

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

JUNE 3, 2019

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly

Councillor Bill Sandison
Councillor Ryan Williams

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. PUBLIC MEETING - THE PLANNING ACT

3.1 CITY OF BELLEVILLE MUNICIPAL COMPREHENSIVE REVIEW OF URBAN SERVICED AREA, OFFICIAL PLAN UPDATE

Notice of Meeting

1

Presentation of the Municipal Comprehensive Review Report prepared by Watson & Associates Economists Limited in association with Dillon Consulting, by Jamie Cook, Director, Watson Associates Economists Limited and Monica Belliveau, Associate, Dillon Consulting Ltd.

- 3.2 **NOTICE OF REVISED APPLICATIONS AND INTRODUCTORY PUBLIC MEETING FOR APPLICATIONS FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED; AND PROPOSED PLAN OF SUBDIVISION AND PLAN OF COMMON ELEMENTS CONDOMINIUM – 427 FARNHAM ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1079 AND 12CD-19001
OWNER: HERITAGE PARK J/V
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map 2

- 3.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 9 & 13 WILKIE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1084
OWNER/APPLICANT: MARK GLASSFORD

Notice of Meeting 7

- 3.4 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1437 & 1455 MUDCAT ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1085
APPLICANT: CLINT HAMILTON
OWNER: ROBERT ROLLINS

Notice of Meeting and Map 9

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JUNE 3, 2019

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison
Councillor Ryan Williams

John Baltutis
Kathryn Brown
Paul Jennings
David Joyce

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on May 6, 2019

4. DEPUTATIONS

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

- 6.1 NOTICE OF REVISED APPLICATIONS AND INTRODUCTORY PUBLIC MEETING FOR APPLICATIONS FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED; AND PROPOSED PLAN OF SUBDIVISION AND PLAN OF COMMON ELEMENTS CONDOMINIUM – 427 FARNHAM ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1079 AND 12CD-19001
OWNER: HERITAGE PARK J/V
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning/Manager of Approvals' Report No. PP-2019-45

11

RESOLUTION

“THAT Report No. PP-2019-45 dated June 3, 2019 regarding Notice of Revised Applications and Introductory Public Meeting for Zoning Amendment, Plan of Subdivision, Plan of Common Elements Condominium, 427 Farnham Road, City of Belleville, be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

- 6.2 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 9-11 & 13 WILKIE STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1084
OWNER/APPLICANT: MARK GLASSFORD

Policy Planner's Report No. PP-2019-42

29

RESOLUTION

"THAT Report No. PP-2019-42 dated June 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 10245, as amended – 9-11 & 13 Wilkie Street, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

- 6.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1437 & 1455 MUDCAT ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1085
APPLICANT: CLINT HAMILTON
OWNER: ROBERT ROLLINS**

Policy Planner's Report No. PP-2019-43

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RESOLUTION

"THAT Report No. PP-2019-43 dated June 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-law Number 3014, as amended – 1437 and 1455 Mudcat Road, Former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

7. REPORTS

7.1 RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 4807 OLD HIGHWAY 2, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1080
APPLICANT/OWNER: RAY & JEAN O'NEILL

Policy Planner's Report No. PP-2019-40

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RESOLUTION

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

THAT Application B-77-1080 to amend Zoning By-law Number 3014, as amended, for land described as 4807 Old Highway 2, Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone to fulfil a condition of consent for application B9/19."

7.2 RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 288 PINE HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1082
APPLICANT: TOM REID
AGENT: ELEANOR MCEVOY
OWNER: TOM REID & ELEANOR MCEVOY

Policy Planner's Report No. PP-2019-41

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RESOLUTION

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

THAT Application B-77-1082 to amend Zoning By-law Number 3014, as amended, for land described as 288 Pine Hill

Crescent, Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone to fulfil a condition of consent for application B3/19.”

7.3 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, RE: 125 SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1083
APPLICANT/OWNER: MEYERS CREEK DEVELOPMENT GROUP
AGENT: JOE SHUNOCK**

Manager of Policy Planning's Report No. PP-2019-38

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RESOLUTION

“THAT the Planning Advisory Committee recommends the following to City Council:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands described as 125 South Church Street from General Commercial (C2) and Non-Retail Commercial (C5) Zones to General Commercial (C2-49) Zone with special provisions to a methadone dispensary ; and

THAT a Development Agreement be required to address both lighting and garbage receptacles; and

THAT Staff be directed to update the City's three general zoning by-laws in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms regarding the regulation of methadone dispensaries.”

8. INFORMATION MATTERS

**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to June 3, 2019

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9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



CITY OF BELLEVILLE

NOTICE OF PUBLIC INFORMATION CENTRE AND PUBLIC MEETING CONCERNING MUNICIPAL COMPREHENSIVE REVIEW OF URBAN SERVICED AREA, OFFICIAL PLAN UPDATE

TAKE NOTICE that the City of Belleville is currently undertaking an Official Plan Update as required by the Planning Act and will hold a Public Information Centre (PIC) and Public Meeting on **Monday, June 3, 2019** at City Hall, 169 Front Street, Belleville to consider the final draft of the Municipal Comprehensive Review Report prepared by Watson & Associates Economists Limited in association with Dillon Consulting.

PIC Location: SIR MACKENZIE BOWELL ROOM, 3rd Floor, Belleville City Hall
Time: 3 pm to 5 pm

Public Meeting Location: COUNCIL CHAMBERS, 4th Floor, Belleville City Hall
Time: 5:30 pm

The City is currently undertaking an Official Plan Update as required by the Planning Act. This update consists of four phases: review and analysis of land requirements, policy recommendations, policy development, and implementation through an Official Plan Amendment. The Municipal Comprehensive Review Report is the first report required as part of the City's Official Plan update process and addresses the first two phases of the official plan update process (review and analysis of land requirements and policy recommendations).

The Municipal Comprehensive Review Report, and information concerning the overall Official Plan Update can be viewed on the City's website: <https://belleville.ca/city-hall/page/2018-official-plan-review>

THE PURPOSE OF THE PUBLIC INFORMATION CENTRE will be to provide information and display boards about the Municipal Comprehensive Review Report. The City's Consultant will be available to discuss their findings and recommendations. This will be an opportunity for the public to ask questions in an informal manner.

THE PURPOSE OF THE PUBLIC MEETING will be to allow for a presentation by the City's Consultant, and the opportunity for the public to ask formal questions.

IF YOU WISH TO SUBMIT FEEDBACK to the City of Belleville with respect to the Municipal Comprehensive Review Report, you must submit a written letter to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca) and indicate the subject.

ADDITIONAL INFORMATION is available at the Policy Planning Division, Engineering and Development Services Department, City Hall during regular office hours; online at <https://belleville.ca/city-hall/page/2018-official-plan-review> or by contacting 613-967-3288.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED AT THE CITY OF BELLEVILLE THIS 10th DAY OF May, 2019.



City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-967-3288

Fax: 613-967-3262

File No.: 12CD-19001

File No.: B-77-1079

**NOTICE OF REVISED COMPLETE APPLICATIONS AND PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
DRAFT PLAN OF SUBDIVISION
DRAFT PLAN OF A COMMON ELEMENTS CONDOMINIUM
427 FARNHAM ROAD
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JUNE 3, 2019 AT 5:30 P.M.**

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Monday, June 3, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for a property located on the east side of Farnham Road, south of Laurel Street, and north of Maitland Drive, which is known as **427 Farnham Road**.

A Location Map is shown on APPENDIX 1 which is attached. Also attached is the site plan and typical elevations of the dwelling being proposed.

The subject lands have approximately 99.3 metres of frontage on Farnham Road. The Applicant requests a rezoning from Rural Residential (RR) Zone to Low Density Residential Type 2 Zone with special provisions to permit 10 semi-detached dwelling units including reduced front yard setback, reduced lot frontage, and increased lot coverage.

Revised Applications for a Draft Plan of Subdivision and Common Elements Condominium have also been received by the City to permit the proposed development with freehold lots accessed by a common elements driveway.

In the Official Plan, the subject land is designated as "Commercial".

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 Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: mtmacdonald@city.belleville.on.ca.

If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the 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 and that person or public body may **not** be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please be further advised that written submissions received prior to the public meeting may be made available to the Applicant.

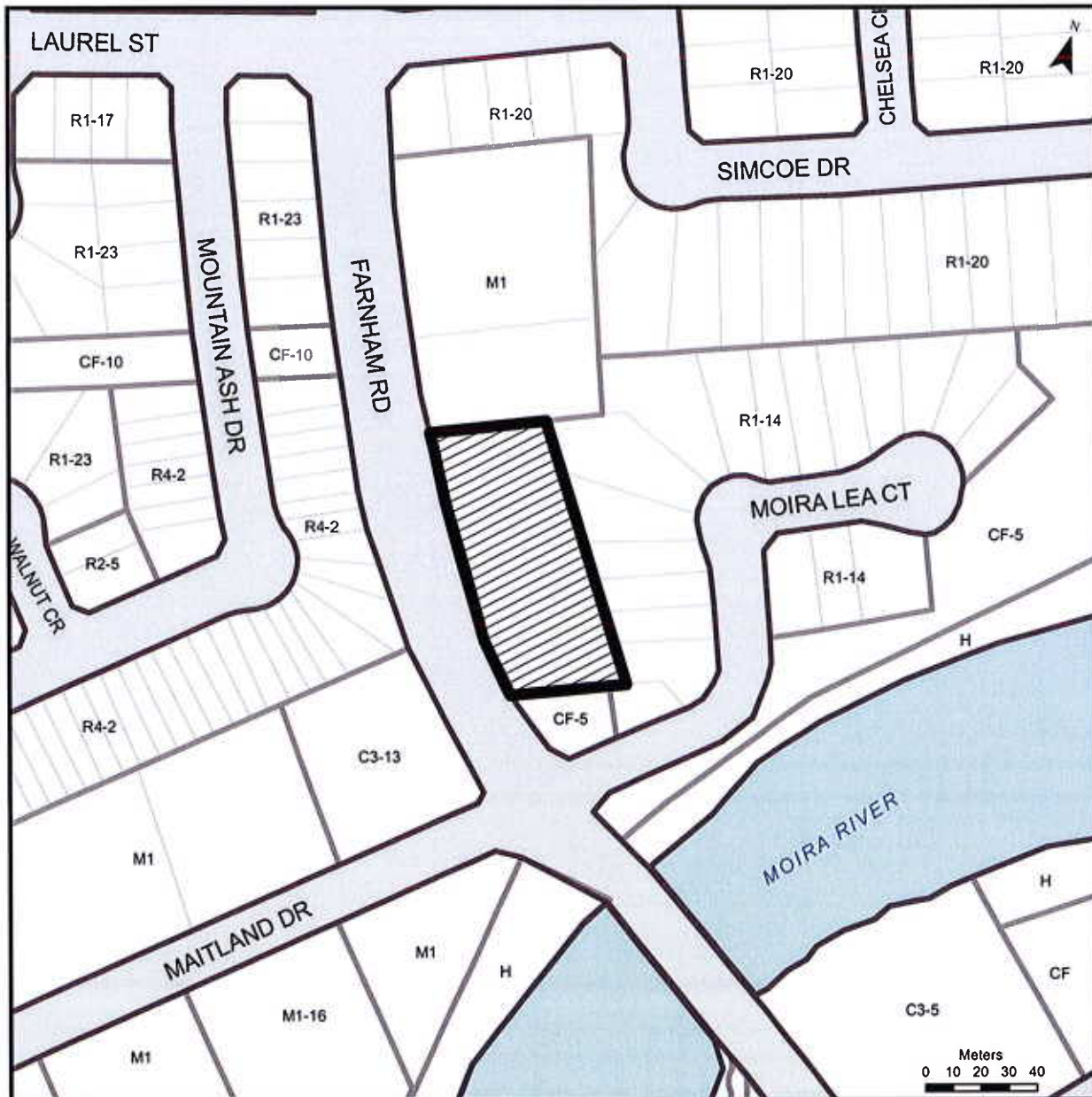
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 10th day of May, 2019.

APPENDIX 1 – LOCATION MAP

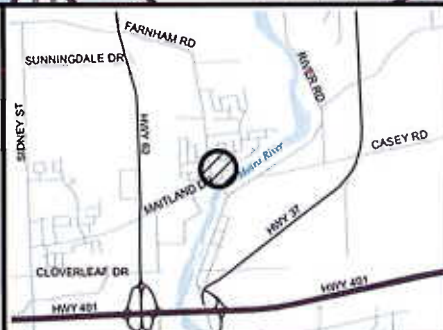


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: FARNHAM RD



PROPOSED ZONING CHANGE FROM RR (RURAL RESIDENTIAL) TO R2 (LOW DENSITY RESIDENTIAL TYPE 2 WITH SPECIAL PROVISIONS)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

SITE PLAN



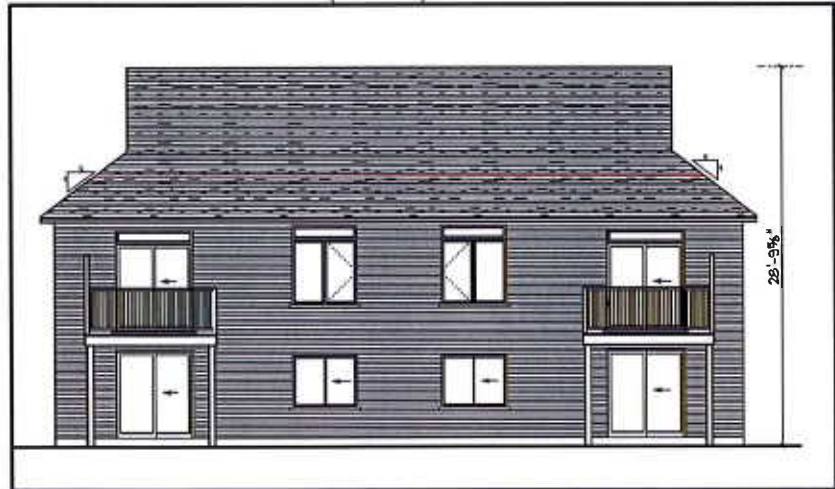
TYPICAL ELEVATION (FRONT)



TYPICAL ELEVATION (SIDE)



TYPICAL ELEVATION (REAR)





City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1084

NOTICE OF PUBLIC MEETING ZONING BY-LAW AMENDMENT APPLICATION 9 & 13 Wilkie Street

CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, June 3, 2019 AT 5:30 P.M.

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Monday, June 3, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 10245, as amended, for a property located on the east side of Wilkie Street, south of Dundas Street East, which is municipally known as **9 & 13 Wilkie Street**.

The property has approximately 21.8 metres of frontage on Wilkie Street. The Applicant requests a rezoning of the subject lands from Open Space (O2-1) Zone to Open Space (O2-4) Zone with special provisions to recognize the existing dwelling units on the properties. A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as "Open Space".

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 Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: mtmacdonald@city.belleville.on.ca.

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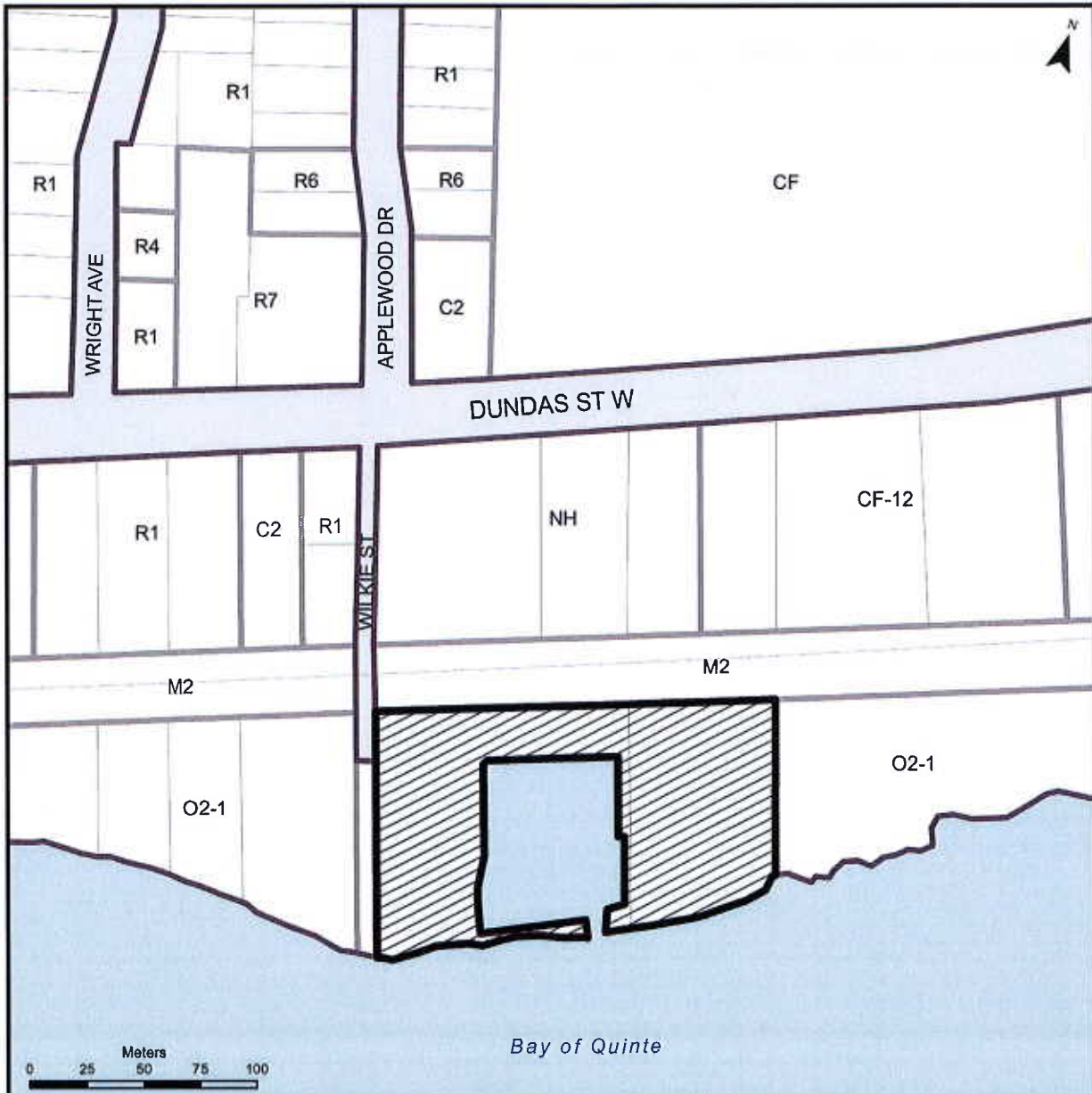
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 10th day of May, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 9-13 WILKIE ST



PROPOSED ZONING CHANGE FROM O2-1 (OPEN SPACE WITH SPECIAL PROVISIONS) TO O2-4 (OPEN SPACE WITH SPECIAL PROVISIONS)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1084



City of Belleville

Engineering & Development Services Department
Policy Planning Section
Telephone: 613-968-6481
Fax: 613-967-3262

File No.: B-77-1085

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
1437 & 1455 Mudcat Road**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, June 3, 2019 AT 5:30 P.M.**

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Monday, June 3, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for a property located north of Mudcat Road, east of Country Charm Drive, and west of Phillipston Road, which is municipally known as **1437 & 1455 Mudcat Road**.

The property has approximately 376 metres of frontage on Mudcat Road. The Applicant requests a rezoning of the subject lands from Prime Agriculture (PA) Zone and Rural (RU) Zone to Rural Residential (RR) Zone and to Prime Agriculture (PA-56) Zone with special provisions to prohibit future severances as a condition of Consent for Application B8/19. A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as "Agricultural".

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 Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: mtmacdonald@city.belleville.on.ca.

If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the 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 and that person or public body may **not** be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please be further advised that written submissions received prior to the public meeting may be made available to the Applicant.

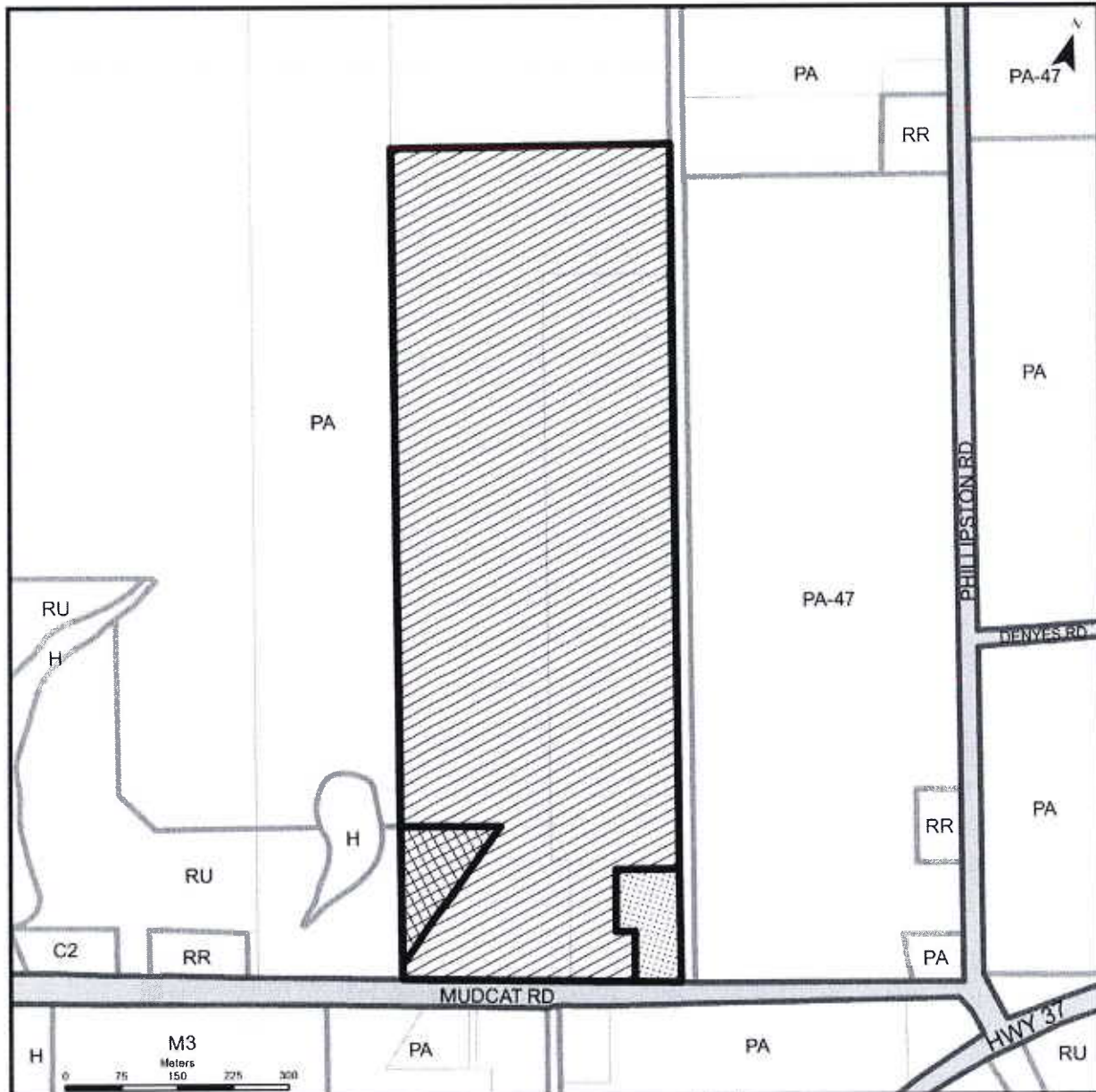
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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

Matt MacDonald, Secretary
Planning Advisory Committee




DATED at the City of Belleville this 13th day of May, 2019.

