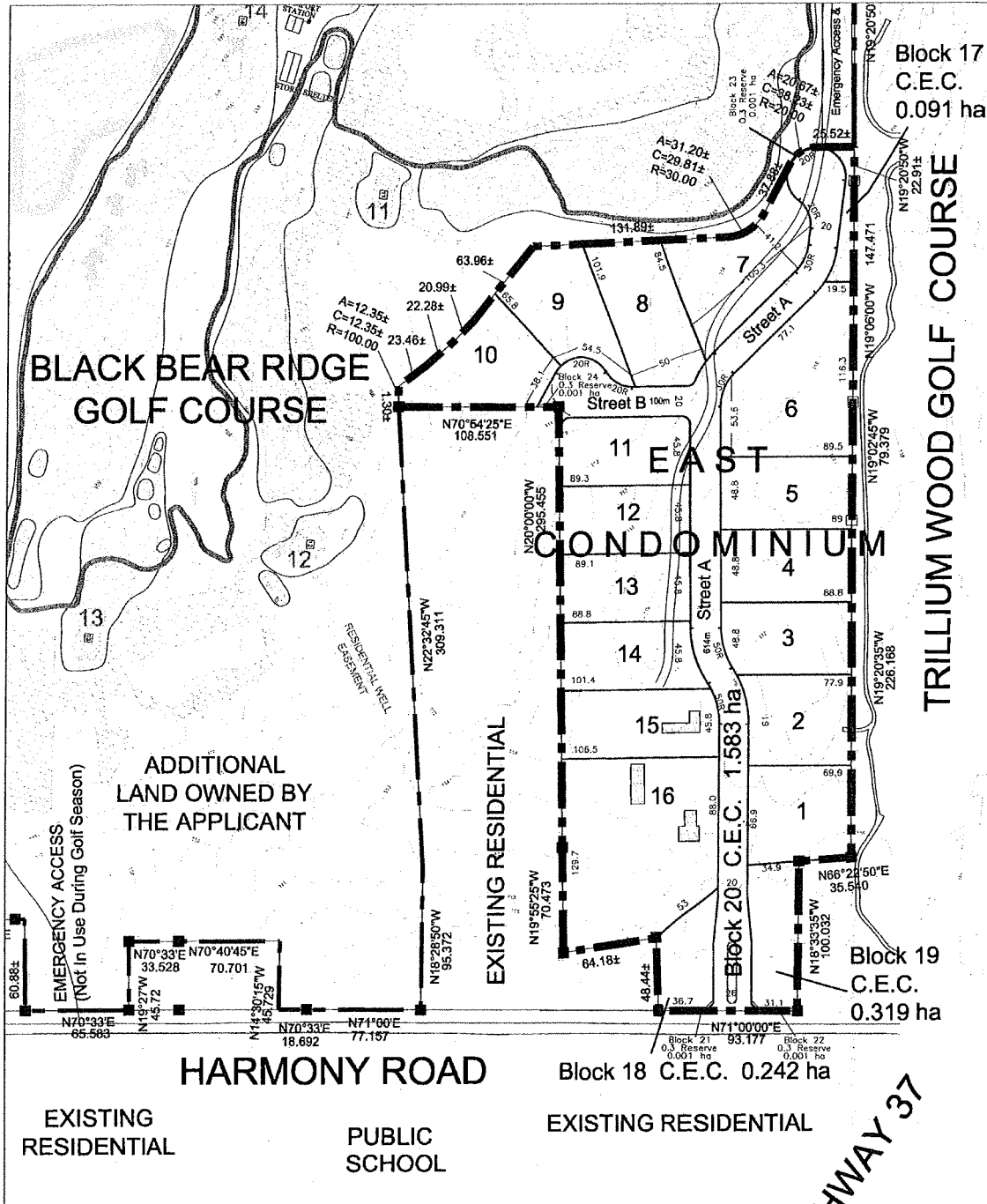
DRAFT COMMON ELEMENTS
CONDOMINIUM PLAN
PART OF LOT 11
CONCESSION 5
FORMER TOWNSHIP OF THURLOW
NOW IN THE
CITY OF BELLEVILLE
COUNTY OF HASTINGS

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1A2
(416) 947-9744
Fax: (416) 947-0781
e-mail: drafting@bousfields.ca

1:2500 April 13-11 9739-63sk east
Scale Date Project Number

APPENDIX 3

Proposed Red-Lined Draft Plan



LEGEND

- Boundary Of Draft Plan
- Additional Land Owned By Applicant
- Buildings To Be Retained