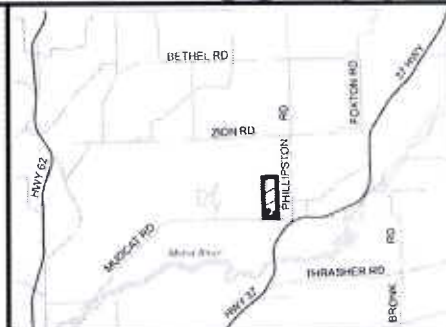
APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 1455 MUDCAT RD

-  - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO RR (RURAL RESIDENTIAL)
-  - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO PA WITH SPECIAL PROVISIONS
-  - PROPOSED ZONING CHANGE FROM RU (RURAL) TO PA (PRIME AGRICULTURE) WITH SPECIAL PROVISIONS



B-77-1085



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



APPROVAL BLOCK
DE& DS RB

CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Greg Pinchin, Manager of Approvals
Engineering and Development Services Department
Report No. PP-2019-45
June 3, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of **REVISED** Applications and Introductory Public Meeting for Zoning Amendment, Plan of Subdivision, Plan of Common Elements Condominium
427 Farnham Road, City of Belleville
OWNER: Heritage Park J/V
AGENT/APPLICANT: RFA Planning Consultant Inc.

File: B-77-1079 and 12CD-19001

Recommendation:

"That Report No. PP-2019-45 dated June 3, 2019 regarding Notice of **REVISED** Applications and Introductory Public Meeting for Zoning Amendment, Plan of Subdivision, Plan of Common Elements Condominium, 427 Farnham Road, City of Belleville be received as information; AND

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

Background:

This report is to provide background information on a revised application for 427 Farnham Road. This public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from staff.

Initial Application

An initial application for a proposed amendment to Zoning By-Law Number 3014, in addition to a Draft Plan of Subdivision and a Draft Plan of Common

Elements Condominium that would create 3 blocks of land on which could be constructed 3 residential buildings containing a total of 13 townhouse dwelling units, and a fourth block of land that would contain a common element driveway that would be used to access the townhouses from Farnham Road was received by the City of Belleville on February 27, 2019. In support of the application, the following was submitted:

- Planning Justification Report – RFA Planning Consultant Inc.
- Servicing Brief – Ainley Graham & Associates
- Excerpt from Farnham Road Master Plan
- Floor plans & elevations
- Draft Plan of Subdivision
- Preliminary Site Plan
- Draft Plan of Common Elements Condominium
- Preliminary Grading Plan
- Traffic Memo

An initial public meeting was held in accordance with the requirements of the Planning Act on April 1, 2019. At this meeting, there were a number of questions and comments from the public (See Attachment # 1 –PAC Minutes), along with initial correspondence from residents (See Attachment # 2).

Through this process, Staff identified the major concerns and questions regarding the application. The concerns and questions related to the functioning of the development in relation to the roundabout were then provided by the City to BTE Engineering who undertook the Environmental Assessment and Road Design work for the roundabout for their peer review. Other concerns and questions were then provided to the applicant to respond to. Responses to these concerns and questions are detailed later in the report through the Public Comments Section.

Responses to questions and concerns regarding the functioning of the development in relation to roundabout

Many questions and concerns were identified from the public as they relate to the functioning of the development in relation to the roundabout. The Engineering firm responsible for the studies, assessment and design of the road network including the roundabout is BT Engineering (BTE). Because the subject property was considered as part of their overall work, the City hired BTE to undertake a peer review of the application and address the concerns from the public because they would be considered as the expert authority in this matter.

In BTE's correspondence which is included as Attachment # 3, they have identified the fact that they had considered the subject lands in their initial

design requirements of the roads and intersection as a commercial use as opposed to the proposed residential use. BTE state that “the Environmental Assessment would therefore have considered a higher generation of traffic occurring at the lands subject to the zoning application. Residential development of the subject lands results in lower traffic generation and does not impact the findings of the EA.”

The letter concludes with the statement “In summary, based on our review of the proposed development, it is our professional opinion that the traffic that will be generated can be suitably accommodated and will not interfere with the operation of the roundabout.”

Staff has prepared a summary of their responses to public questions and concerns in the table below:

Design Concerns

Concern	BTE Response
Traffic congestion from project in close proximity to roundabout with high levels of traffic	The proposed development will generate a limited volume of traffic, estimated to be approximately 10 vehicle trips during the peak hour. This limited increase in traffic volumes will not result in congestion at the intersection. To avoid the potential for visitors parking impacting traffic operations, consideration could be given to designating No Parking on Farnham Road from the roundabout along the frontage of the site.
Proposed medians of the roundabout could interfere with traffic from proposed development	The proposed south entrance would be located opposite the existing entrance to the commercial plaza. As a result, full movements would be available at both proposed entrances to the development.
The 2 entrances are close to the roundabout causing issues of access	From our review of the proposed site plan, suitable separation between the 2 entrances appears to be provided.
Steep slope of Farnham towards the roundabout a safety concern	The EA assessed the grade and road profile of Farnham Road approaching the roundabout and alternatives were evaluated to consider this. The final road profile will be constructed in accordance with TAC guidelines and the recommendations of the EA. For your reference, we have attached Figure 20 of the Master Plan illustrating our recommended alternative.
Will more effective lighting be installed in this area?	There is a lighting plan at the roundabout being installed as part of the City's ongoing construction project that has been designed following the illumination guidelines of ANSI/IESNA RP-8-00. It is noted that this lighting will consist of decorative light standards to match what is on the bridge.
Clear signage with arrows/instructions and speed restrictions are key to roundabout	Signage at the roundabout will be installed consistent with the design guidelines of the Ontario Traffic Manual. There will also be an education initiative by the City regarding the use of roundabouts.
Business plaza at opposite corner creates enough congestion	The attached Figure 21 from the Farnham Road Master Plan illustrates that both the existing plaza along with the south entrance of the proposed development at 427 Farnham Road were considered, with the recommendation that these entrances be located opposite of each other.
Expansion of Canniff Mills and	The Municipal Class Environmental Assessment included a

Heritage Park and other traffic means traffic beyond capacity for the current road design	traffic study which considered full buildout of the area. The design recommendations address forecast population growth and traffic projections.
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Future Widening Concerns

City's Plan also requires "a 30 metre right of way be protected northward along Farnham Road to allow for any future road widening to accommodate additional development further north". How will this be accommodated? Including sidewalks etc that would be relocated.	The proposed plans for 427 Farnham do not propose buildings within the future (beyond the 20 year horizon) 30 metre right-of way; therefore, the 30 metre right-of-way is protected.
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Pedestrian and General Safety Concerns

Has the City done its due diligence regarding traffic flow and pedestrian safety?	The City undertook a Municipal Class Environmental Assessment for the Farnham Road/Maitland Drive Intersection improvements. Based on the evaluation of traffic volumes, turning movements, pedestrian safety, and public feedback, a roundabout was recommended as the technically preferred alternative for this intersection. The roundabout will address traffic flow and pedestrian safety for existing conditions and the anticipated growth of this community.
What about sidewalks – pedestrian safety	Sidewalks are included in the project. Coincidental with the reconstruction of Farnham Road, the City has confirmed that sidewalks will be constructed along Farnham Road on both sides of the road in the area of the proposed development. The final design of the sidewalks will be illustrated in the construction drawings.
Conflict with School buses – how will they pick up kids here when drivers must stop 20 metres either in front or behind the bus	School buses have procedures for picking up passengers which include where bus stops are located in relation to an intersection. It is our understanding that the school boards have been circulated the notices regarding the zoning application. They are the authorities with regard to school bus stop locations and have not expressed any concerns to the City.
If there is an accident at the roundabout vehicles could crash out of the roundabout into the proposed townhouses as they will be so close	Roundabouts have a number of benefits over traditional intersections, including : <ul style="list-style-type: none"> - Safety: lower speeds and fewer points of conflict between vehicles reduces the potential for serious crashes and injury - Lower speeds : unlike at a green light at an intersection, vehicles need to slow down to use a roundabout, reducing the likelihood of a serious crash - Curbing through the roundabout prevents corner cutting, helping to ensure lower operating speeds by confining vehicles to the intended path.
Area is already a concern for speeders	See response above.

Responses to questions and concerns from Applicant

Responses from the applicant to issues identified by City Staff are as follows:

Onsite infrastructure issues

Overflow parking from development an issue	<ul style="list-style-type: none"> The ZBL requires 2 parking spaces/unit. The units have been designed to exceed the Zoning By-law requirements. Each unit has a garage (1 space) The northerly 8 units can accommodate 3-4 cars given the width and depth of the driveways. In addition, under the Building Code, the private road is not required to be designated as a fire route, therefore the private road could be used for overflow parking on occasion.
How will emergency vehicles navigate these parked vehicles?	<ul style="list-style-type: none"> The private road will be constructed to be wide enough to accommodate the width of emergency vehicles and with 2 entrances there is alternative access routes provided.
How will Snow Removal occur	<ul style="list-style-type: none"> Snow will be plowed to the sides of the private laneway like any roadway. Accumulation will occur at the ends of the laneway. At such time as enough snow accumulates, the snow will be removed from the property. Snow plowing and removal will be the responsibility and under the control of the Condominium Board which will legally ensure proper snow clearing.
Will service road be able to accommodate garbage and recycling trucks?	<ul style="list-style-type: none"> As with other similar developments in Belleville, garbage and recycling trucks do not enter the property but gather materials adjacent from one of the entrances to the development from Farnham Road.
Where would new additional road go? (Off Farnham? Off Moira Lea?)	<ul style="list-style-type: none"> This development has been designed in conformity with the City's current and future plans for Farnham Road.
Would additional Road directly access the roundabout?	<ul style="list-style-type: none"> Access to the subject lands is from two entranceways as shown on the proposed site plan. These access points are located north of the round about and will not directly access the round about.
Would the new roundabout be torn up and redone when this development occurs? At whose cost?	<ul style="list-style-type: none"> There is no need to redo/re-engineer the round about since the entrances to the development are located north of the round about. The City's current road project will be largely complete prior to development of the subject lands.

Suggested Solution

Could there only be one entrance	<ul style="list-style-type: none"> Two entrances provide better traffic
----------------------------------	--

<p>to the site?</p>	<p>circulation and better access for emergency vehicles and delivery vehicles. The City's Engineering consultant has reviewed the proposed site plan and has not identified any problems with 2 entrances.</p>
---------------------	---

Compatibility

<p>Bungalow towns as opposed to 2-storey towns more suitable</p>	<ul style="list-style-type: none"> • Following feedback from the Public, the Applicant has revised the project to request 10 1-storey semi-detached units. • In addition, the Applicant's consultants have prepared an angular study of the 10 proposed units and the 6 existing dwellings to the east. • The study has shown that the 5 blocks of semi-detached units will have minimal visual impact in terms of building mass and the 10 rear facades will replicate the rear facades of the existing dwellings. • In essence, low density dwellings abutting low density dwellings.
<p>Not be sufficient space for privacy between these new buildings and the existing houses</p>	<ul style="list-style-type: none"> • The rear yard setback meets the Zoning By-law requirement typical for rear yards in the urban area of the City. Please see 2 attached air photos from abutting subdivision to the north. • The rear walls of the abutting dwelling units will be in excess of 50 to 60 feet apart; this is standard in the urbanized area of Thurlow. • An 8' high privacy fence exists, or will be provided, along the rear property line providing at grade privacy. • A mature tree will be planted on the east side of each deck proposed for the subject lands.
<p>Tall townhomes (3 levels when considering the walk out basement) is unreasonable</p>	<ul style="list-style-type: none"> • The proposal has been amended to 1-storey dwellings (bungalows) to provide greater compatibility with the existing homes.
<p>Its deck would practically be up to our property line and would allow full view of our house and backyard area</p>	<ul style="list-style-type: none"> • The proposed rear yard setback is typical of rear yards provided in the urban area and what is proposed can be found throughout the urbanized area of Thurlow. Please see 2 attached air photos from abutting subdivision to the north. • An existing house east of the subject lands already has an elevated rear deck. • Landscaping in the form of fencing and trees is to be provided. • Most people use a deck to cook, socialize on or relax on and as such are occupied by a range of activities and are not using their decks to stare down on abutting lands.
<p>Decks higher than the fence line</p>	<ul style="list-style-type: none"> • See previous response.
<p>Six homeowners in the shadow of proposed development blocking the sun</p>	<ul style="list-style-type: none"> • The proposed dwellings have been reduced to 1-storey in height and an angular plane review has been undertaken. • The review shows that the 10 proposed units

	<p>to the west are set back far enough to provide a clear line of sight to the sky and do not “crowd” or impose themselves on the existing 6 dwellings.</p>
<p>Want to see the heights of the proposed buildings in relation to surrounding properties</p>	<ul style="list-style-type: none"> • An Angular Plane Review has been prepared and submitted to the Municipality. • This review indicates that the 10 proposed dwellings adhere to recognized standards of compatibility. • All 10 units are well outside the angular plane established from the rear wall of the existing dwellings.

Intensification Site

<p>Too small of a parcel of land to be building 13 units</p>	<ul style="list-style-type: none"> • The number of proposed units has been reduced to 10 semi-detached dwelling units. • According to the City's Official Plan, in terms of the proposed dwelling type and the number of units proposed, this development now can be classified as low density. • Development is now proposed at under 24 units per hectare. • According to the Thurlow Zoning By-law, the proposed use is now classified as R2 – Low Density Residential Type 2 Zone.
<p>Would a reduction in density be complimentary to PPS?</p>	<ul style="list-style-type: none"> • The proposal is consistent with Section 1.6 of the PPS, since it will optimize the use of existing infrastructure and servicing. • The proposed development is consistent with Section 1.6.6.2 given that municipal water and sewer services are the preferred form of servicing within settlement areas. • The proposed ten units on the site is considered low density and therefore is now more accurately described as infill development instead of intensification.
<p>How do the size of these lots tie into the surrounding neighbourhoods?</p>	<ul style="list-style-type: none"> • In essence, these lots are not part of the existing neighbourhood. Moira Lea Court is a self-contained inwardly looking cul de sac. • As such the dwellings along Moira Lea Court form their own local neighbourhood with their “backs” to the subject lands. • The subject lands face and front onto a significant collector road with non-residential uses to the north and west and as such does not constitute a normal neighbourhood. • As such, the proposed semi-detached dwellings provide a buffer between the activity on Farnham Road and the low-density residential uses on Moira Lea Court. • As noted previously, the proposed use of the subject property and the existing use of the existing properties along Moira Lea Court are both considered low density and with equivalent built forms.

Other

Service Rd. within the parcel of land	<ul style="list-style-type: none"> • A private road is proposed within the development.
Proposed amendment would put a high-density mix of residential into our neighbourhood, potentially freezing or lowering property values	<ul style="list-style-type: none"> • Based on the modelling using by MPAC, property values will most likely go up in Moira Lea Court since the sale prices of the proposed dwellings will be equal to, or greater than that of the existing dwellings.
What safeguards are there that a more intensive development can't be built	<ul style="list-style-type: none"> • Any Zoning Bylaw Amendment passed by City Council will limit the use to semi-detached units and will limit the building height.
Noise concern considering the increase in traffic but also the noise from the units.	<ul style="list-style-type: none"> • Access to the site will be from Farnham Road, the private laneway will be parallel to Farnham Road and the individual driveways will be at the front of the site. No vehicles will have access to the rear of the property which abut the existing homes. • The semi-detached units will buffer the existing subdivision from traffic noise on Farnham Road. • It is anticipated that the semi-detached dwellings will generate as much noise as the existing abutting dwellings. There is no reason for the noise to be any more or any less.
Who will maintain the service road	<ul style="list-style-type: none"> • The Condominium Corporation will maintain the private road.
Concerned about flooding due to water runoff as we are at the bottom of a hill/stormwater management	<ul style="list-style-type: none"> • A stormwater management report has been prepared and must meet the requirements of the City. • Drainage from the development will not be permitted onto adjacent lands. • As part of the development of the subject lands, engineering drawings will be reviewed and approved by Municipal Staff who will ensure proper stormwater drainage.
Contribute a 5% cash-in-lieu of parkland to the municipality	<ul style="list-style-type: none"> • The City will require a 5% cash-in-lieu parkland payment as part of the approval of the plan of plan of condominium.
They will likely be rentals and surrounding property values will go down	<ul style="list-style-type: none"> • Based on the modelling using by MPAC, property values will most likely go up in Moira Lea Court since the sale prices of the proposed dwellings will be equal to, or greater than that of the existing dwellings. • It is anticipated that level of home ownership will be the equivalent of that currently existing in the local area. • There is no reason for being more or less rental units than the local area.
Reference to rental homes on Cannifton Road with gravel driveways and the chance the same could be repeated here	<ul style="list-style-type: none"> • The internal laneway and individual driveways will be hard surfaced.

Revised Application

Following the initial public meeting of April 1, 2019, the applicant revised their application which was submitted to the Planning Department.

Revised Proposal

The Applicant proposes to rezone the subject lands from Rural Residential (RR) Zone to Low Density Residential Type 2 with special provisions to permit 10 semi-detached dwelling units. At the same time, the Applicant is requesting approval of a Draft Plan of Subdivision and a Draft Plan of Common Elements Condominium that would create 10 blocks of land on which could be constructed 5 semi-detached residential buildings containing a total of 10 dwelling units, and an eleventh block of land that would contain a common element driveway that would be used to access the semi-detached dwellings from Farnham Road.

In support of the REVISED application, the following documents were provided:

- Revised Site Plan
- Elevations – Front, Rear, Right
- Official Plan Density Memo
- Zoning chart comparing current zones used in Belleville for semi-detached dwellings
- Angular Plane Review (2 pages)
- Aerial Imagery of Gale Crescent (Rear Yard Setbacks)
- Aerial Imagery of Chelsea Court (Rear Yard Setbacks)

These documents are included as Attachment # 4 to this report.

The subject land is identified on the attached Location Map (Attachment #5). Site details for the subject land:

Site Review	Description
Site Location	427 Farnham Road; located on the northeast side of Farnham Road, north of Maitland Drive and south of Simcoe Drive
Site Size	4,226.2 metres squared
Present Use(s)	Vacant
Proposed Use	Ten (10) semi-detached dwelling units
Belleville Official Plan Designation	Commercial
Present Zone Category	Rural Residential (RR) Zone
Proposed Zone Category	Low Density Residential Type 2 with special provisions to permit 10 semi-detached dwelling units

Land uses to the north	Light industrial business
Land uses to the east	Single detached dwelling units
Land uses to the south	Commercial establishments
Land uses to the west	Townhouse dwelling units

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within settlement areas shall be based on:
- a. 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;
 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 4. support active transportation;
 5. transit-supportive, where transit is planned, exists or may be developed; and
 6. are freight-supportive; and
 - b. a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3,

where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Official Plan

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Since 2002, a significant number of new and updated policies and legislation have occurred at the provincial level. The City is currently undertaking a Municipal Comprehensive Review and update to the policies of the Official Plan to ensure they comply with current provincial policies and legislation. The City will have to comply with the province's new legislation, regulations, and policies when updating the Official Plan.

Planning Staff will use the policies within the Official Plan to make a recommendation. The land is designated "Residential" in the City's Official Plan.

Policies that will be considered include:

- Residential development will be permitted at low, medium and high densities with forms ranging from single family detached dwellings to various types of attached and multiple dwellings, under various forms of tenure (freehold, rental, cooperative, condominium). (Section 3.10.1)
- Residential development within areas designated Residential land use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles that meets the needs of all citizens is provided. (Section 3.10.2 a)
- This Plan supports the development of affordable housing, and ideally all residential neighbourhoods should have a variety of housing types at various levels of affordability. While it is recognized that market forces will determine affordability rates, this Plan encourages Council to establish land use controls that do not preclude the development of a reasonable range of housing options within the community as a whole. (Section 3.10.2 c)

Zoning By-law

The Applicant proposes to rezone the subject lands from Rural Residential (RR) Zone to Low Density Residential Type 2 with special provisions to permit 10 semi-detached dwelling units.

Draft Plan of Subdivision and Draft Plan of Common Elements Condominium

The Applicant is requesting approval of a Draft Plan of Subdivision and a Draft Plan of Common Elements Condominium that would create 10 blocks of land on which could be constructed 5 semi-detached residential buildings containing a total of 10 dwelling units.

An additional block of land (Block 11) on the Plan would contain a common element driveway that would be used to access the townhouses from Farnham Road, as well as containing necessary water and sewer infrastructure to connect the proposed development.

Public Comments

On May 10, 2019 a written notice, location map, site plan and elevations were mailed by first class mail to all registered owners of land within 120 metres of the subject property in addition to individuals who signed the Notification Sheet at the initial April 1, 2019 public meeting. The notice provided information that a public meeting was scheduled for June 3, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for June 3, 2019.

Both the notice and sign state that additional information is available in the City's planning files for review by any member of the public during business hours.

At the time of writing this report, correspondence from members of the public has been received by the City outlining concerns and is included as Attachment # 6. Written comments and comments received at the public meeting will be analysed by City staff and form part of the public record for the final Recommendation Report.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin &

Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Veridian Connections, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

Elexicon, Quinte Conservation, MTO, and Hydro One have provided correspondence and they have no concerns.

At the time of writing this report, 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The Development Engineer commented that she has no objection to the proposed rezoning application. She has provided requirements which need to be addressed as part of the Development Agreement including: a Stormwater Management Report; and controls for siltation and erosion control during the development.

The Director of Recreation, Culture and Community Services Department inquired if the City will be taking cash in lieu of parkland. This will occur at the development agreement phase.

Belleville Fire and Rescue, and Parks and Open Spaces Department have provided correspondence and they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development.

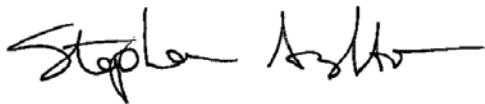
Strategic objectives of the Residential Development theme include:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years; and
- Provide for a variety of housing forms to reflect our changing demographics and need for affordability.

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 3014. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted



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

Respectfully submitted



Greg Pinchin, B.E.S., MCIP, RPP
Manager, Approvals
Engineering and Development Services Department

Attachments

Attachment #1 – Planning Advisory Committee Minutes, April 1, 2019

Attachment #2 – Initial Public Correspondence

Attachment #3 – BTE Peer Review

Attachment #4 – Additional Documents Submitted by the Applicant with
REVISED Application

Attachment #5 – Location Map

Attachment #6 – Correspondence received by public concerning REVISED
Application

"The property has approximately 45.48 metres of frontage on St. Paul Street. The Applicant requests a rezoning of a portion of the subject lands from General Industrial (M2) Zone to Non-Retail Commercial (C5-13) Zone with special provisions to permit both residential and commercial uses."

Mr. Sig Schnell Agent for the Owner, spoke on behalf of the application and talked about the development proposal.

No other persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Culhane
Seconded by Councillor Sandison

THAT the "Schnell Investments Ltd." Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

- 3.2 NOTICE OF COMPLETE APPLICATIONS AND INTRODUCTORY PUBLIC MEETING FOR APPLICATIONS FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED; AND PROPOSED PLAN OF SUBDIVISION AND PLAN OF COMMON ELEMENTS CONDOMINIUM - 427 FARNHAM ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1079 AND 12CD-19001
OWNER: HERITAGE PARK JN
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The subject lands have approximately 99.3 metres of frontage on Farnham Road. The Applicant requests a rezoning from Rural Residential (RR) Zone to High Density Residential (R4-2) Zone with special provisions to permit 13 townhouse units with reduced setbacks and frontage, and increased lot coverage. The specialized zoning is requested to recognize a reduction in front yard depth, interior side yard setback, and exterior side yard setback; a reduction in corner lot frontage from 10 metres to 6 metres; and an increase in lot coverage from 30% to 50%. In the Official Plan, the subject land is designated as 'Commercial'."

City Council Planning
Committee Minutes

RFA Consulting Inc. (Agent) provided a summary of the development proposal.

Christine Krause resident of Moira Lea Court spoke against the application citing it is too dense for the lot in question.

Mr. Bruce Fox of 21 Moira Lea Court, echoed the sentiment that the lot is too small to house the proposed development, and is concerned about traffic.

Mr. Ryan Boulet another resident of Moira Lea Court voiced his concerns about the density and lot coverage.

Ms. Bev Spence stated she is worried about density, traffic and water drainage.

Ms. Jennifer Robertson voiced concerns over safety, especially with School buses.

Mr. Ed Lamonte of Simcoe Drive relayed his concerns with the traffic congestion that could be caused.

Mr. Bal Mistry spoke of his fears of increased traffic and congestion.

Ms. Sandra Hounslow a resident on Moira Lea Court stated her concerns with privacy, traffic, and effect on property values.

Mr. John Joy who resides at 37 Chestnut Drive voiced issues with traffic, and safety.

Mr. Bruce Feely resident of Essex Drive shared his concerns about traffic and pedestrian safety.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Culhane
Seconded by Councillor Kelly

THAT the "RFA Planning Consultant Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED-

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on March 4, 2019 be approved and adopted.

-CARRIED-

4. DEPUTATIONS

There were no items brought forward under this section of today's agenda.

5. COMMUNICATIONS

- 5.1 Email regarding File No. 8-77-1073 was received from John Roeper, UCB Canada.

Moved by Kathryn Brown
Seconded by Councillor Culhane

THAT the email from John Roeper, UCB Canada, regarding File No. 8-77-1073 be received and referred to Reports Item 7.3.

-CARRIED-

- 5.2 Email regarding File No. B-77-1074 was received from residents of Kempton Avenue.

Moved by Councillor Culhane
Seconded by Councillor Sandison

THAT the email from "Andy" on behalf of the residents of Kempton Avenue, regarding File No. B-77-1074 be received and referred to Reports Item 7.4.

-CARRIED-

- 5.3 Letters/emails regarding File No. B-77-1079/12CD-19001 were received from Jennifer Robertson, Sandra Hounslow, Tammy and Raymond Robson and Bill and Bev Spence.

Moved by Paul Jennings
Seconded by Councillor Sandison

THAT the letters/emails from Jennifer Robertson, Sandra Hounslow, Tammy and Raymond Robson and

Bill and Bev Spence regarding File No. B-77-1079/12CD-19001 be received and referred to Referrals from Public Meeting Item No. 6.2.

-CARRIED-

- 5.4 Letters/emails regarding File No. B-77-1079/12CD-19001 were received in the Clerk's office subsequent to Agenda release.

Moved by Councillor Sandison
Seconded by Paul Jennings

THAT the letters/emails received in the Clerk's office regarding File No. B-77-1079/12CD-19001 be received and referred to Referrals from Public Meeting Item No. 6.2.

-CARRIED-

6. REFERRALS FROM PUBLIC MEETING

- 6.1 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 150 ST. PAUL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1078
APPLICANT/OWNER: SCHNELL INVESTMENTS LTD.
AGENT: SIG SCHNELL
-

The Planning Advisory Committee considered the "Schnell Investments Ltd." Planning Application in light of the Public Meeting.

Moved by Mayor Panciuk
Seconded by Councillor Sandison

THAT Report No. PP-2019-27 dated April 1, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 10245, as amended - 150 St. Paul Street, City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

- 6.2 NOTICE OF COMPLETE APPLICATIONS AND INTRODUCTORY PUBLIC MEETING FOR APPLICATIONS FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED; AND PROPOSED PLAN OF SUBDIVISION AND PLAN OF COMMON ELEMENTS CONDOMINIUM - 427 FARNHAM ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1079 AND 12CD-19001
OWNER: HERITAGE PARK JN
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.

The Planning Advisory Committee considered the "Heritage Park" Planning Application in light of the Public Meeting.

Moved by Councillor Culhane
Seconded by Councillor Kelly

THAT Report No. PP-2019-28 dated April 1, 2019 regarding Notice of Complete Applications and Introductory Public Meeting, Applications for Proposed Amendment to Zoning By-law Number 3014 as amended; and Proposed Plan of Subdivision and Plan of Common Elements Condominium - 427 Farnham Road, former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

Copy to:

Rod Bovay, Director of Engineering & Development Services
Stephen Ashton, Manager of Policy Planning
Greg Pinchin, Manager of Approvals
Thomas Deming, Policy Planner
Erin Baldwin, Administrative Assistant
From: Matt MacDonald, Director of Corporate Services/City Clerk

CITY OF BELLEVILLE:
RECEIVED

MAR 28 2019

Matt MacDonald
Secretary, Planning Advisory Committee
Belleville City Hall,
169 Front St., Belleville K8N 2Y8

Dear Mr. MacDonald,

Please advise us of the outcome of the Re-Zoning application
for 427 Farnham Rd.

Enclosed you will find our response since the outcome of any
Re-Zoning would directly affect us.

Sincerely,

██████████ & ██████████

4 Walnut Cres., Belleville, K8N OE3

██████████@gmail.com

Response to Application at 427 Farnham Rd. for Re-Zoning

The concept of a Service Rd. within the parcel of land would help to relieve traffic congestion from driveways of townhouses. The Service Rd. should be wide enough to accommodate visitor parking or service vehicles as needed. The entrance/exit from the Service Rd. needs to be "restricted" to the north end of 427 Farnham Rd. to avoid congestion from vehicles leaving the Round-About at Farnham Rd. Of course, there should be absolutely no Vehicle parking on the east or west side of Farnham Rd. in the area of this Parcel of land.

Thirteen townhouses on this small tract of land seems overwhelming. No mention is made as to whether they would be bungalow style or two storey. As we see it, about 6 attractive "bungalow" townhouses with double garages and driveways (to accommodate extra vehicles) would be more suitable to neighbourhood and the size of the property. Neighbours on Moira Lea Court would not appreciate buyers of two storey townhouses looking down on their backyards. Perhaps fewer townhouses would fit Rural Residential Zoning or Low Density Residential.

Considering the traffic congestion that accompanies High Density Housing, we cannot endorse High Density Residential zoning next to Farnham Rd. which is a major artery via Cannifton Rd/Hwy#37 or via Maitland Dr/Hwy#62 to Hwy#401 and the Core of the City. The residents, currently living in this neighbourhood, should not be saddled with traffic congestion in close proximity to a proposed Round-About. Hopefully common sense will prevail on this matter.

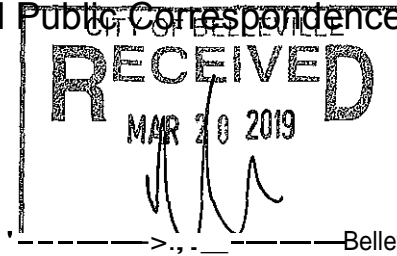
Sincerely,

 & 

4 Walnut Cres. Belleville, K8N OE3

@gmail.com

March 18, 2019



Home Owners
34 Moira Lea Court
Belleville, Ontario, K8N 4Z5


Matt MacDonald
Secretary, Planning Advisory Committee
City of Belleville

Copy to:
Rod Bovay, Director of Engineering & Development Services
Stephen Ashton, Manager of Policy Planning
Greg Pinchin, Manager of Approvals
Thomas Deming, Policy Planner
Erin Baldwin, Administrative Assistant
From: Matt MacDonald, Director of Corporate Services/City Clerk
RE: B-77-1079

RE: Objection to Amendment to Zoning By-Law #3014 (File No. B-77-1079)

As home owners on Moira Lea Court, we object to the proposed zoning amendment to Lot 9, Plan 21R-9053, City of Belleville, County of Hastings. Some of our primary concerns to this amendment are:

- **Poor Planning**-an amendment proposing high-density development was defeated in 2017. A new proposal, with six detached homes was presented at an open house in February 2018. Now, taking steps backwards, we are presented with another proposal trying to "cram" 13 townhouse units into this small piece of land. What about sidewalks? What about the planned roundabout?
- **Public Safety** – the intersection at Farnham & Maitland & Moira Lea Court is very busy, and not suitable to having additional residential traffic trying to access Farnham right where a traffic circle is planned. Any pedestrian traffic will be at a higher risk if the amendment is allowed.
- **Family Safety**- anyone living in the proposed townhouse units are at risk as pedestrians. If lot coverage is allowed to go from 30% up to 50% - where can townhouse residents safely play and walk? There is commercial development across Farnham (west side) and to the north same side as proposed. Sidewalks and/or walkways are not adequate from the plans that we see. Again, we feel it will be worse when the roundabout is built into the intersection.
- **Home Property Value** – Moira Lea Court (all detached homes) was the first street that was developed in Caniff Mills. All subsequent development, in the immediate area along the east side of Farnham has been single family houses. The proposed amendment would put a high-density mix of residential into our neighbourhood, potentially freezing or lowering property values.



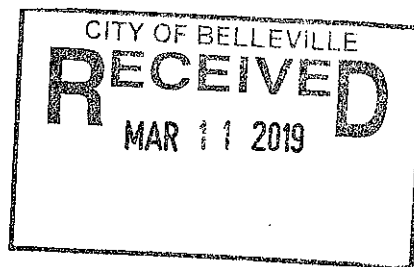
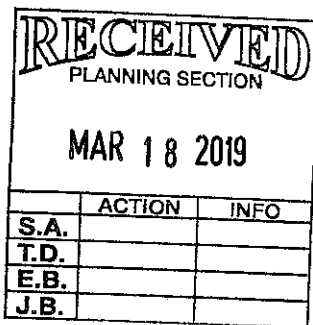
Homeowner



Homeowner

Copy to: Rod Bovay, Stephen Ashton,
Thomas Deming
From: Matt MacDonald
Date: March 11, 2019

41 Moira Lea Court
RR5 Belleville, Ontario
K8N 4Z5
WITHOUT PREJUDICE



2019-03-11

Subject: File No.B-77-1079

**Notice of Complete Application and Public Meeting Zoning By-Law Amendment
Application 427 Farnham Road. Request to change from Rural Residential (RR)
to HIGH DENSITY RESIDENTIAL (R4-2)**

OBJECTION

Mr. Matt MacDonald
Secretary, Planning Advisory Committee
Belleville City Hall
169 Front Street
Belleville Ontario
K8n 2Y8

~~Dear Mr. MacDonald,~~

We the undersigned wish to OBJECT to the proposed changes requested as per the File No. B-77-1079 based on the concerns we have listed below.

1. The same request was defeated unanimously by the previous City Council only a few short months ago in 2018 with many of the same councillors at the table, including our new Mayor.
What has changed? The local residents have not changed their minds on this subject.
2. The site plan submitted with the current request is missing some key components. Those being the planned traffic circle (roundabout) and sidewalks which are part of the street revitalization. The traffic circle has curbs, buffers and medians in the middle of Farnham Road. These medians could interfere with the traffic flow from the proposed new High Density site proposed. Why does the site drawing not include the updated street construction planned for this coming year? We believe the previous request had accurate drawings and information within it.
3. Has the City of Belleville done due diligence when it comes to traffic flow and pedestrian safety in relationship to this part of Farnham Road? The road already has many issues do to the slope and sight lines of drivers and pedestrians in this area. Currently there are no sidewalks on either side of Farnham Road at this location. Removing any sidewalks to accommodate a rezoning is not acceptable and extremely dangerous for the citizens of all ages in our opinion.
4. We have at least four school buses picking up students on Moira Lea Court each day. The same school buses pick up students on Farnham Road in this area. Creating more density is going to increase the chances of an incident and mishap in our opinion.
5. Will the planned service road to access the 13 High Density units meet the safety standards of the Fire and City Works departments? Who will maintain this private access road?
6. Parking issues may arise when you have High Density in such a small area. Overflow parking will create issues on Moira Lea Court and/or Farnham Road. Safety of residents on Moira Lea Court either exiting or entering the Court while vehicles are parked on the street could be problematic with the roundabout so close to the entrance to the Court. Will emergency vehicles have to navigate the parked vehicles from the High Density Zone? Will

snow removal equipment have issues in the winter? These concerns need to be addressed before any approval is given.

7. If the proposed re-zoning changes were to be approved what safe guards does the City have to ensure that an apartment building like the one proposed last year would not be built? Plus this type of re-zoning could set a precedent for other small parcels of land in the City where a developer wants to build high density buildings without consideration of safety on the streets surrounding a site.
8. Will more effective street lighting be installed in this area to ensure better safety for the residents, vehicle drivers and pedestrians?
9. Currently we have witnessed drivers on Farnham east bound not coming to a full stop at the four way stop. Some, we feel do not understand how a four way stop works, with each driver taking their turn based on first to arrive. We are hopeful that the traffic roundabout helps with this problem. However, clear signage with arrows/instructions and speed restrictions will be key to the success of the roundabout. There are 2 entrances on the builder's site plan which appear to be very close to where the roundabout will begin.
10. Based on the information we have provided in our written submission we the undersigned are hopeful that the new Council and Mayor will turn down this request as did the previous Council of 2018.

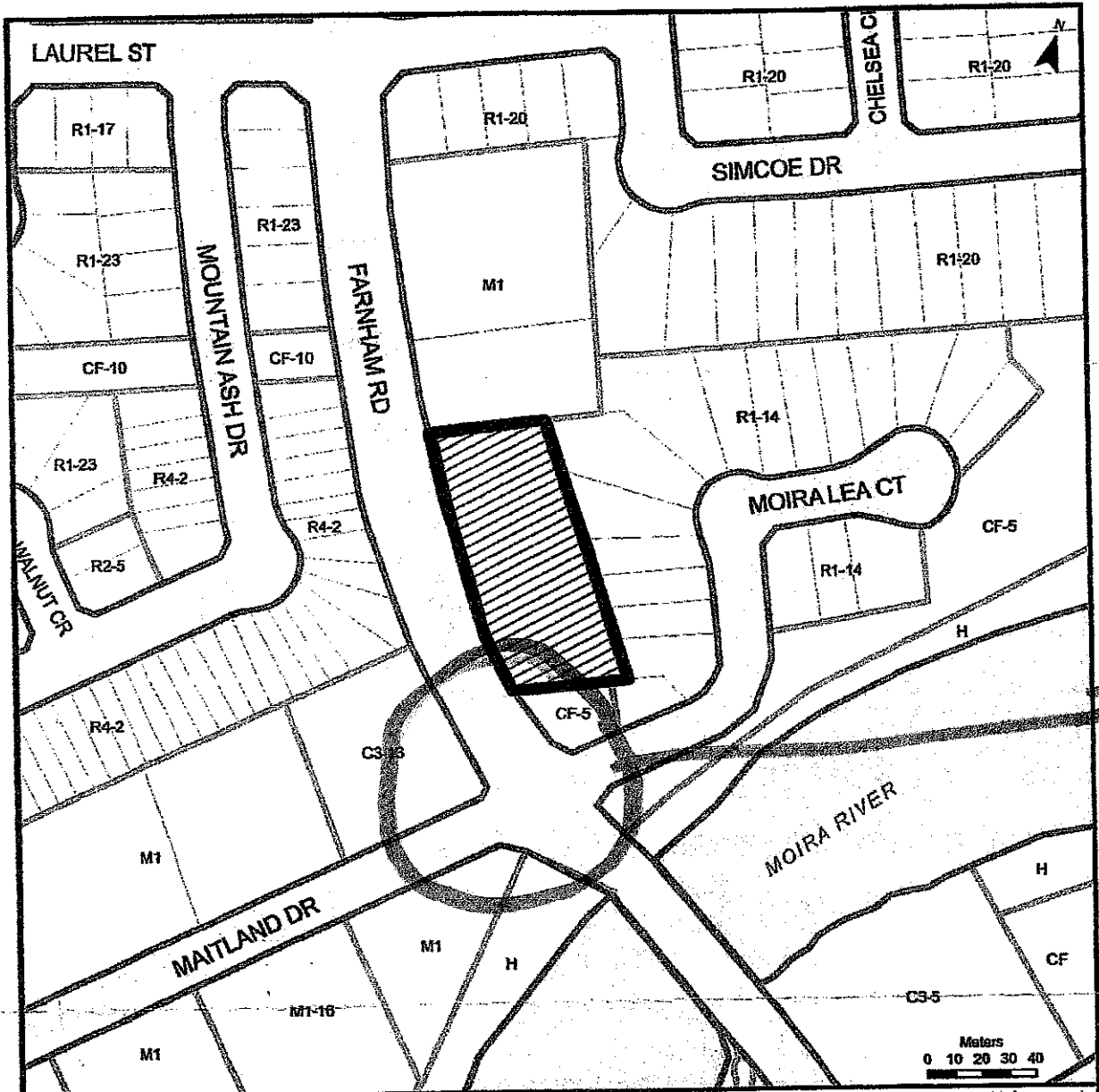
Yours truly,



CC: Mayor Panciuk and Councillors included.

Carr Sandison Culhane Kelly Malette McCaw Thompson Williams

APPENDIX 1




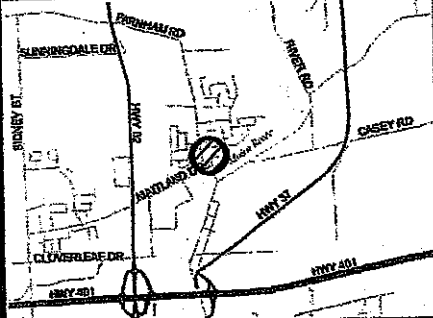
NOT CURRENT OR UP TO DATE

MISSING TRAFFIC CIRCLE & SIDEWALKS WAY?