LAND USE & AREA TABLE

Single Detached Dwellings	POTs 1-16	8.334 ha±
Common Element Condominium (C.E.C.)	Blocks 17-20	2.235
0.3m Reserves	Blocks 21-24	0.004
Total		10.573 ha±

ROADS

20m R.O.W.	714 m
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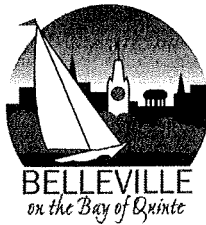
UNITS

Single Detached Dwelling (min. 1 ac)	16 u
--------------------------------------	------

DRAFT COMMON ELEMENTS CONDOMINIUM PLAN
 PART OF LOT 11
 CONCESSION 5
 FORMER TOWNSHIP OF THURLOW
 NOW IN THE
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS

BOUSFIELDS INC.
 3 Church Street, Suite 200
 Toronto, Ontario M5E 1A2
 (416) 947-9144
 Fax: (416) 947-0781
 e-mail: drafting@bousfields.ca

1:2500 Scale Aug. 8-11 9739-66dp (Drawn by)



APPROVAL BLOCK
AEDS <i>RB</i>

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2011-26
September 6, 2011

To: Councillor Lafferty, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
45 College Street East, City of Belleville, County of Hastings
File Number: B-77-902
Applicant/Owner: TRI-SERVICE HOLDINGS INC., c/o TIMOTHY STREEK
Agent: RFA PLANNING CONSULTANT INC.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for the property described as 45 College Street East, City of Belleville, County of Hastings, be APPROVED, as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject land from 'R6 – Residential Sixth Density' to a special R6 zone to permit two (2) additional dwelling units to be added to an existing four (4) unit dwelling."

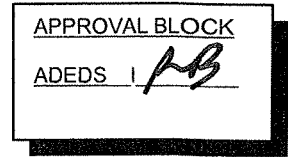
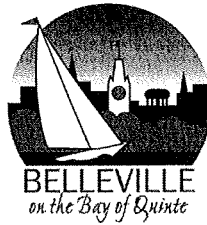
BACKGROUND:

As the Committee will recall, this application was deferred at the last (August 2) Meeting to allow the Applicant the opportunity to consider the comments and concerns raised by the Committee regarding a proposed addition to add two (2) additional dwelling units to a four (4) unit converted dwelling. Concerns were also raised by Rose-Marie Patterson who resides across the street at 46 College Street East.

Please find under the Communications section of the Agenda a submission from Tim Streek for the Committee's consideration.

Should the Committee be supportive of this application, the above referenced Recommendation is offered for the Committee's consideration.

Arthur MacKay
Manager of Policy Planning



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2011-25
September 6, 2011

To: Councillor Lafferty, Chair and
Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
222 Bell Boulevard, City of Belleville, County of Hastings
File Number: B-77-901
Applicant: 1479456 ONTARIO INC.
Owner: ARMIN QUICKERT
Agent: DAVE QUICKERT

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for the property described as 222 Bell Boulevard, City of Belleville, County of Hastings, be APPROVED, as follows:

That Zoning By-Law Number 10245, as amended, be amended by adding a veterinary hospital as a permitted use to the uses of the 'C3 -33 – Highway Commercial' zone."

BACKGROUND:

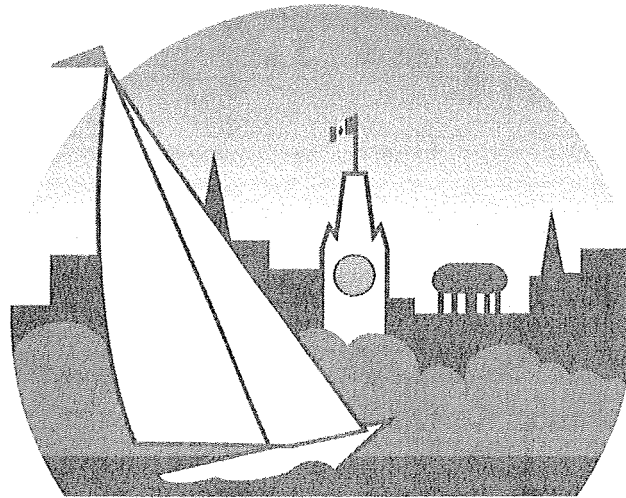
As the Committee will recall, this application was deferred to allow Staff the opportunity to receive comments from the Hastings and Prince Edward Counties Health Unit and the Canadian Food Inspection Agency regarding this application. To ensure that this issue was addressed prior to the September Committee Meeting, both agencies were contacted directly by telephone.