PROPOSED ZONING BY-LAW AMENDMENT

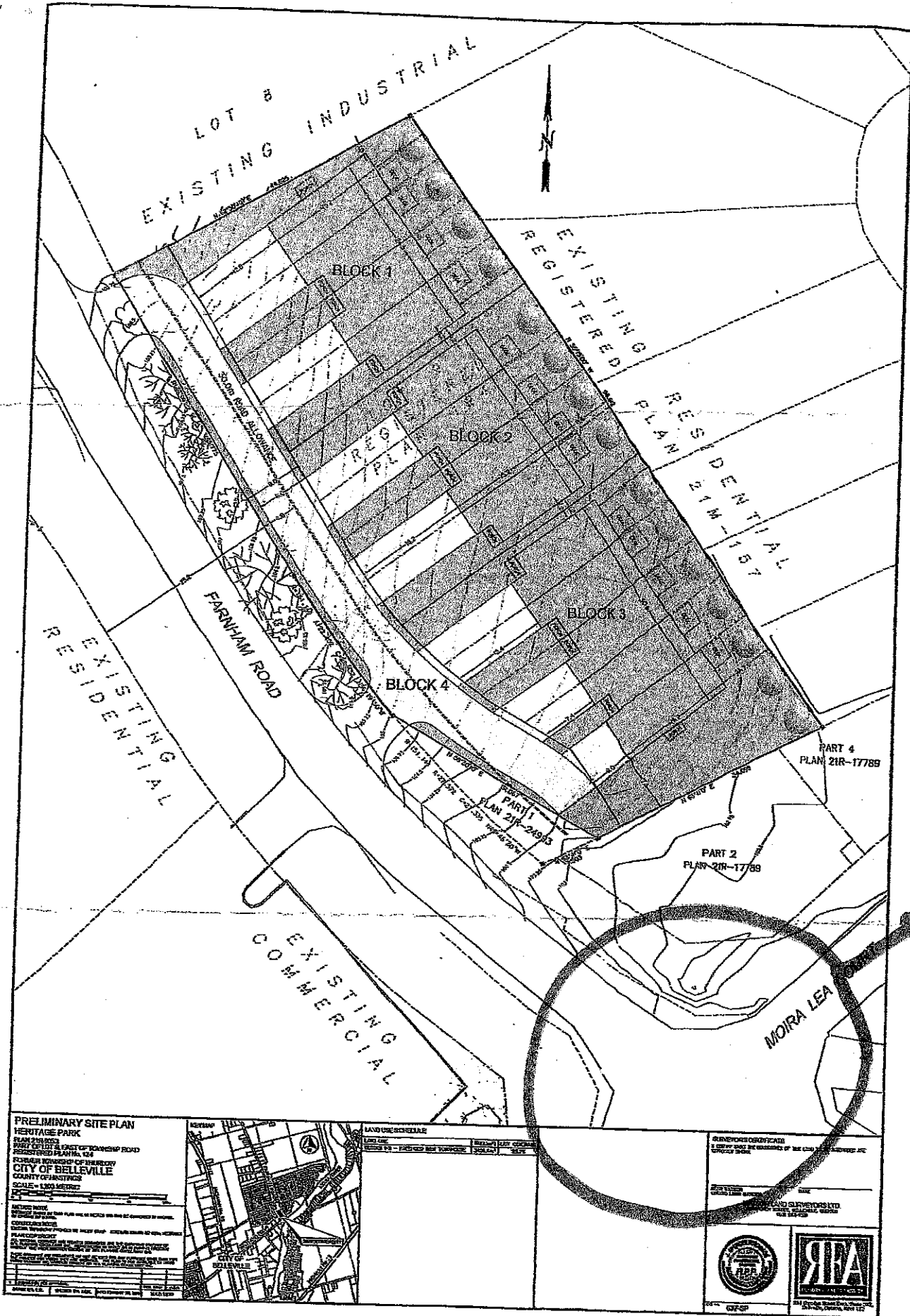
LOCATION: FARNHAM RD

 PROPOSED ZONING CHANGE FROM RR (RURAL RESIDENTIAL) TO R4-2 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1079



TRAFFIC CIRCLE
 ROUNDABOUT
 SIDEWALKS
 MISSING?
 WHY?

From: [MacDonald, Matthew](#)
To: [Mayor and Council](#)
Cc: [Bovay, Rod](#); [Ashton, Stephen](#); [Deming, Thomas](#); [Pinchin, Greg](#); [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: Fwd: Housing proposal at the intersection of Farnham and Maitland
Date: Thursday, March 21, 2019 9:53:39 PM
Attachments: [Farnham Development 2019.pdf](#)
[20190312_112304.jpg](#)

Fyi

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----- Forwarded message -----

From: "[REDACTED]" <[REDACTED]@cogeco.ca>
Date: Thu, Mar 21, 2019 at 9:43 PM -0400
Subject: Housing proposal at the intersection of Farnham and Maitland
To: "MacDonald, Matthew" <mtmacdonald@city.belleville.on.ca>

Please find attached a letter regarding my thoughts and concerns regarding the Heritage Park Joint Venture at the intersection of Maitland and Farnham. I plan on attending the public meeting at city hall on April 1st and would like to be informed of the decision made regarding this proposal.

Thanks,

[REDACTED]

17 Moira Lea Court

Belleville, On

K8N 4Z5

[REDACTED]

Matt MacDonald, Secretary
Planning Advisory Committee
City of Belleville - City Hall
169 Front Street
Belleville ON K8N 2Y8
Fax: 613-967-3206

Dear Mr. MacDonald,

My name is Sandra [REDACTED] and I am writing you today regarding the amendment to zoning by-law number 3014 re: Lot 9, Plan 21R-9053, City of Belleville, County of Hastings, re: the potential construction project of a new 13 townhouse on Farnham Road.

I currently reside on Moira Lea Court and I am extremely concerned about these new potential buildings. For instance, once the 13 townhouses are completed, my property will be on the opposite side of them. Not only will this be a noise concern for myself and my neighbours, considering the increase in traffic due to the 13 close townhouses but also the noise coming from the units themselves. The residents of the neighbourhood and I strongly believe that the noise will cause issues for the homes and townhouses in the vicinity.

Further, the new buildings are being proposed on only approximately one acre of land. This seems way too small of a parcel of land to be building such units. They also have amended plans and now are going to have a private road leading to the units themselves but I wonder who will ultimately maintain it especially with snow removal and ongoing typical road maintenance. The best case scenario would be that these buildings would be extremely close to the existing neighbourhood – that is to say, there would not be sufficient space for privacy between these new buildings and the existing houses. The townhouses are going to be 3 storeys many of which would likely have unique vantage points into our backyards or our windows at all times of day. This could not be mitigated in a similar way to another house (for instance, a fence between yards) as some units would be elevated.

Additionally, the residents of my neighbourhood and I are unsure how the City thinks it will successfully and safely build these units without causing harm to the homes and property adjacent to these buildings. For example, we are concerned about flooding due to water run-off as we are at the bottom of a hill. Currently, the water goes past our homes or is absorbed into the earth, but with obstructions in the way such as buildings and pavement, we are worried about water pooling and subsequently causing flooding.

My neighbourhood is also extremely concerned about the following safety issue we would potentially have to deal with. The corner of Farnham Road and Maitland Drive is an extremely

busy intersection. So busy, that the city is implementing a 2-lane roundabout to help with the flow of traffic. The extra traffic both by bicycle, vehicle, and pedestrian will be, in my opinion, a safety concern with the plan as-is. Currently this intersection is the detour route when there is an accident on the 401. With the already high-level of traffic we see, and the constant issue with the existing four-way stop and lack of respect for pedestrians, we feel that adding more everyday traffic by building 13 townhouses immediately off of this new roundabout is certainly a greater risk for a neighbourhood that walks family pets and more importantly has children. Even further, as I'm sure you're aware, the City of Belleville is trying to promote the Waterfront trail that runs behind Moira Lea Court, and behind the subdivisions. This means a natural increase in people walking, biking, and otherwise enjoying the trail. The addition of 13 townhouses causes an influx not only in pedestrians, but also in daily traffic. I am also concerned that if there is an accident at the roundabout vehicles could crash out of the roundabout into the proposed townhouses as they will be so close. I am not aware of another high traffic area that could have housing so close to it and seems very unsafe for the residents and their property.

The area is already a concern for speeders. I worry that with the addition of these townhouses, this problem could become worse or potentially more dangerous for the people in our neighbourhood. We have a lot of children living in our area and the constant flow of incoming and outgoing traffic could mean someone is injured. Earlier this past week on Tuesday, March 12th a transport truck carrying wood had mechanical issues and straddled the intersection for almost an hour. A service truck came and was able to get it going and it was able to drive up the hill a bit so they could work on it, freeing up the intersection for the constant traffic that was attempting to get around it. I mention this to point out the ongoing issues we have at a very busy intersection where the plan is to add more homes to an already congested area. I am strongly pleading with you and the Committee to not proceed with this amendment and to reject the construction 13 townhouses. Due to the noise, flooding, and safety concerns, the residents of my neighbourhood and I absolutely do not want this construction project to proceed any further.

Please let me know the decision that the Committee ultimately makes.

Thank you,

Sandra 



From: [MacDonald, Matthew](#)
To: [Mayor and Council](#)
Cc: [Bovay, Rod](#); [Ashton, Stephen](#); [Deming, Thomas](#); [Pinchin, Greg](#); [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: Fwd: 427 Farnham Road - File No: 12CD-19001
Date: Tuesday, March 19, 2019 7:34:59 PM

FYI

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----- Forwarded message -----

From: "Jennifer [REDACTED]" <[REDACTED]@gmail.com>
Date: Tue, Mar 19, 2019 at 7:31 PM -0400
Subject: 427 Farnham Road - File No: 12CD-19001
To: "MacDonald, Matthew" <mtmacdonald@city.belleville.on.ca>

City Council - Belleville

I am writing this letter with regard to the application for approval of a Draft Plan of Subdivision and a Draft Plan of a Common Elements Condominiums for lands described as 427 Farnham Road.

I live on Moira Lea Court, and as much as I look forward to the Roundabout development at our 4 corners, I have serious concerns for safety when adding 13 Condominiums to the same area.

First, with no sidewalks along Farnham Road and with the amount of people (adults, teenagers, young kids and pets) who walk, bike or jog in that area, the added traffic, 13 Condominiums are going to create, will raise the risk of injury to another level.

Second, I'm sure there are going to be students who ride the school bus in those Condo's. Have you taken into consideration, that when a school bus stops and puts on their flashing lights, drivers must stop 20 metres either in front or behind the bus. This could bring the traffic, on your Roundabout, to a dead stop! I'm certain that's not how they're suppose to work. Also, there could be up to 5 different buses, in front of these Condo's, twice a day. That seems like an "accident waiting to happen!"

Third, you cannot ask a parent, to allow their children, to walk up Farnham Road to catch their bus with all the extra traffic and no sidewalks.

Fourth, I have a concern as to where the overflow of visitors and their vehicles, will be parking. Moira Lea Court has no sidewalks, so if they park on our Court, that means we walk down the middle of the road and cars coming into our Court or leaving, drive down the centre of the road as well.

When you look at all the different concerns, put them together, it becomes a very unsafe area for traffic as well as the Human Factor.

Thank you for taking the time to hear my concerns.

Jennifer [REDACTED]
Moiria Lea Court Resident.

From: [MacDonald, Matthew](#)
To: [Bovay, Rod](#); [Ashton, Stephen](#); [Deming, Thomas](#); [Pinchin, Greg](#)
Cc: [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: Fwd: Written Submission Re: File No. B-77-1079
Date: Friday, March 22, 2019 6:51:57 PM
Attachments: [65AA60B6018C49D48A59096F4D378190.jpg](#)
[A8E39ED75D8241628C3C10C6396E8BB5.jpg](#)
[498274A752334851B41708CEB1DA28BA.jpg](#)
[9925E8DE5D224E539840AD493482149F.jpg](#)
[6177499288BB490FBDBE593F90E3C489.jpg](#)
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[934ECF3A370F41D29B5A56510B80D45E.jpg](#)
[EFE04D19E1D8401B89E1125DDB4D19F0.jpg](#)
[Farnham Road Proposal PAC April 2019 - Revised final\[1225\].docx](#)

Fyi

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----- Forwarded message -----

From: "Tammy" <[REDACTED]@cogeco.ca>
Date: Fri, Mar 22, 2019 at 6:47 PM -0400
Subject: Written Submission Re: File No. B-77-1079
To: "MacDonald, Matthew" <mtmacdonald@city.belleville.on.ca>

Dear Sir,

Please find enclosed , my written submission and photos, as well as petition opposing this development, regarding File No. B-77-1079, that is to be discussed at the April 1, 2019 PAC meeting. I wish to be advised of the committee and Council decision on this matter.

Thank you,

Tammy [REDACTED]

City of Belleville

169 Front Street, Belleville, Ontario

Planning Committee Meeting, April 1, 2019

FILE NO. B-77-1079 and FILE NO. 12CD-19001

Amendment to Zoning By-Law Number 3014 as amended

Good evening to all members of the Planning Committee. Thank you for the opportunity to present our submission in regards to the above noted matter.

Since my daughter and her family are unable to be here tonight, they have asked me to present their submission on their behalf. [REDACTED], [REDACTED]

[REDACTED] have resided at 23 Moira Lea Court in the City of Belleville since 2002.

I am here tonight as a very concerned property owner, and City of Belleville taxpayer, to speak to the matter before us tonight, Monday April 1, 2019, specifically, an application to consider the amendment to Zoning By-Law Number 3014 as amended, as set out in the City of Belleville Notice of Public Meeting. This notice was received on March 7, 2019. Also received on this date was an envelope addressed to the "Occupant" of each address. The return address area was marked with the RF Planning Consultant logo and street address. Inside, contained a notice of a public information meeting being held March 20, 2019 at the Quinte Sports and Wellness Center. Usually, notices that come addressed this way to me, do not get opened. In future, these notices should be addressed to the homeowner to ensure they are received properly, and so they are made fully aware of any upcoming public meetings.

I would like to point out that several members of this committee and other council members were present, and voted to deny the last development application in 2017.

Before I begin, I want to recognize that the proposal for development this time around, was completed more thoroughly, and was more comprehensive to take into consideration, some of the concerns raised by neighbours in December of

2017. However, it failed to address the real concern that was raised around the safety of such a development, in the near proximity of a major intersection that will soon undergo the construction of a roundabout.

As mentioned at the December 2017 PAC meeting, there has been substantial development in this area over the past 17 years. With the massive building of hundreds of homes in Canniff Mills and Heritage Park subdivisions, we have experienced firsthand, the impact that all of the development in this area has created for all families residing here – poor planning in this area has extremely large subdivisions (Canniff Mills and Heritage Park) having minimal entrances, and most traffic from these areas would exit onto Farnham Road.

The proposed development plan that was included on the back of the Notice of Application failed to show the placement and location of the pending roundabout. If this roundabout construction is slated to start construction this spring 2019, should it not have been indicated? If it had, it would clearly have shown that any traffic that would exit from this new development at the south end (across from the Consumers Carpet loading exit) would impede traffic flow from the north arm of the roundabout. The median from this arm would end a short distance from both of these drives.

Interestingly, as stated in the proposal; **“the traffic characteristics of Farnham Road are the single biggest determinant in locating the proposed townhouses on this property. This property is not suitable for single detached dwellings”**. Clearly with this statement, the developer recognizes the traffic issues as indicated above. The proposal also states as an excerpt from the City of Belleville Official Plan; **“that care should be exercised to ensure access from medium density housing onto major traffic carriers is provided in a safe manner, and should not be permitted or allowed to be developed in any form where access to the roadway from driveways would create a traffic hazard”**.

The photos included with the submission clearly show that currently without such development of townhouses or roundabout, there is already a serious concern. With the daily/weekly deliveries happening at the commercial property on the west and east side of Farnham Road, with a median in the roadway and two proposed drives from the development across the road, this is surely to be a further hazard, and cause significant and unsafe traffic delays (as I have seen

firsthand when taking the photos) and queuing of traffic, which **the Farnham Road master plan 2015 states; “the roundabout is expected to reduce”**. I attended, as did some of my neighbours, several years ago, the public information session held in regards to the roundabout project.

The proposed plan indicates a **“common element drive”**. I understand from this proposal that this is to be maintained by the condominium owner(s). My concern is, where will the snow be plowed to on this drive? If we have a winter with significant snowfall, my concern would be that the snow would be pushed to the north end of the drive, causing reduced visibility for those exiting at the north entrance and a significant safety issue.

The proposal also states the **City’s Plan also requires “a 30 metre right of way be protected northward along Farnham Road to allow for any future road widening to accommodate additional development further north”**. Consequently, this requirement forces development on the subject lands eastward to maintain opportunity of future road widening”. **What happens to the “common element drive” arrangement when the road is required to be widened sometime in the future? Should this issue not be dealt with at this time BEFORE any development on this property?**

The townhomes proposed will be similar in design to those already constructed on the west side of Farnham Road. The setback allowances there are what are being proposed in this development. The differences are: 1) those townhomes are not backing onto an established neighbourhood of single-family homes and; 2) the traffic situation is completely different.

The development proposed states **“parking for 2 cars per drive”**. Where will visitors park? This is already a concern of many of the residents of the Heritage Park town homes. There are constant issues of visitors blocking the drives of other residents. I am sure that the common element drive will not allow for extra parking, and I foresee visitors parking on Moira Lea Court.

As per the proposal, **“the rear 1/3 of the of the property will slope eastward”**. The proposal also identifies **“sheet drainage running north to south, ending up across Moira Lea Court and into the Moira River”**. Supposedly a new north/south swale will be built for storm water. I have seen the uselessness of these swales first hand. We had one in our backyard when our house was first built. Because

of grading that happened during the development of the new Canniff Mills subdivision, this swale during heavy rain, would often resemble a fast-flowing river that often overflowed onto our back lawn. The continued flow of water running like this resulted in this “swale” turning into a 2-foot-deep ditch, another very serious safety concern for current property owners. As we are all aware, water is a very difficult thing to control.

This proposal request asks for specialized zoning to recognize a reduction in front yard depth, interior side yard setback, and exterior yard setback, a reduction in corner lot frontage from 10 metres to 6 metres, and an **“increase in lot coverage from 30% to 50 %”**. **This increase in lot coverage alone will increase the surface run off.**

The developer has also stated in this proposal that he will contribute a 5% cash-in-lieu of parkland to the municipality. Clearly the developer can see that this project will eat up all remaining greenery on this property. With this development, the area will look more “institutional” than ever before.

Finally, the proposal concludes with a statement that; **“if the subject property is not to be used residentially then it would have to be rezoned to commercial use”**. I do not believe that this would be a suitable usage of the land either, as the aforementioned concerns, especially with the roundabout construction, would also apply to a commercial property as well. I firmly believe that this space should be left as undeveloped green space. Large communities like London Ontario have spaces like these in residential areas, particularly where traffic flow is a major concern.

I ask you, as a committee to consider seriously, what I and my neighbours are stating. I understand the need for housing in the city, but there are more appropriate areas for development, than this small parcel of land. The allowance of these by-law and zoning changes will have serious negative implications for years to come, and could set a dangerous precedent to be used by developers, without regard to the public/taxpayers of the City of Belleville. I believe, the city already is dealing with the repercussions of past poor planning decisions at major intersections in our city. This might be an opportunity to think about everyone in the city, not just the developers. These unsafe, major intersections, especially in a

highly populated residential area, should be of a concern to everyone who travels our roadways.

I ask that elected officials and city employees REJECT this proposal.

Respectfully submitted the 22nd day of March, 2019.

[REDACTED]

[REDACTED]

23 Moira Lea Court

Belleville, Ontario

K8N 4Z5

























We are prepared to pay charges for the above noted by you and the construction of 12 construction units on lot 2.

NAME	ADDRESS	PHONE	REMARKS
1. Alexander Zamboni	26 Moira Ln Ct	68-245-2254	Woodbridge
2. Gary Robertson	27 Moira Ln Ct	683-443-7490	Carroll Park
3. K. W. NOT	31 Moira Ln Ct	613-945-4473	K. W. NOT
4. Jim Haines	32 Moira Ln Ct	683-265-9461	Emp. Wilson
5. John Haines	33 Moira Ln Ct	683-265-9461	Haines
6. John Haines	34 Moira Ln Ct	683-265-9461	John Haines
7. John Haines	35 Moira Ln Ct	683-265-9461	John Haines
8. John Haines	36 Moira Ln Ct	683-265-9461	John Haines
9. John Haines	37 Moira Ln Ct	683-265-9461	John Haines
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11. John Haines	39 Moira Ln Ct	683-265-9461	John Haines
12. John Haines	40 Moira Ln Ct	683-265-9461	John Haines
13. John Haines	41 Moira Ln Ct	683-265-9461	John Haines
14. John Haines	42 Moira Ln Ct	683-265-9461	John Haines
15. John Haines	43 Moira Ln Ct	683-265-9461	John Haines
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17. John Haines	45 Moira Ln Ct	683-265-9461	John Haines
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50. John Haines	78 Moira Ln Ct	683-265-9461	John Haines
51. John Haines	79 Moira Ln Ct	683-265-9461	John Haines
52. John Haines	80 Moira Ln Ct	683-265-9461	John Haines
53. John Haines	81 Moira Ln Ct	683-265-9461	John Haines
54. John Haines	82 Moira Ln Ct	683-265-9461	John Haines
55. John Haines	83 Moira Ln Ct	683-265-9461	John Haines
56. John Haines	84 Moira Ln Ct	683-265-9461	John Haines
57. John Haines	85 Moira Ln Ct	683-265-9461	John Haines
58. John Haines	86 Moira Ln Ct	683-265-9461	John Haines
59. John Haines	87 Moira Ln Ct	683-265-9461	John Haines
60. John Haines	88 Moira Ln Ct	683-265-9461	John Haines
61. John Haines	89 Moira Ln Ct	683-265-9461	John Haines
62. John Haines	90 Moira Ln Ct	683-265-9461	John Haines
63. John Haines	91 Moira Ln Ct	683-265-9461	John Haines
64. John Haines	92 Moira Ln Ct	683-265-9461	John Haines
65. John Haines	93 Moira Ln Ct	683-265-9461	John Haines
66. John Haines	94 Moira Ln Ct	683-265-9461	John Haines
67. John Haines	95 Moira Ln Ct	683-265-9461	John Haines
68. John Haines	96 Moira Ln Ct	683-265-9461	John Haines
69. John Haines	97 Moira Ln Ct	683-265-9461	John Haines
70. John Haines	98 Moira Ln Ct	683-265-9461	John Haines
71. John Haines	99 Moira Ln Ct	683-265-9461	John Haines
72. John Haines	100 Moira Ln Ct	683-265-9461	John Haines

- " Greg Guller 41 Sycamore St
- " Lee Christy 39 Sycamore Dr
- " Krista Demit 31 " "
- " O. Horvath 31 " "
- " P. Lachala 39 Sycamore Dr
- " Mike Miller 29 Sycamore Dr
- " Paul McDonald 6877 Woodside St
- " John Smith 27 Hamilton Circle 968-2675 Jerry Chr
- " Jerry Lynn 23 Morris Lane Court 968-2675 Jerry Chr
- " Dwayne Powell 3 Bristol Place 969-0245 Jerry Chr
- " J. Roberts 23 Morris Lane Court 968-2675 Jerry Chr
- " J. Smith 19 Morris Lane Court 615-764-8792
- " Mike Raby 33 Morris Lane Court
- " Bruce & Carole 21 Morris Lane Court

Baldwin, Erin

From: MacDonald, Matthew
Sent: Friday, March 29, 2019 11:04 AM
To: Bovay, Rod; Ashton, Stephen; Deming, Thomas; Pinchin, Greg
Cc: Pallo, Cheryl; Stitt, Jennifer; Forestell, Angela; Keays, Christina; Baldwin, Erin
Subject: Fwd: Opposition to an amendment to Zoning By-Law Number 3014
Attachments: opposition to amendment to zoning.docx

Cheryl, From this point forward can you print the correspondence so it can be taken to PAC Monday evening to be received.

Thanks

Get [Outlook for Android](#)

----- Forwarded message -----

From: "[REDACTED]" <[REDACTED]@cogeco.ca>
Date: Fri, Mar 29, 2019 at 10:51 AM -0400
Subject: Opposition to an amendment to Zoning By-Law Number 3014
To: "MacDonald, Matthew" <mtmacdonald@city.belleville.on.ca>

Dear Mr. MacDonald,
Please see the attached letter opposing the the amendment to Zoning By-Law Number 3014 to allow the development of 13 townhouse units.

Thanks
[REDACTED]

March 27, 2019

Matt MacDonald Secretary
Planning Advisory Committee, Belleville City Hall
169 Front Street
Belleville, ON K8N 2Y8

Dear Mr. MacDonald

We are writing you to express our opposition to a proposed amendment to zoning by-law number 3014 for the property located on the east side of Farnham Road, which is known as 427 Farnham Road, to permit thirteen townhouse units.

We reside at 19 Moira Lea Court, Belleville. The proposed townhouse units would be located behind our property. We have serious concerns of the impact these units would have both on road safety, flooding, and privacy.

The proposed units would be on a significantly small parcel of land, at an unreasonably close proximity to the soon to be constructed roundabout at the Farnham Road, Moira Lea Court and Maitland Road intersection. The road/driveway for the proposed townhouse units would be exiting onto Farnham Road, which has a downward slope as it approaches the said intersection and roundabout. Having vehicles exit at an extremely close proximity to the roundabout, and a sloped road, would interrupt roundabout flow and create a high risk accident area. We are very concerned about our safety and the safety of our neighbours and community in this regard.

Any high density development of a small parcel of land at a roundabout seems inappropriate, however if any development is to be assessed, it should be after a roundabout is completed when a realistic and accurate assessment of traffic flow, volume and impacted property could be considered. Therefore, the timing of this proposal is inappropriate and premature.

Due to the insignificant size of the land and its proximity to other homes, this location for tall townhomes (3 level when considering the walk out basement) is unreasonable. The property for the proposed townhome units is at a much higher ground than the property backing onto it. These townhomes would not compliment our property, but instead be very intrusive. Its deck would practically be up to our property line and would allow full view of our house and backyard area. A privacy fence would not be high enough to create privacy. As a result, townhomes would have an unobstructed view of our backyard and patio area.

We also have serious concerns with the risk of flooding on our property with any major development behind our land. In the spring, when the snow melts or during heavy rainfall, we normally have some water gather in the furthest section of our backyard. Because the property behind ours is at a higher

level, there would be limited areas for the water to drain, compounding the problem of water gathering on our property, and creating the risk of flooding in our back yard.

Our family gardens and enjoys using our patio. The development of these tall townhomes would negatively impact the quality of our backyard life and the future resell of our property. In addition, the location of the proposed townhouse units present accident risks around the Farnham/Moira Lea/Maitland intersection and could impede traffic flow, contradicting the purpose of a roundabout.

We are asking you to not proceed with this amendment and reject the construction of the thirteen townhome units.

Thank you,

A solid black rectangular redaction box covering the signature area.

From: [MacDonald, Matthew](#)
To: [Bovay, Rod](#); [Ashton, Stephen](#); [Deming, Thomas](#); [Pinchin, Greg](#)
Cc: [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: Fwd: April 1st PAC
Date: Tuesday, March 26, 2019 9:52:55 PM
Attachments: [my submission re Hutchison.docx](#)

Fyi

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----- Forwarded message -----

From: "[REDACTED]" <[REDACTED]@bell.net>
Date: Tue, Mar 26, 2019 at 8:56 PM -0400
Subject: April 1st PAC
To: "MacDonald, Matthew" <mtmacdonald@city.belleville.on.ca>

Re: Application 427 Farnham Road.

Please include the attached submission in the package to the Committee members, in regards to the above noted matter.

Thank You.

City of Belleville
169 Front Street, Belleville, Ontario
Planning Committee Meeting, April 1, 2019
FILE NO. B-77-1079 and FILE NO. 12CD-19001
Amendment to Zoning By-Law Number 3014 as amended and
Draft Plan of Common Elements Condominium
File No. B-77-1079

Matt MacDonald, Secretary
Planning Advisory Committee
169 Front Street, Belleville, Ontario

Dear Sir:

I would like my submission to be included for consideration at the above noted meeting and I would like to be notified concerning any decisions in regards to this matter.

I attended the Public Meeting and presentation made by Mr. Spencer Hutchison as representative for Heritage Park Joint Venture, in regards to the above noted application on March 20 2019, held at the Quinte Wellness Centre.

I concur and agree with all the information in the many submissions you have already received in regards to 427 Farnham Road Application and have the same very serious concerns about the matter.

Mr. Hutchison advised us at the Public Meeting; "because of the Housing Summit held recently in Belleville this proposal is what the City wants in order to help address the housing shortage." That comment left all of us with the impression this proposal was a "done deal" and already had the approval of the City. Surely that would not be the case, since it had not even been presented to Planning Advisory or to Council!

Mr. Hutchison kept referring to the 30-metre road allowance and the Common Elements Condominium and because this agreement was included in the Application, there would be no problem with the proposal, because this Condo arrangement would cover the necessary property required when or if a 4-lane roundabout was required. On your own Farnham Road Master Plan, it shows **“property required”** from this particular parcel of land in order to accommodate the Roundabout right now when construction begins. What exactly does this kind of arrangement with the City mean? The proposal states “construction and on-going maintenance of this laneway and associated on site infrastructure (water and sanitary sewer) will be the sole responsibility of the new condominium and not the Municipality”. What happens to this Common Element Road in the future if this proposal is approved? If further road widening is required due to traffic concerns because of the further development being approved on Farnham Road, will this “Common Road Element have to be expropriated?

In 2017 a similar proposal was suggested and was unanimously rejected. All the same safety issues remain, and changing the City By-laws to accommodate the developer should not be acceptable.

I respectfully request this proposal be REJECTED again!

Thank you for your consideration this 26th day of March, 2019.

████████████████████

217 Bridge Street East, Apt. 608

Belleville, Ontario

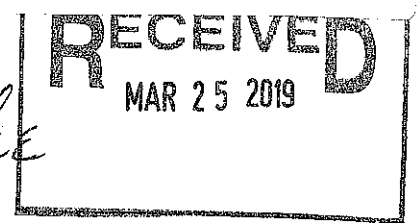
K8N 5E4

Copy to:
Red Fox, Director of Engineering & Development Services
Stephen Ashton, Manager of Policy Planning
Greg Pinchin, Manager of Approvals
Thomas Deming, Policy Planner
Erin Baldwin, Administrative Assistant
From: Matt MacDonald, Director of Corporate Services/City Clerk
RE: B-77-1079

169 FRONT ST. BELLEVILLE KBN

Att: Matt MacDonald

Secretary Planning Advisory Committee



RE Amendment to zoning by law. 3014

There are six homeowners in the shadow of this proposed high density project. They use these backyards for privacy, play and outdoor events. The character of each of these homes will be changed forever.

A three storey wall twenty feet away blocking the sun and raping all six of us of our privacy. The decks of the new residents fifteen feet away and higher than the fence they will be providing. The six homeowners will have this backdrop to gaze at.

Everyday!

This changes the character of our pristine quiet neighbourhood and reduce the property values of at least six of us, not for a short time but forever!

Drainage of this proposal is said to be collected and piped to the storm systems? I didn't notice any catch basins or underground piping for storm water. This land naturally pushes storm and melt water to the south east corner.

at the south east corner is an emergency pump house protecting thousands of homes from power failures and storm resulting catastrophies (sewage etc). This expensive taxpayer building has under grade pumps and could jeopardize the emergency generator that powers it is at the grade of the ground.

The developer is covering the acre of land with thirteen family units. He is spreading a non absorbeny building over ground that naturally absorbs storm water.

This building and the house beside it (mine) need to be protected from water surges caused by storm run off, not a ditch with two rows of sod.

Regarding the traffic circle and safety. The purpose is to allow smooth flow of traffic to thousands of new homes, this is a great idea. Remove the stop signs and insert a high density residential driveway??

The entrance to thirteen family homes will have children playing basketball and hockey nets and cars jockeying in and

out of cramped parking spots, snow plowing etc.

The standards of entry and exit to block four will have to be Hwy standards for buses, snow removal, garbage trucks with large exit and entry points.

The recycling truck takes 60 seconds at my house if two people start to stop. Multiply by 13 and force traffic off the circle into opposing traffic up a steep grade on a corner.

Imagine - 13 families, one acre, steep grade, sharp curve

I have every confidence that the City of Belleville and it's planning staff will handle the proposal in a courteous manner and quickly.

Mark Vaters - HOMEOWNER
Tony Sedard - HOMEOWNER

From: [MacDonald, Matthew](#)
To: [Bovay, Rod](#); [Ashton, Stephen](#); [Deming, Thomas](#); [Pinchin, Greg](#)
Cc: [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: FW: re proposal B-77-1078
Date: Monday, April 01, 2019 2:23:34 PM
Attachments:

FYI

Matt MacDonald
Director of Corporate Services/Clerk
Corporate Services Department
Corporation of the City of Belleville
ph. (613) 967-3256
fax (613) 967-3206



Follow us on:



From: Peter [mailto: [REDACTED]]
Sent: Monday, April 01, 2019 1:26 PM
To: MacDonald, Matthew
Subject: re proposal B-77-1078

Sent from [Mail](#) for Windows 10

Attn Mr. Matt Macdonald

Dear sir,

As per the proposal to allow 13 Town houses to be built (High density housing) on the corner of Farnham and Maitland RD. In my opinion this would impair the proposed traffic circle which is to be built in 2019 or 2020. It also would create a problem with the widening of Farnham RD along with the installation of sidewalks.

I do not live in Belleville at this time, but I have purchased riverfront property on CANNIFTON Rd North and will be building a house at 101 CANNIFTON Rd North in approximately 3 years from now.

In other words I would say no to the proposal.

Please bring this up in the meeting this Evening at 530 pm at city Hall.

Best Regards,

Peter [REDACTED]

From: Carr, Paul
Sent: Friday, April 05, 2019 8:24 AM
To: Ashton, Stephen
Cc: MacDonald, Matthew
Subject: Fw: Proposed development at the corner of Farnham Road, Maitland Dr. and Moira Lea Crescent

Good morning,

Please note below for information and distribution to PAC members.

Thanks.

Paul Carr
Councillor - Ward 2
City of Belleville
613-847-0645

From: [REDACTED]@gmail.com
Sent: April 5, 2019 8:10 AM
To: councillor.carr@belleville.ca; mayor.panciuk@belleville.ca
Cc: councillor.culhane@belleville.ca; councillor.malette@belleville.ca; councillor.williams@belleville.ca; councillor.thompson@belleville.ca
Subject: Proposed development at the corner of Farnham Road, Maitland Dr. and Moira Lea Crescent

Dear Mayor Panciuk and Council Members,

I'm writing to you today to voice my very strong opposition to the proposed 13 unit townhouse complex at this location, the very same spot where the city will be constructing a traffic circle in the spring/summer of this year.

The high volume of traffic presently at this location, the slope of Farnham as it approaches the Maitland/Moira Lea intersection, the school bus stops along that stretch of road, the commercial development, and the business plaza at the opposite corner of the road already create enough congestion and difficulty navigating in this area. Couple that with the continued expansion of both the Canniff Mills and Heritage Park residential developments and anticipated additional levels of traffic volume, this area is already in my opinion beyond capacity for the current road design. Furthermore, the recreational trail from Canniff Mills ends at this very intersection adding more pedestrian traffic as people transition into Canniffon proper. Vehicles routinely park at the end of this trails as people from outside of the area access it as well, adding even more safety concerns and issues. Adding additional

housing to an already congested corner, which will become a traffic circle requiring an additional access point is not only a very bad idea, but completely poor planning on the part of the city as well as the developers. Frankly, had actual planning been taken into consideration by previous councils and developers the parcel of land in question should actually have been taken as part of the Moira Lea development and structured accordingly. To try and "squeeze in" a fourth development in this area is nothing short of ridiculous.

I understand this council had nothing to do with the previous planning, etc., but this council does have the ability to ensure smarter decisions are made regarding development of city lands and I'm asking that you and City Council make the smart decision in this situation.

I'm sure you well know the capacity of Farnham Road and Maitland Drive is almost beyond capacity at this point in time - not taking into account the additional many hundreds of houses still to be built in Canniff Mills and Heritage Park. Is it really necessary to cram an additional 13 units into such a tiny space in such a difficult location?

This brings to mind many questions:

- How could all of these potential property owners even access their property?
- Where would the new additional road go? Off Farnham? Off Moira Lea?
- Would it directly access the traffic circle?
- Given the traffic circle is being constructed this spring/summer would it have to be torn up and redone once the development is completed?
- At who's cost would that happen?

I would also question the size of the lots and how they would tie in with the rest of the developments in the surrounding neighbourhoods. With such a small parcel of land, how will the parking of resident vehicles be accommodated in addition to the footprint of the townhomes. The development of Cannifton proper specifically Cannifton Road with all of the rental homes with the gravel driveways which double as front lawns is nothing other than a complete eyesore and again, speaks to poor planning and development practices. Couple this is the risks to the small children of the neighbourhood who have very little area for play at their family homes. Almost daily there are children careening very close to the heavy volume of traffic on Cannifton Road. Do we want to create the exact same type of situation again?


As a resident of Canniff Mills, I would have attended this meeting had I known it was happening. I actually searched, without success, the City of Belleville website for information about this issue to find out additional details and so I could voice my concern. Unfortunately that was not to be as I found out from a neighbour that the meeting has already occurred and was very poorly advertised, if at all. Thus my email to you.

I have very real concerns about this proposed development and as I stated earlier, I would like to believe that THIS Council will make some smarter decisions than some that have been made in the past when it comes to situations like the one presented here.

I would appreciate an opportunity to speak to you more about my concerns regarding this proposed development.

Best regards,



Resident
31 Chestnut Dr.
Belleville, ON




100 Craig Henry Drive, Suite 201
Ottawa, Ontario, K2G 5W3

MEMORANDUM

TO: Stephen Ashton	DATE: April 25, 2019
FROM: Stephen Brook, P.Eng.	PROJECT #: BTE19-017
PROJECT: 427 Farnham Road Development Application, City of Belleville	
SUBJECT: Peer Review of Traffic Concerns	

BT Engineering carried out planning studies for three roadways in the City of Belleville: Mineral Road, Maitland Drive and Farnham Road. BTE also undertook the Environmental Assessment and Environmental Study Report for Farnham Road. The Environmental Assessment commenced in 2014 and was completed in 2016, and included evaluation of intersection improvements based on existing and projected traffic volumes. The projected traffic is based on existing traffic volumes adjusted for future growth (development) using the existing land use designations in the municipality.

Specific to the subject lands, the design requirements of the roads and intersection were based on this site being developed as a commercial use as opposed to the proposed residential use. The Environmental Assessment would therefore have considered a higher generation of traffic occurring at the lands subject to the zoning application. Residential development of the subject lands results in lower traffic generation and does not impact the findings of the EA.

For the Environmental Assessment, both pedestrian and vehicular traffic were considered. Sidewalks along both sides of Farnham Road were recommended and it is our understanding that the City intends to construct these coincidental with the road reconstruction. Pedestrian crossings were recommended in accordance with *TAC Design Guidelines* to allow pedestrians to navigate the roundabout itself.

In conducting the Environmental Assessment of the Farnham Road Master Plan including the roundabout, we were asked by the City of Belleville to address the concerns of the public in regard to the City of Belleville Application File # 1079 (427 Farnham Road). The following are a list of concerns from the public process provided to us from City Staff along with our responses. Where possible, we have referenced the Farnham Road Master Plan Document directly.

Identified Public Concern	BTE Response
Traffic congestion from project in close proximity to roundabout with high levels of traffic	The proposed development will generate a limited volume of traffic, estimated to be approximately 10 vehicle trips during the peak hour. This limited increase in traffic volumes will not result in congestion at the intersection. To avoid the potential for visitors parking impacting traffic operations, consideration could be given to designating No Parking on Farnham Road from the roundabout along the frontage of the site.
Proposed medians of the traffic circle	The proposed south entrance would be located opposite the

Subject: 427 Farnham Road – Peer Review of Traffic Concerns

Project: BTE19-017

Date: April 25, 2019



could interfere with traffic from proposed development	existing entrance to the commercial plaza. As a result, full movements would be available at both proposed entrances to the development.
The 2 entrances are close to the roundabout causing issues of access	From our review of the proposed site plan, suitable separation between the 2 entrances appears to be provided.
Steep slope of Farnham towards the roundabout a safety concern	The EA assessed the grade and road profile of Farnham Road approaching the roundabout and alternatives were evaluated to consider this. The final road profile will be constructed in accordance with TAC guidelines.
Will more effective lighting be installed in this area?	There is a lighting plan at the roundabout being installed as part of the City's ongoing construction project that has been designed following the illumination guidelines of ANSI/IESNA RP-8-00. It is noted that this lighting will consist of decorative light standards to match what is on the bridge.
Clear signage with arrows/instructions and speed restrictions are key to roundabout	Signage at the roundabout will be installed consistent with the design guidelines of the Ontario Traffic Manual. There will also be an education initiative by the City regarding the use of roundabouts.
Business plaza at opposite corner creates enough congestion	The attached Figure 21 from the Farnham Road Master Plan illustrates that both the existing plaza along with the south entrance of the proposed development at 427 Farnham Road were considered, with the recommendation that these entrances be located opposite of each other.
Expansion of Canniff Mills and Heritage Park and other traffic means traffic beyond capacity for the current road design	The Municipal Class Environmental Assessment included a traffic study which considered full buildout of the area. The design recommendations address forecast population growth and traffic projections.
City's Plan also requires "a 30 metre right of way be protected northward along Farnham Road to allow for any future road widening accommodating additional development further north". How will this be accommodated?	The proposed plans for 427 Farnham do not propose buildings within the future (beyond the 20 year horizon) 30 metre right-of-way; therefore, the 30 metre right-of-way is protected.