Staff has been advised that neither agency has a specific comment to provide regarding the proposed veterinary clinic. Mr. Eric Serwotka of the Health Unit advises that they do not typically comment unless their authority is specifically identified under legislation. In the subject instance, he is not aware of any regulations that apply to this type of use under the Health Protection and Promotion Act. There are some broader general clauses under the Act that allow them to take action if there is proof of a health hazard. But for these provisions to apply a direct threat to health would need to be demonstrated. Mr. Stephen Clare of the Canadian Food Inspection Agency advises that their involvement would not apply to any activities or uses that are external to the dairy operation.

Finally, with respect to the applicant submitting a plan that shows the proposed location of an outdoor compound for the keeping of animals, Mr. Quickert has told Staff that he will address this matter at the Meeting.



Arthur MacKay
Manager of Policy Planning



BELLEVILLE
on the Bay of Quinte

**ENGINEERING &
DEVELOPMENT SERVICES DEPT.**

BUILDING SECTION

MONTH-END REPORT

REPORT PERIOD: JULY 2011

www.city.belleville.on.ca



City of Belleville
Building Department
Financial Summary Report

July 2011

Classification	Permits	Construct Value	Permit Value
Dwellings	3	\$825,720.00	\$9,064.20
Additions/Alterations	18	\$307,575.00	\$3,648.75
Garages/Car Ports	3	\$15,000.00	\$215.00
Septic	2	\$15,000.00	\$300.00
Pools	3	\$11,600.00	\$150.00
Miscellaneous	6	\$0.00	\$300.00
Commercial	7	\$336,500.00	\$2,830.00
Industrial	0	\$0.00	\$0.00
Gov't/Institutional	6	\$488,770.00	\$5,432.70
Demolition	2	\$0.00	\$75.00
Sign	1	\$16,000.00	\$160.00
Sub Totals:	51	\$2,016,165.00	\$22,175.65

	This Month		Year-to-Date		
	July 2011	July 2010	July 2011	July 2010	December 2010
Revenue	\$22,175.65	\$37,029.14	\$686,146.41	\$703,405.12	\$1,058,168.22
Construction Value	\$2,016,165.00	\$3,319,064.00	\$67,728,942.00	\$66,653,899.83	\$99,544,470.12
Development Charges	\$38,035.00	\$58,835.00	\$493,220.91	\$839,184.00	\$1,466,947.65



City of Belleville
Building Department

Classification Breakdown (YTD)

Period: January 2011 to July 2011

Classification	Permits	Construct Value	Permit Value
Dwellings	60	\$11,954,880	\$131,022
Additions/Alterations	176	\$2,233,759	\$26,960
Garages/Car Ports	11	\$220,720	\$2,320
Septic	21	\$212,000	\$6,750
Pools	20	\$229,500	\$2,420
Miscellaneous	20	\$284,215	\$1,898
Commercial (New)	2	\$1,150,000	\$7,406
Commercial (Alter)	62	\$6,039,690	\$55,559
Industrial (New)	1	\$2,300,000	\$12,708
Industrial (Alter)	11	\$6,901,000	\$71,022
Gov't/Institutional	21	\$36,097,989	\$366,530
Demolition	9	\$0	\$450
Signs	8	\$105,189	\$1,102
Totals:	422	\$67,728,942.00	\$686,146.41

Residential	Units
Singles	55
Semi-Detached	4
Multiples	12
Total Units:	71



City of Belleville
Building Department
Comparative Report

July 2011

Classification	Permits	2011		Permits	2010	
		Construction	Permit Value		Construction	Permit Value
Dwellings	3	\$825,720	\$9,064	9	\$1,666,670	\$18,099
Additions/Alterations	18	\$307,575	\$3,649	29	\$319,150	\$4,186
Garages/Car Ports	3	\$15,000	\$215	6	\$109,560	\$1,106
Pools	3	\$11,600	\$150	5	\$72,100	\$760
Miscellaneous	6	\$0	\$300	3	\$15,000	\$150
Commercial	0	\$0	\$0	0	\$0	\$0
Commercial (Alter)	7	\$336,500	\$2,830	10	\$634,500	\$6,864
Industrial	0	\$0	\$0	0	\$0	\$0
Industrial (Alter)	0	\$0	\$0	4	\$243,000	\$2,430
Gov't/Institutional	6	\$488,770	\$5,433	6	\$249,084	\$2,885
Demolition	2	\$0	\$75	4	\$0	\$200
Septic	2	\$15,000	\$300	1	\$10,000	\$350
Sign	1	\$16,000	\$160	0	\$0	\$0
Building Permit Totals:	51	\$2,016,165	\$22,176	77	\$3,319,064	\$37,029