Subject: 427 Farnham Road – Peer Review of Traffic Concerns

Project: BTE19-017

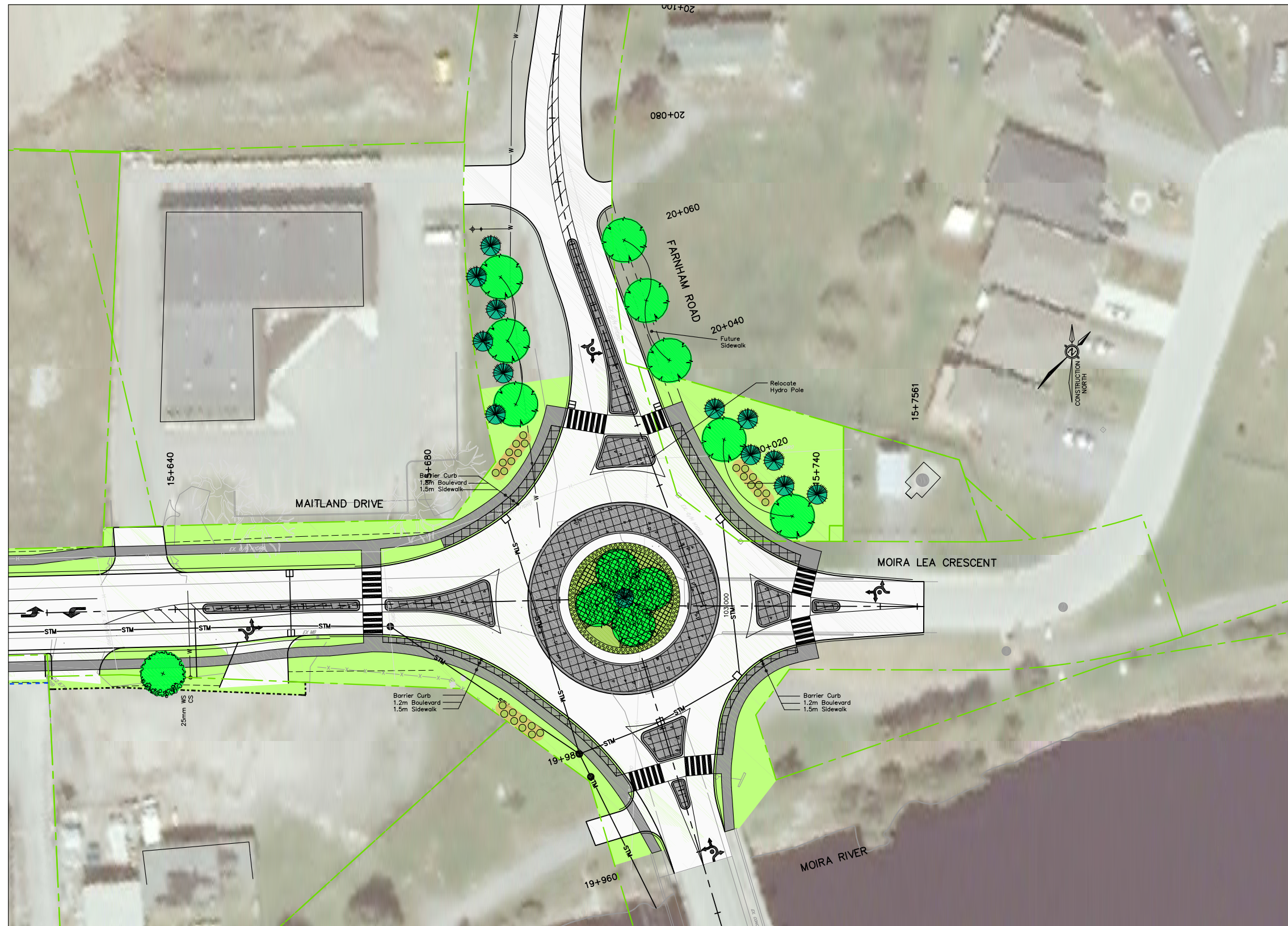
Date: April 25, 2019



<p>Has the City done its due diligence regarding traffic flow and pedestrian safety?</p>	<p>The City undertook a Municipal Class Environmental Assessment for the Farnham Road/Maitland Drive Intersection improvements. Based on the evaluation of traffic volumes, turning movements, pedestrian safety, and public feedback, a roundabout was recommended as the technically preferred alternative for this intersection. The roundabout will address traffic flow and pedestrian safety for existing conditions and the anticipated growth of this community.</p>
<p>What about sidewalks – pedestrian safety</p>	<p>Sidewalks are included in the project. Sidewalks and crosswalks for the roundabout are shown in Figure 21 which is attached. Coincidental with the reconstruction of Farnham Road, the City has confirmed that sidewalks will be constructed along Farnham Road on both sides of the road in the area of the proposed development. The final design of the sidewalks will be illustrated in the construction drawings.</p>
<p>Conflict with School buses – how will they pick up kids here when drivers must stop 20 metres either in front or behind the bus</p>	<p>School buses have procedures for picking up passengers which include where bus stops are located in relation to an intersection. It is our understanding that the school boards have been circulated the notices regarding the zoning application. They are the authorities with regard to school bus stop locations and have not expressed any concerns to the City.</p>
<p>If there is an accident at the roundabout vehicles could crash out of the roundabout into the proposed townhouses as they will be so close</p>	<p>Roundabouts have a number of benefits over traditional intersections, including :</p> <ul style="list-style-type: none"> • Safety: lower speeds and fewer points of conflict between vehicles reduces the potential for serious crashes and injury • Lower speeds : unlike at a green light at an intersection, vehicles need to slow down to use a roundabout, reducing the likelihood of a serious crash <p>Curbing through the roundabout prevents corner cutting, helping to ensure lower operating speeds by confining vehicles to the intended path.</p>
<p>Area is already a concern for speeders</p>	<p>See response above.</p>

In summary, based on our review of the proposed development, it is our professional opinion that the traffic that will be generated can be suitably accommodated and will not interfere with the operation of the roundabout.

FIGURE 21
TECHNICALLY PREFERRED FOR MAITLAND DRIVE AND FARNHAM ROAD INTERSECTION





ZONING SUMMARY

DWELLING TYPE	SEMI-DETACHED DWELLING			
	THURLOW R2 ZONE	BELLEVILLE R4 ZONE	THURLOW R4-2 ZONE	PROPOSED
LOT FRONTAGE PER DWELLING UNIT (MINIMUM)	10.5m	9.0m	10.5m	9.23m
LOT AREA PER DWELLING UNIT (MINIMUM)	325.0m ²	337.0m ²	300.0m ²	307.7m ²
FRONT YARD SETBACK (MINIMUM)	7.6m	3.6m	6.0m	6.0m
REAR YARD SETBACK (MINIMUM)	7.6m	7.5m	7.5m	7.5m
INTERIOR SIDE YARD SETBACK - 1 STOREY	2.0m	1.2m	1.2m	1.2m
GROSS FLOOR AREA (MINIMUM)	83.0m ²	83.5m ²	83.0m ²	137.7m ²
LOT COVERAGE (MAXIMUM)	35%	35%	50%	41.6%
BUILDING HEIGHT (MAXIMUM)	11.0m	10.6m	11.0m	8.8m

SITE PLAN
HERITAGE PARK
PLAN 21R-9053
PART OF LOT 9, EAST OF TOWNSHIP ROAD
REGISTERED PLAN No. 124
FORMER TOWNSHIP OF THURLOW
CITY OF BELLEVILLE
COUNTY OF HASTINGS
SCALE = 1:200 METRIC

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.

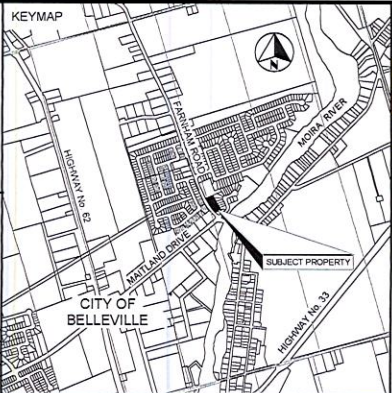
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2	REVISED PER CITY OF BELLEVILLE COMMENTS	MAY 16/19	J.S.H.
1	SUBMISSION FOR APPROVAL	FEB. 27/19	J.S.H.

DRAWN BY: L.B. CHECKED BY: J.S.H. DATE: FEBRUARY 27, 2019 SCALE: 1:200



LAND USE - LEGEND
- WITHIN THE PROPERTY BOUNDARY

LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 1-10 - SEMI-DETACHED DWELLING LOTS (9.0m MIN. FRONTAGE) AND PRIVATE LANDSCAPED AREA. ALL DWELLINGS HAVE FRONT PORCHES DECKS & ATTACHED GARAGES	3523.2	83.3	10
BLOCK 11 - COMMON ELEMENT (PROPOSED ROAD)	704.1	16.7	
SITE TOTAL	4227.3m²	100.0%	10

NOTE: BUILDING FOOTPRINTS SHOWN ARE BASED ON FLOOR PLANS FROM GEERTSMA HOMES AND ARE SUBJECT TO CHANGE.

RECEIVED
PLANNING SECTION
B.77-1079
MAY 17 2019

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

KEITH WATSON
ONTARIO LAND SURVEYOR

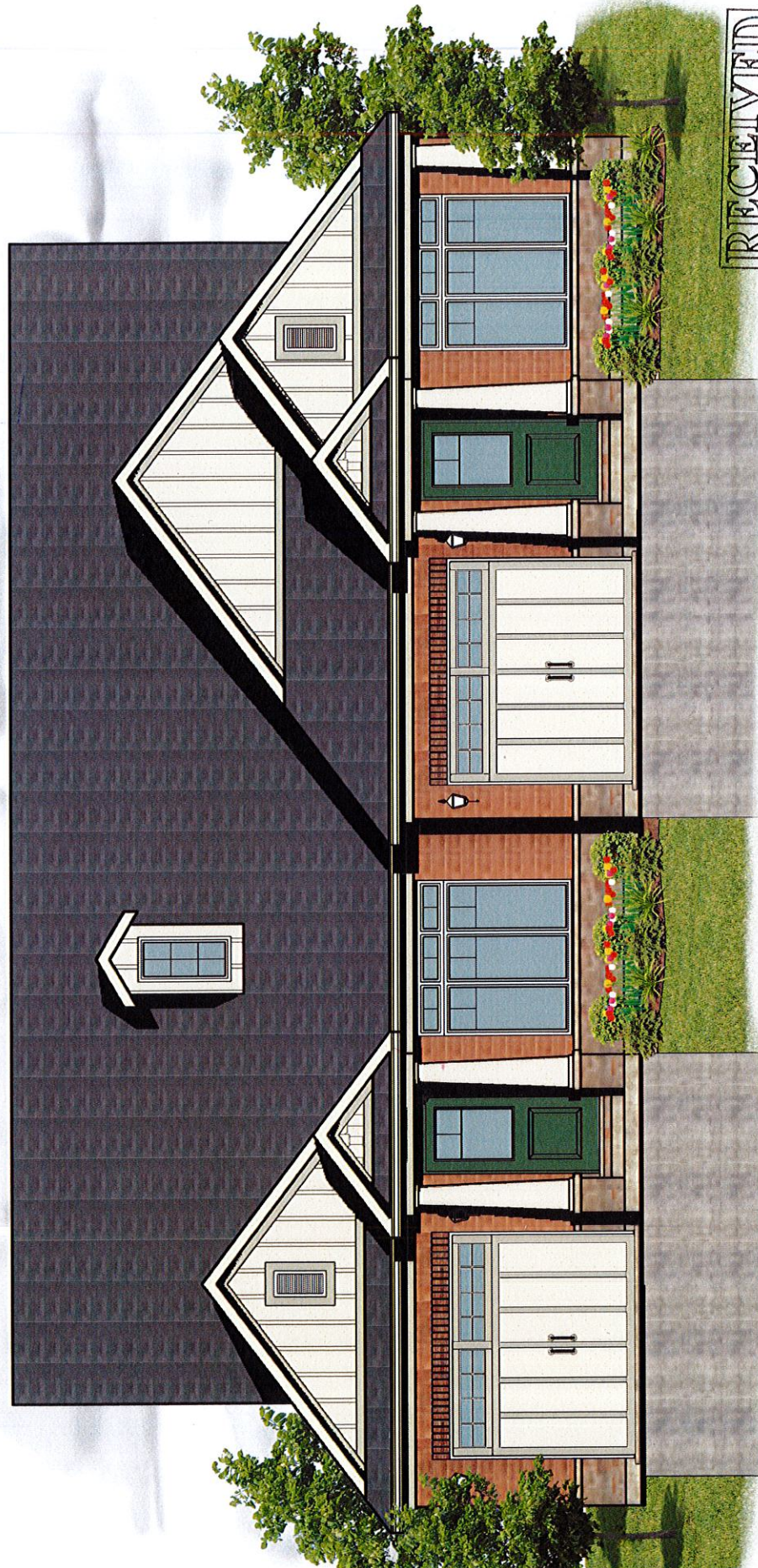
DATE

WATSON LAND SURVEYORS LTD.
218 CHURCH STREET, BELLEVILLE, ONTARIO
(613) 962-9521

RPA
PLANNING CONSULTANT INC.
211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2

JOB No. 637-SP

	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.		



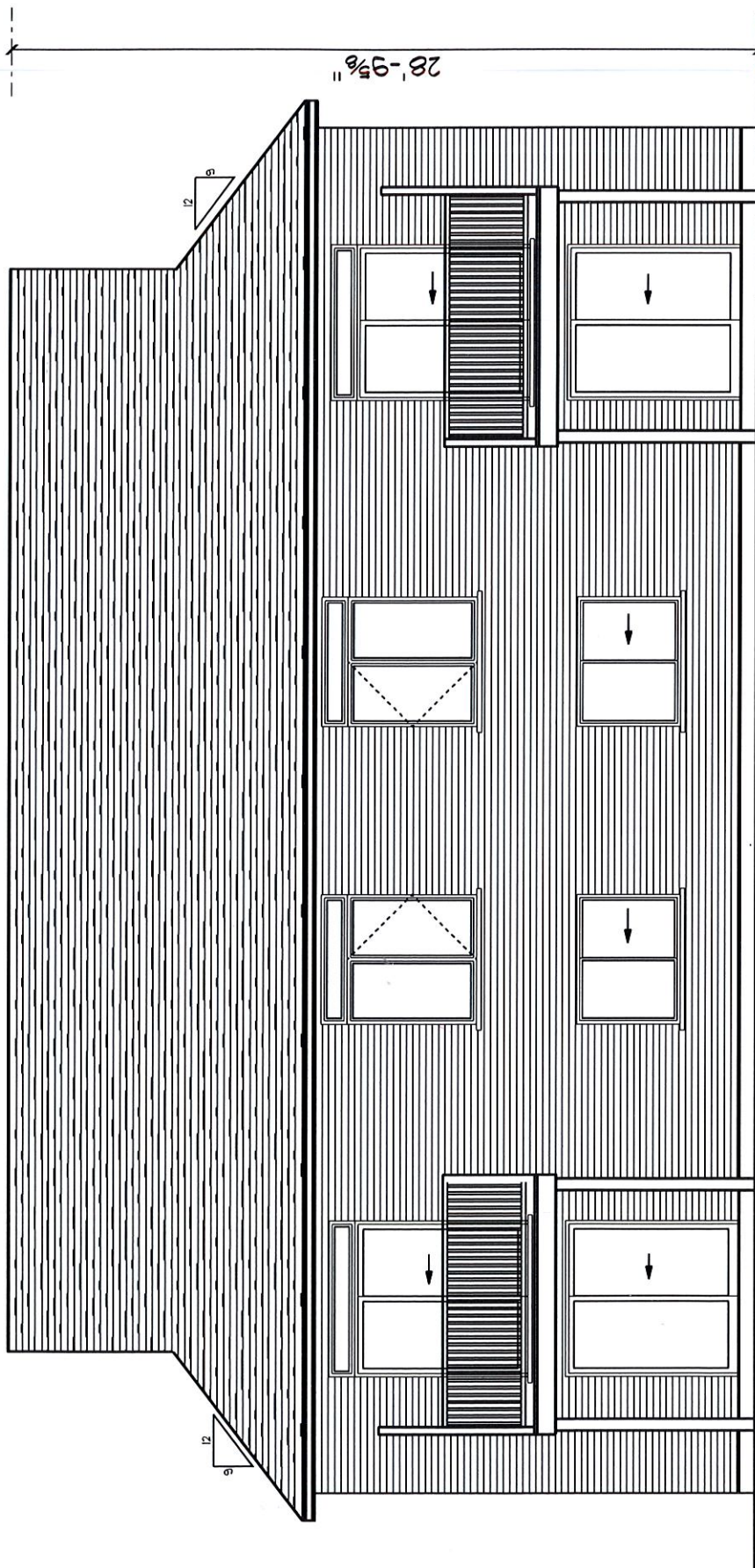
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PLANNING SECTION		
Revised		
B-17-1979		
MAY 15 2019		
S.A.	ACTION	INFO
I.D.		
E.B.		
J.B.		

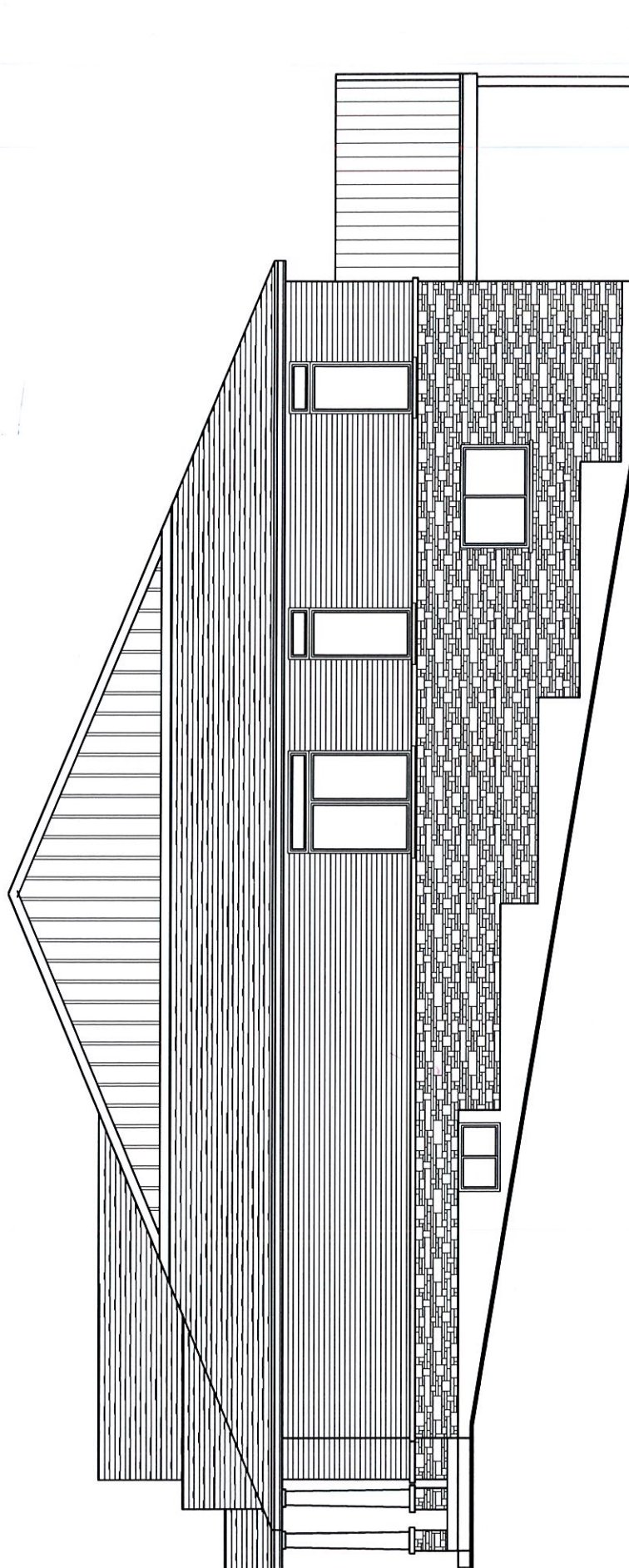
FILE COPY

Revised

RECEIVED PLANNING SECTION B-77-1079. MAY 15 2019		ACTION	INFO
		S.A.	
		T.D.	
		E.B.	
		J.B.	

FILE COPY





Revised
RECEIVED
PLANNING SECTION
B-77-1079
MAY 15 2019

	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.		

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Official Plan Density

3.10.2 Residential Policies

- a) Residential development within areas designated Residential land use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles that meets the needs of all citizens is provided. The densities that are supported by this Plan are as follows:
- i) **Low density** residential uses would normally include one family detached and **attached two-family dwellings**, developed up to 18 units per hectare gross residential density or **25 units per hectare net residential density**.
 - ii) Medium density residential uses would normally include various types of attached, multiple or cluster housing projects such as row dwellings and small low-profile apartment complexes, developed up to 60 units per hectare net residential density.
 - iii) High density residential uses would normally include various types of multiple dwellings such as apartment complexes and stacked townhouses, developed up to 115 units per hectare net residential density.

[Gross residential density means the total number of residential dwelling units per hectare of land including all roads, stormwater management facilities, utility corridors, parklands and similar which are necessary to support the residential area.]

Net residential density means the total number of residential dwelling units per hectare of land excluding all roads, stormwater management facilities, utility corridors and similar which are necessary to support the residential area.]

The standards set out in these definitions should not be considered firm; circumstances or conditions will exist where the number of dwelling units permitted for a given area of land should be either higher or lower than defined in order to address other policies of this Plan.

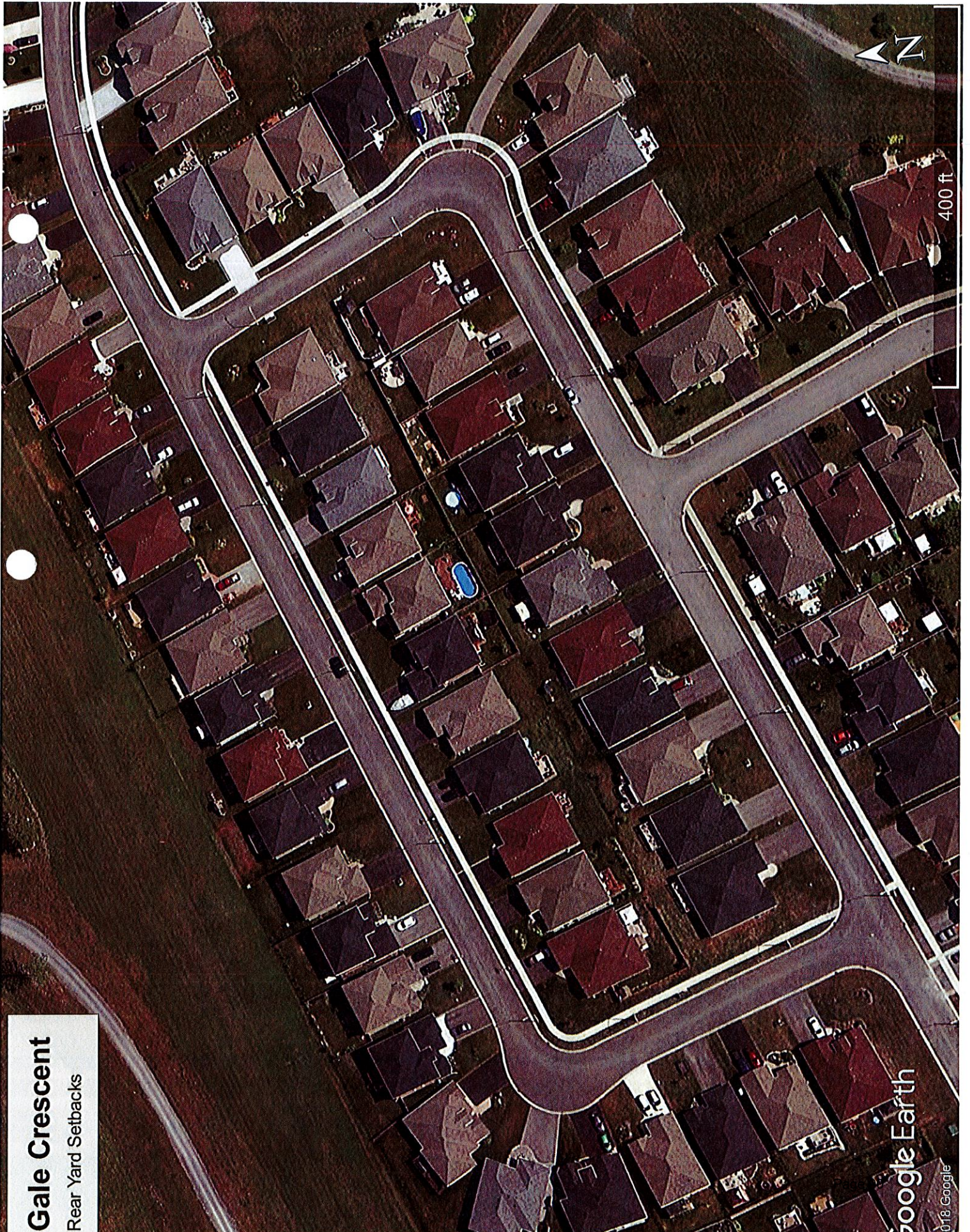
The proposal for the subject lands is for 10 dwelling units on a property with an area of 0.4227m². This works out to a net residential density of 23.7 units per hectare.

The proposed use, and density for this project falls within in the low density category.

Zoning By-law Requirements

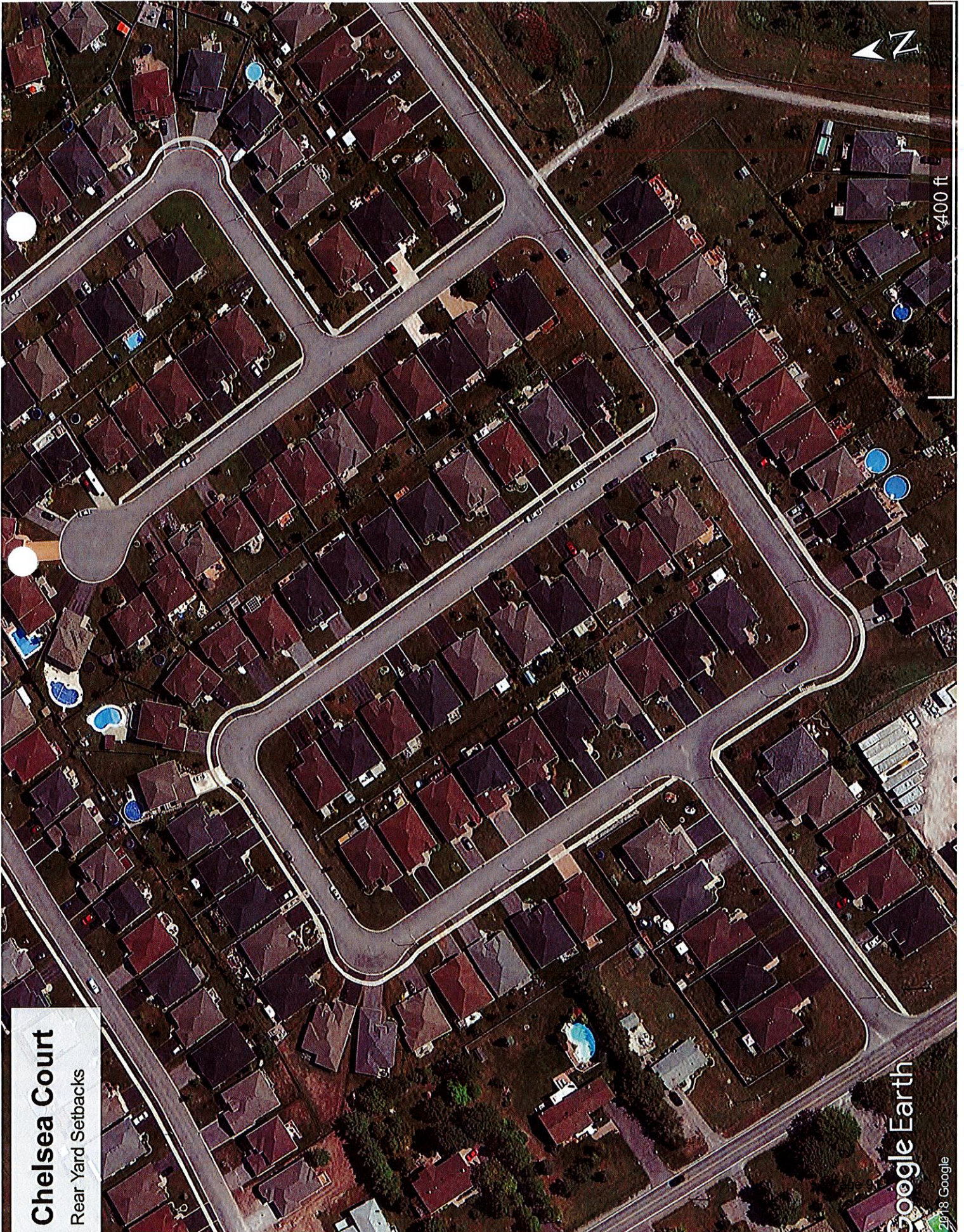
DWELLING TYPE	For a SEMI-DETACHED DWELLING			
	THURLOW R2 ZONE	BELLEVILLE R4 ZONE	THURLOW R4-2 ZONE	PROPOSED
LOT FRONTAGE PER DWELLING UNIT (MINIMUM)	10.5m	9.0m	10.5m	9.23 m
LOT AREA PER DWELLING UNIT (MINIMUM)	325.0m ²	337.0m ²	300.0m²	307.7 m²
FRONT YARD SETBACK (MINIMUM)	7.6m	3.6m	6.0m	6.0m
REAR YARD SETBACK (MINIMUM)	7.6m	7.5m	7.5m	7.5m
INTERIOR SIDE YARD SETBACK - 1 STOREY	2.0m	1.2m	1.2m	1.2m
GROSS FLOOR AREA (MINIMUM)	83.0m²	83.5m²	83.0m²	137.7m²
LOT COVERAGE (MAXIMUM)	35%	35%	50%	41.6%
BUILDING HEIGHT (MAXIMUM)	11.0m	10.6m	11.0m	8.8m

Blue = meets with zone requirement

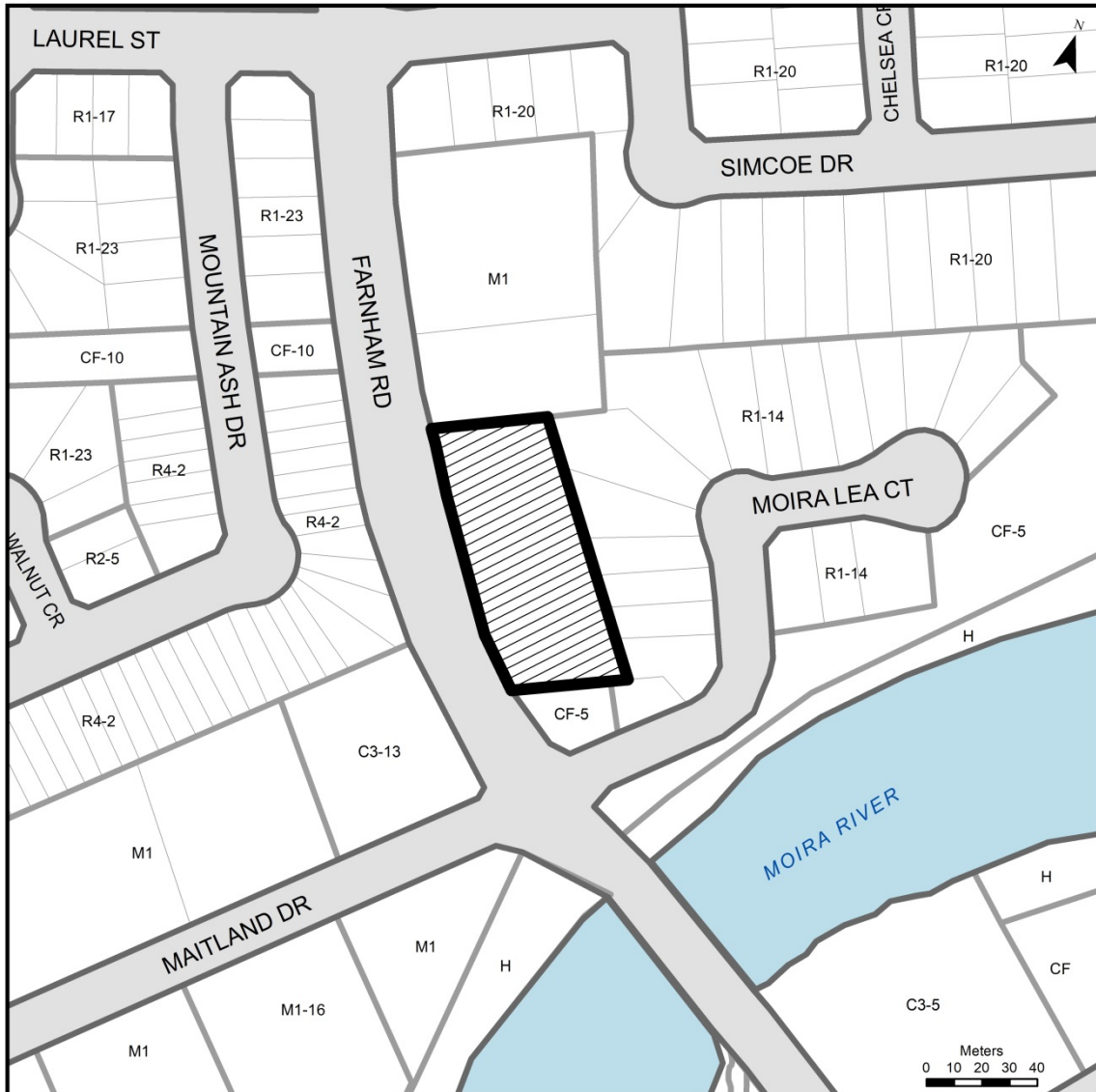


Gale Crescent

Rear Yard Setbacks




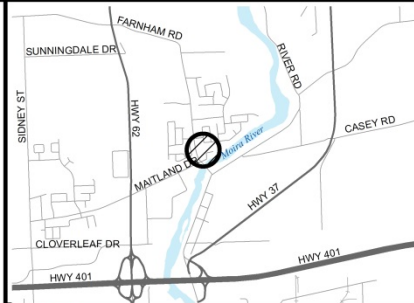
Chelsea Court
Rear Yard Setbacks



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: FARNHAM RD

 PROPOSED ZONING CHANGE FROM RR (RURAL RESIDENTIAL) TO R4-2 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS)



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

B-77-1079

From: [MacDonald, Matthew](#)
To: [Bovay, Rod](#); [Ashton, Stephen](#); [Pinchin, Greg](#); [Deming, Thomas](#)
Cc: [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: FW: File no 12cd-19001 file no B-77-1079 Farnham rd developement
Date: Thursday, May 23, 2019 3:41:05 PM

FYI

Matt MacDonald
Director of Corporate Services/Clerk
Corporate Services Department
Corporation of the City of Belleville
ph. (613) 967-3256
fax (613) 967-3206

Follow us on:

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

From: XXXXXX XXXX XXXXXXXX [<mailto:xxxxxxxxxxxxxxxxxx@bellnet.ca>]
Sent: Thursday, May 23, 2019 3:23 PM
To: MacDonald, Matthew
Subject: File no 12cd-19001 file no B-77-1079 Farnham rd developement

Warning: This email came from outside the City of Belleville. Use caution opening links and attachments.

May 23/2019

Dear Mr Macdonald My

name is XXXXXX XXXXXXXX

I have a business adjacent to the property at 427 Farnham rd.I have real concern about the development of this property for safety reasons only.I sit in an office at 407 Farnham Road on a daily base with my office facing Farnham Road .The traffic on this road is crazy bussy and that's putting it miled.It is unsafe and some one is going to get hurt or killed on this road.I have called the city police several time's to ask them to put a patrol car on this road to slow the traffic down.When my employees or customers leave my property I ask them to exit the property at 90 degrees so they can plainly see the traffic.I have cars speed by my property so fast that you can not tell what kind of car it is because they are just a blur.With the traffic on this road the way it is I don't know how you are going to get the cars out onto Farnham Rd safely with those new subdivisions traffic coming out on this road,and the existing traffic that cuts across from 62 hwy.This road is busy 24/7.

I noticed on the plan that I received you are going to have two exits coming out on Farnham road between my place and the corner.I would ask that you use some common sense and bring the driveways out on Moira Lea Crt so no body get hurt and traffic flows steady.I know it going to take a little more planning.

XXXXXX XXXXXXXX

41 Moira Lea Court
RR5 Belleville, Ontario
K8N 4Z5

WITHOUT PREJUDICE

23 May 2019

Subject: File No: 12CD-1901 and B-77-1079

**Notice of Revised Application and Public Meeting Zoning By-Law Amendment
Application 427 Farnham Road from RR to R2 with special provisions**

OBJECTION

Mr. Matt MacDonald
Secretary, Planning Advisory Committee
Belleville City Hall

Dear Mr. MacDonald,

The undersigned wishes to OBJECT to the proposed changes as per the File No. 12CD-19001 based on the concerns listed below. Please send copies to the Mayor and all Councillors before the 3 June 2019 meeting.

1. Regardless of the revised number of units proposed for this site there are still the same safety issues as before given the proximity of the entrances to the roundabout. The road already has many issues due to the slope and

sight lines for drivers as well as safety for pedestrians walking on Farnham. The traffic is heavy at this intersection. Once cars exit the roundabout they will accelerate. Currently there are no sidewalks on either side of Farnham Road. After communication with the Senior Engineer for the current construction project I was advised that this contract does not include sidewalks on either side of the road. Even if there is thought that sidewalks will be part of a long term plan for Farnham Road that does not alter the pedestrian safety when the roundabout is completed this summer/fall and if the condominiums are built before sidewalks. This should be given serious consideration in this re-zoning.

2. There are at least four school buses picking up students on Moira Lea Court each day. The same school buses pick up students on Farnham Road in this area. Creating more density is going to increase the chances of an incident and mishap.
3. Parking issues may arise when you have increased density in such a small area. Any overflow parking will create issues on Moira Lea Court. Safety of residents on Moira Lea Court either exiting or entering the Court while vehicles are parked on the street could be problematic with the roundabout so close to the entrance to the Court. Will emergency vehicles have to navigate parked vehicles if on a call to Moira Lea Court? Snow removal equipment could have issues in the winter should there be more cars parked on the Court and so close to the roundabout. These concerns need to be addressed before any approval is given.
4. Because of the request to increase lot coverage, the backs of the condominium units will be almost sitting on the boundary line of several homes on Moira Lea Court which will infringe on privacy, increase noise/odours and other recreational activities for existing home owners on the Court. Why should these homeowners' quality of life suffer because of dwellings being built so close to the fence line?
5. The site plan does not show any swales/ditches for drainage at the back of the units. Swales need to be deep enough and sloped adequately to avoid over flow and are certainly a necessity for run-off during heavy rains and spring thaw. There is potential for flooding into the properties on Moira Lea

Court. The plan currently shows a tree behind each condo. If there is a swale it cannot be obstructed by trees, gardens, sheds or build-up of waste. Once the property becomes private and if the swale is obstructed and run-off is blocked causing flooding onto other properties, we are aware that there is no City by-law to enforce a property owner to keep the swale clear. The City will not intercede should this become a problem.

6. Anyone living in the area of Farnham and surrounding area is well aware of the shale that requires jack hammering using heavy equipment when there is any excavation (roads and homes). There should be consideration of the potential impact of the vibration on existing homes and damage to their foundations and structures when the condos are being built in such close proximity.

Based on the information provided in this written submission the undersigned hopes that the new Council and Mayor will turn down the revised zoning request by the builder.

Yours truly,

XXXXX X. XXXXX

41 Moira Lea Court,

Belleville, ON

K8N 4Z5

613-XXX-XXXX

email:xxxxxxxxxxx@cogeco.ca

CC: Mayor Panciuk and Councillors included.

Carr Sandison Culhane Kelly Malette McCaw Thompson Williams

May 24, 2019

To: Rod Bovay, Director of Eng.& Dev. Services
Stephen Ashton, Manager of Policy Planning
Thomas Deming, Policy Planner
Greg Pinchin, Manager of Approvals
Erin Baldwin, Administrative Assistant
From: Matt MacDonald, Dir. of Corporate Services/ City Clerk

Home Owners
34 Moira Lea Court
Belleville, Ontario, KSN 4ZS

Matt MacDonald
Secretary, Planning Advisory Committee
City of Belleville

RE: Objection to Amendment to Zoning By-Law #3014 (File No. B-77-1079 & File No. 12CD-19001)

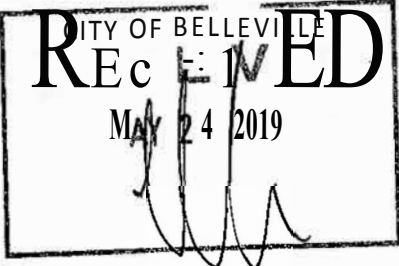
As home owners on Moira Lea Court, we object to the proposed zoning amendment to Lot 9, Plan 21R-9053, City of Belleville, County of Hastings. Our primary objections to this amendment are:

- **Poor Planning** - the latest proposal shows 10 semi-detached dwellings, with common laneway with two entry/exit points. Why does the City maintain by-laws & standards if we have to keep objecting to amendments to them? Affordable housing will not be solved by "over-developing" this small piece of land. Construction has started on the roundabout at the intersection of Farnham & Maitland & Moira Lea. We invite Planning Committee Members and City Staff to come and look at the "reality" of the site. Additionally, does the City or the developer know what impact this kind of construction will be to "water management" in the immediate area?
- **Family & Public Safety-the** proposed reduced lot frontages & setbacks along with increased lot coverage equals a recipe for potential safety risks. The roundabout will control traffic better, but that means traffic will be constantly flowing and a danger to the development's residents, especially children playing in yards and driveways. How will school bus activities be safely handled?
- **Home Property Value-** Moira Lea Court (all detached homes) was the first street that was developed in Caniff Mills. All subsequent development, in the immediate area along the east side of Farnham has been single family houses. Instead of being a "transition" (as previously presented by the developer) - it would be a roadblock or wall between the west side & east side of Farnham.

Lots of questions, however, we firmly object that this latest proposal is not the answer.

XXXXXX XXXXXXXX
Homeowner

XXXXX XXXXXXXX
Homeowner



To: Rod Bovay, Director of Eng.& Dev. Services
Stephen Ashton, Manager of Policy Planning
Thomas Deming, Policy Planner
Greg Pinchin, Manager of Approvals
Erin Baldwin, Administrative Assistant
From: Matt MacDonald, Dir. of Corporate Services/ City Clerk

City of Belleville

169 Front Street, Belleville, Ontario

Planning Committee Meeting, June 3, 2019

FILE NO. B-77-1079 and FILE NO. 12CD-19001

Revised zoning by-law amendment application, draft Plan of Subdivision and
draft plan of a Common Elements condominium

Attention: Matt MacDonald. Secretary Planning Advisory Committee

There are 6 homeowners in the immediate shadow of this proposed project.

They use their backyards for privacy, play and outdoor events. The character of each of these homes will be forever changed.

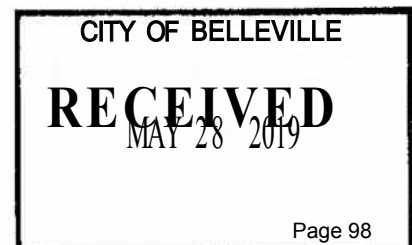
A 30-foot roof, 24 feet away, blocking the sun and raping all 6 homeowners of our privacy is not acceptable. The decks of the new residents, fifteen feet away and higher than the fence they will be providing for privacy. The six homeowners will have this backdrop to gaze at everyday!!

This changes the character of our pristine quiet neighbourhood and reduces the property values of at least six of us, not for a short period of time, but forever!!

Drainage of this proposal is said to be collected and piped to the storm systems? I didn't notice any catch basin or underground piping for storm water. This land naturally pushes storm and meltwater to the south east corner.

At the southeast corner is an Emergency Pump House, protecting thousands of homes from power failure and storm resulting catastrophes (sewage, etc.). This expensive taxpayer building has under grade pumps and could be jeopardized. The emergency generator that powers it is at the grade of the ground.

The developer is covering the less than an acre of land with 10 family units. He is covering the ground that naturally absorbs storm water.



The pump house building and the house beside it (mine) need to be protected from water surges caused by storm runoff, not with a ditch (swale) with two rows of sod!!

Regarding the traffic circle and safety, the purpose is to allow safe, smooth flow of traffic to thousands of new homes, this is a great idea. Remove the stop signs and insert 10 new homes...This is paramount to 10 houses on ramp to 401.

The entrance to 10 family homes will have children playing basketball and hockey nets and cars jockeying in and out of crammed parking spots, snow plowing, etc.

The standards of entry and exit to the common element driveway will have to be Highway standards for buses, snow removal, garbage trucks with large exit and entry points.

The recycling truck takes 60 seconds for pick up at my house of two people start to stop. Multiply by 10 new homes and force traffic off the circle into opposing traffic up a steep grade on a corner.

Imagine 10 families, one-acre, steep grade, sharp curve.

I have every confidence that the City of Belleville and the Planning Staff will handle the proposal in a courteous manner and quickly.

No Zoning changes - No special provisions - No reduced front yard setback- No reduced lot frontage - and No common elements driveway.

I assume this is only being considered because of the gall of the developer to present it.

NOTE TO THE DEVELOPER: If you place a gob of gum on the face of a clock it stops the second hand. When the second hand stops, the function stops completely.

Dated 27th day of May, 2019

Mark Vaters Mark Vaters
~~Tammy Bedard~~ Tammy Bedard

15 Moira Lea Court
Belleville, Ontario

To: Rod Bovay, Director of Eng. & Dev. Services
Stephen Ashton, Manager of Policy Planning
Thomas Deming, Policy Planner
Greg Pinchin, Manager of Approvals
Erin Baldwin, Administrative Assistant
From: Matt MacDonald, Dir. of Corporate Services/ City Clerk

City of Belleville

169 Front Street, Belleville, Ontario

Planning Committee Meeting, June 3, 2019

FILE NO. B-77-1079 and FILE NO. 12CD-19001

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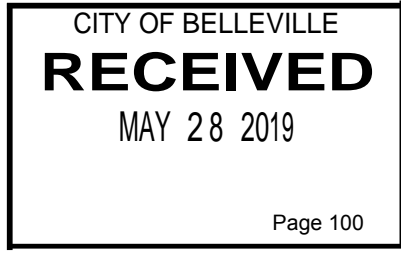
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Dated 27th day of May, 2019

[Redacted signature area with two lines]

15 Moira Lea Court
Belleville, Ontario

City of Belleville

169 Front Street, Belleville, Ontario

Planning Committee Meeting, June 3, 2019

FILE NO. B-77-1079 and FILE NO. 12CD-19001

**Revised zoning by-law amendment application, draft Plan of Subdivision and
draft plan of a Common Elements condominium**

Good evening and thank you for the opportunity to present our submission in regards to the above noted matter.

I am here tonight presenting my third submission in regards to this parcel of land, as a very concerned property owner, and City of Belleville taxpayer, specifically, the third application to consider the amendment to Zoning By-Law Number 3014 as amended, as set out in the City of Belleville Notice of Public Meeting.

I would like to point out that several members of this committee and other council members were present, and voted to unanimously deny the last development application in 2017.

This is the third official application for development of this small parcel of land since it was sold in June 2017, which is public knowledge. This less than 1-acre parcel of land has a very controversial history, including a conviction of conflict of interest involving the sale, since it was sold to local developers by the Christopher brothers. After the developer took possession, a small sliver of land was sold back to the City of Belleville, around October 2017 in order to relocate the hydro pole and services to accommodate the pending construction of a traffic circle. The first application for rezoning was refused by City Council on December 11, 2017.

None of the applications have addressed the significant safety issues and lot drainage, that have been raised by local people living around this area. Clearly on the angular plane review of the proposed 5 townhomes, there is a significant and very deep swale shown. These swales could be landscaped and filled in if this project proceeds which will flood the backyards on Moira Lea Court. This serious and damaging problem has already been experienced with the swale between Simcoe and Moira Lea. A homeowner on Simcoe filled in the swale and flooded the basement of a Moira Lea resident, doing significant damage and having to go to great expense to repair. Committee members making this decision, and the city staff and developers should be aware of this. All of the drawings and diagrams can be made to fit and be approved, but the fact of the matter is, that sometimes what appears to be acceptable on paper, is not necessarily the best decision to be made.

As mentioned at the December 2017 PAC meeting, there has been substantial development in this area over the past 17 years. With the massive building of hundreds of homes in Caniff Mills and Heritage Park subdivisions, we have experienced firsthand, the impact that all of the development in this area has created for all families residing here – poor planning in this area has extremely large subdivisions (Caniff Mills and Heritage Park) having minimal entrances, and most traffic from these areas would exit onto Farnham Road. The roundabout construction is now underway. The site plan included with the Notice of Application, clearly shows that any traffic that would exit from this new development at the south end (across from the Consumers Carpet loading exit) would impede traffic flow from the north arm of the roundabout. The median from this arm would end a short distance from both of these drives.

The photos included with my submission in April 2019, clearly show that currently without such development of townhouses or roundabout, there is already a serious safety concern and problems with traffic flow. With the daily/weekly deliveries happening at the commercial property on the west and east side of Farnham Road, with a median in the roadway and two proposed drives from the development across the road, this is surely to be a further hazard, and cause

significant and unsafe traffic delays (as I have seen firsthand when taking the photos) and queuing of traffic, which **the Farnham Road master plan 2015 states; “the roundabout is expected to reduce”**. If the businesses located on the west side of Farnham Road are unable to have their products delivered to them in a safe manner, by a transport truck (see photos of trucks jackknifed trying to back into the existing businesses), there is a possibility they could go out of business, if this proposed building is allowed to go ahead. Due to the fact that they are tenants in a building owned by someone else, they are unable to protest this development as it relates to their business. The other item worth mentioning, is if the roundabout was required to enable flow of the ever-increasing traffic volumes on this road, why are there no proper sidewalks proposed? Many people who live in Heritage Park walk down this busy stretch of road in order to get to the trail system that runs along the river, or walk to Walmart, etc. This is a safety concern for all pedestrians. From plans that I have seen to date, the only sidewalks planned for, are short segments of walkway around the traffic circle.

The proposed plan indicates a **“common element drive”**. My concern is where will the snow be plowed to on this drive? If we have a winter with significant snowfall, my concern would be that the snow would be pushed to the north or south ends of the drive, causing reduced visibility for those exiting at the north entrance and a significant safety issue.

The previous proposal stated the **City’s Plan also requires “a 30 metre right of way be protected northward along Farnham Road to allow for any future road widening to accommodate additional development further north”**. This requirement forces development on the subject lands eastward to maintain opportunity of future road widening”. **What happens to the “common element drive” arrangement when the road is required to be widened sometime in the future? Should this issue not be dealt with at this time BEFORE any development on this property?**

At the Neighbourhood Open House, hosted by the developer on May 22, 2019, visitors were provided with several different documents, regarding Official Plan Density, and Zoning By-law Requirements. The zoning by-law document provided was an attempt at comparing zoning requirements for Thurlow R2, Belleville R4, Thurlow R4-2, and the proposed development, and how this developer's proposal met with the requirements. I understand that these are all zoning requirements for a semi-detached building. This document gives the appearance to the public who are not aware of zoning bylaws, that everything in this proposal meets the regulations, as it shows that it meets most of the requirements in either R4 or R4-2 zoning. Why even show these? This proposal is asking for changes to zoning from Rural Residential to R2, which is why the developer is asking for the special provisions of reduced front yard setback, reduced lot frontage, and increased lot frontage. Our position is and according to the City Official Plan, this parcel of land **DOES NOT form any part of the new subdivision**, it was a single-family dwelling lot (rural residential).

The other document provided was a page titled Official Plan Density, from 3.10.2 Residential Policies where a definition of low density is provided. It goes on to state that based on the **10 dwellings being proposed on this 0.4227 square meters, it equates to a net residential density of 23.7 units per hectare, which is under the suggested density of 25 units per hectare.** Also, this document points out that **"the standards set out in these definitions should not be considered firm; circumstances or conditions will exist where the number of dwelling units permitted for a given area of land should be either higher or lower than defined in order to address other policies of this Plan"**.

The townhomes proposed will be single storey with a walk-out basement. I believe that the developer is trying to show that these buildings are in keeping with the neighbourhood on Moira Lea Court. They are not. These "single-storey" units will tower above all of the properties they back onto. The decks will be at the level of our rooflines. The embankment running east towards our properties will vary in angulation, but all causing significant runoff directed towards our land.

I respectfully ask that all previous submissions (including photos) made in regards to the Applications for development on this property be brought forward to be included with this application, because all of the same concerns apply.

This development is going to having serious negative repercussions on this area if it is allowed to go through. The traffic turning in and out of this development is going to result in serious injury or death to someone due to the heavy traffic in this area and further impede the flow of constant traffic, the new Roundabout was supposed to address.

I ask you as a committee, to consider the concerns we have all proposed to you **seriously**, and make your decision based on the best interest of everyone, not just the developers.

I ask that elected officials and city employees REJECT this proposal, for the last time.

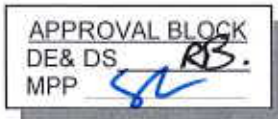
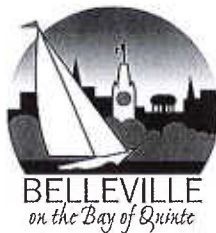
Respectfully submitted the 27th day of May, 2019.



23 Moira Lea Court

Belleville, Ontario

K8N 4Z5



CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-42
June 3, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 10245, As Amended
9-11 & 13 Wilkie Street
City of Belleville
APPLICANT/OWNER: Mark Glassford

File: B-77-1084

Recommendation:

"That Report No. PP-2019-42 dated June 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 10245, As Amended – 9-11 & 13 Wilkie Street, City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

Background:

The application for the proposed amendment to Zoning By-Law Number 10245 was received by the City of Belleville on May 1, 2019.

City Staff have had a number of pre-consultation meetings with the Applicant to discuss plans for future redevelopment of the site. Through these meetings Staff became aware that the Official Plan designation of "Open Space" has been improperly applied to these privately owned lands. Staff has notified the consultant working on the Official Plan update to take this into consideration as it is unusual to have privately owned lands designated as "Open Space".

In the meantime, the Applicant is attempting to legalize the existing dwelling

units on the property. When they purchased the property in 2016, they were under the impression the dwellings were legal non-conforming.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from Staff.

The subject lands are identified on the attached Location Map (Attachment #1). Site Details for the subject lands:

Site Review	Description
Site Location	The subject lands are municipally known as 9-11 & 13 Wilkie Street and located on the east side of Wilkie Street, south of Dundas Street West.
Site Size	1.07 hectares & 0.58 hectares
Present Use	Marina and residential dwellings
Proposed Use	Marina and residential dwellings
Belleville Official Plan Designation	Open Space
Present Zone Category	Open Space (O2-1) Zone
Proposed Zone Category	Open Space (O2-4) Zone with special provisions to recognize the existing nine (9) residential units along with the permitted uses of the O2-1 Zone
Land uses to the north	Railway right of way and retirement home
Land uses to the east	Open space parkland
Land uses to the south	Bay of Quinte
Land uses to the west	Open space parkland

In support of the application, the following was submitted:

- Survey Plans.

These documents have been available for public review at the Planning Department and are included with this report as Attachment #2.

Proposal

The Applicant proposes to rezone the subject lands from Open Space (O2-1) Zone to Open Space (O2-4) Zone with special provisions to recognize the existing dwelling nine (9) units on the two properties.

On the subject lands located at 9 Wilkie Street there are three (3) dwelling units located in the main dwelling, one (1) unit located above a detached garage, and one (1) unit located in a second single detached dwelling.

On the subject lands located at 13 Wilkie Street there is one dwelling with two (2) units and two other dwellings each with one (1) unit.

In total, the application is to recognize the existing nine (9) dwelling units.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.2 Sufficient land shall be made available to accommodate an appropriate

range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

- 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within settlement areas shall be based on:
 - a) 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;
 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 4. support active transportation;
 5. are transit-supportive, where transit is planned, exists or may be developed; and
 6. are freight-supportive; and
 - b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Official Plan

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Since 2002, a significant number of new and updated policies and legislation has occurred at the provincial level. The City is currently undertaking a Municipal Comprehensive Review and update to the policies of the Official Plan to ensure they comply with current provincial policies and legislation. The City will have to comply with the province's new legislation, regulations, and policies when updating the Official Plan.

The land is designated "Open Space" in the City's Official Plan (Attachment #3 – Official Plan Designation Map). Planning Staff use the policies within the Official Plan to make recommendations. However, it is unusual for privately owned lands to be designated as "Open Space". Staff has notified the consultant working on the Official Plan update to take this into consideration as these lands have been improperly designated.

Zoning By-law

The subject lands are currently zoned Open Space (O2-1) Zone with special provisions. The application proposes to amend the zoning to Open Space (O2-4) Zone with special provisions to recognize the existing nine (9) dwelling units on the two properties; along with the permitted uses of the O2-1 Zone.

The provisions of the current O2-1 Zone permit the following uses in addition to the O2 Zone permitted uses:

- a public and/or private boat docking;
- yacht club;
- marina;
- a detached one family dwelling which existed at the date of passing of the by-law.

Public Comments

On May 10, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for June 3, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for June 3, 2019.

Both notices state that additional information is available in the City's planning files for review by any member of the public during business hours.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District

School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

Canadian Pacific Limited has also been notified of this application due to the properties proximity to their railway line.

At the time of writing this report, no 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

Belleville Fire Department provided correspondence including environmental concerns specifically regarding holding tanks and septic tanks on the property.

Environmental Services noted concerns over water pressure from the serviced building on 9-11 Wilkie Street to the units on 13 Wilkie Street, but otherwise had no issues regarding the rezoning.

The Development Engineer, Parks & Open Spaces, and Transportation & Operations Department have provided correspondence and they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including, Residential Development and Tourism and Waterfront Revitalization.

Strategic objectives of the Residential Development theme include:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years; and
- Provide for a variety of housing forms to reflect our changing demographics and need for affordability.

Strategic objectives of the Tourism and Waterfront Revitalization theme include:

- Promote and support the development of attractions, events, facilities and services that will draw visitors to the community; and
- Encourage the creation of a vibrant waterfront based on recreation and entertainment, accented with unique commercial and residential opportunities.

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 10245. A recommendation report will be brought forward upon receipt of all agency and public comments.

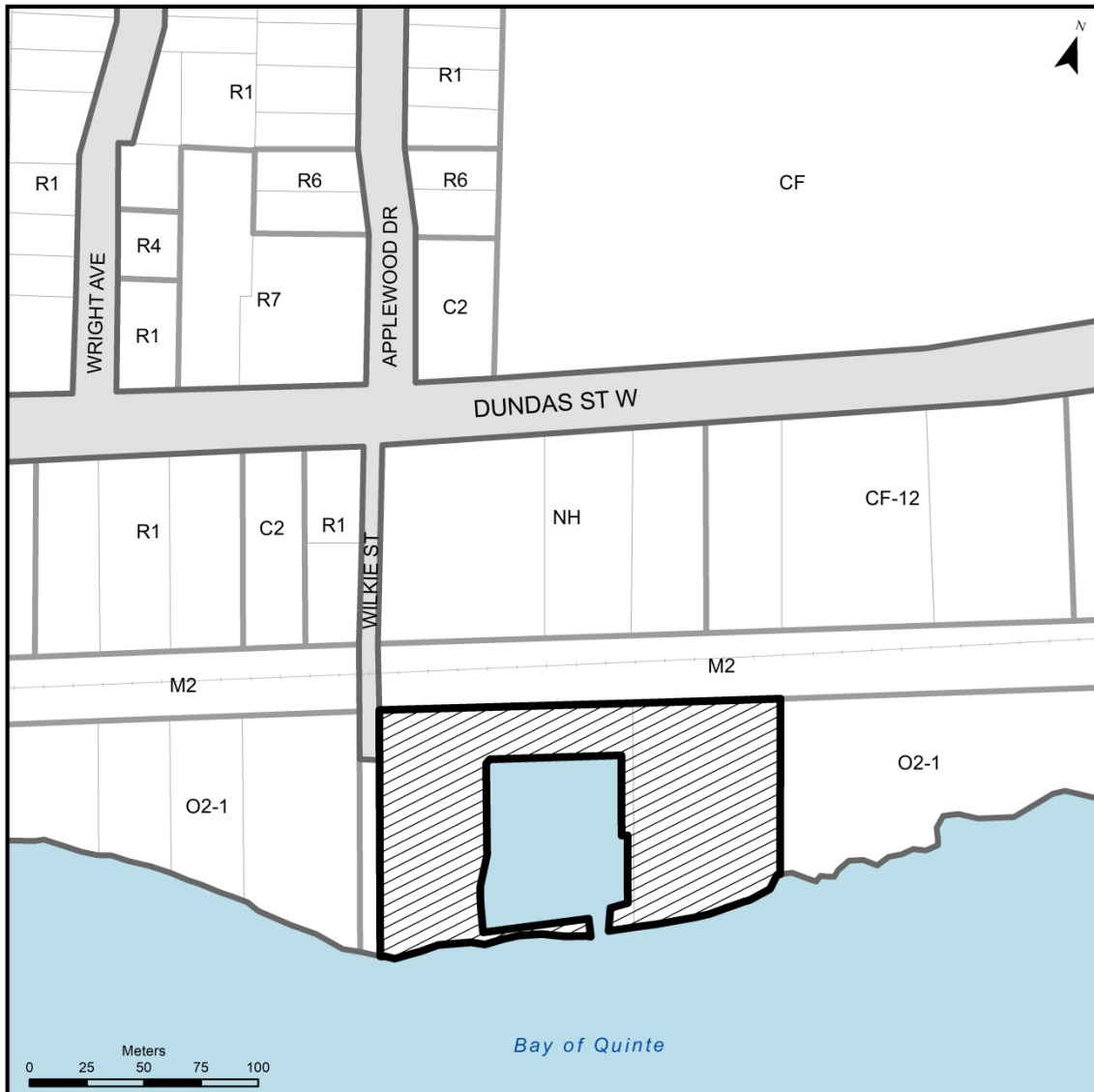
Respectfully submitted



Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department


Attachments

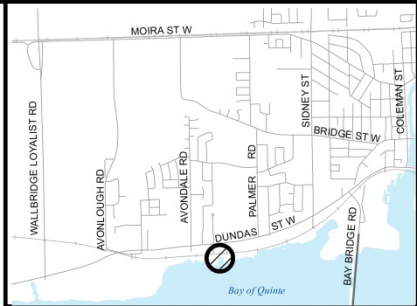
- Attachment #1 – Location Map
- Attachment #2 – Survey Plan
- Attachment #3 – Official Plan Designation




PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 9-13 WILKIE ST

 PROPOSED ZONING CHANGE FROM O2-1 (OPEN SPACE WITH SPECIAL PROVISIONS) TO O2-4 (OPEN SPACE WITH SPECIAL PROVISIONS)



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

B-77-1084

21R-5682

CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

PLAN 21R-5682

RECEIVED AND DEPOSITED

DATE June 15th 1981

Darrell L. Hume

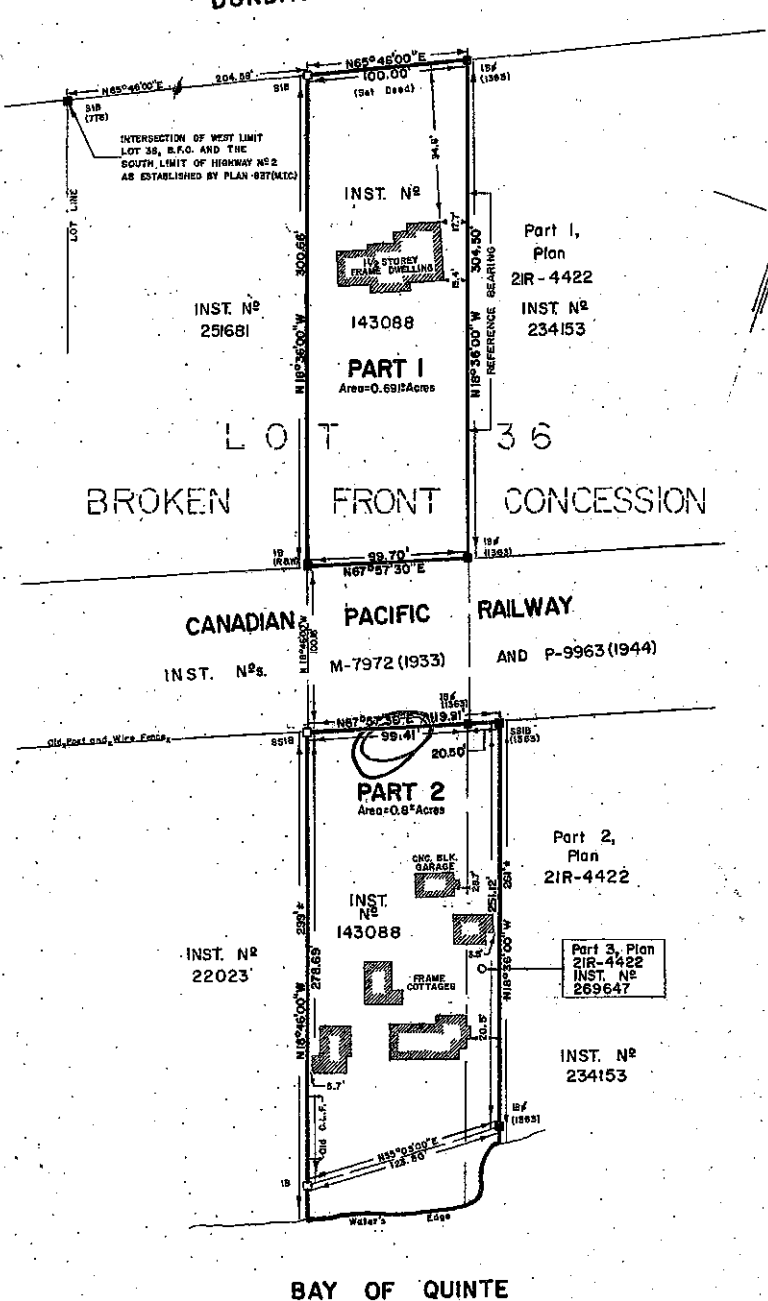
DEPUTY LAND REGISTRAR FOR
THE REGISTRY DIVISION C
HASTINGS (NR 2)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT.
DATE: JUNE 11 1981.

Darrell L. Hume
DARRELL L. HUME O.L.S.

HIGHWAY No 2 PLAN 837 (M.T.C.)
DUNDAS STREET WEST

PLAN OF SURVEY OF
**PART OF LOT 36
BROKEN FRONT CONCESSION**
(Formerly Township of Sidney)
CITY OF BELLEVILLE
COUNTY OF HASTINGS
SCALE 1" = 60' DARRELL L. HUME O.L.S. 1981.



SCHEDULE			
PART	DESCRIPTION	AREA	INST. No
1	Part of Lot 36 Broken Front Concession	0.6912 Acres	143088
2	"	0.61 "	143088 & 269647

LEGEND	
□	denotes Iron Bar Set
■	" Iron Bar Found
o18	" Standard Iron Bar
o1818	" Short Standard Iron Bar
18	" Iron Bar
18r	" Round Iron Bar
INST. No	" Instrument Number
CLF	" Chain Link Fence
M.T.C.	" Ministry of Transportation and Communications

NOTE
Bearings are astronomic and are derived from the West Limit of Part 1, Plan 21R-4422 shown as N18°36'00"W.

SURVEYOR'S CERTIFICATE

- I HEREBY CERTIFY THAT:
- This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder;
 - The survey was completed on the 8th day of June, 1981.

HUME and PICKARD LTD.

Ontario Land Surveyors
248 Church St., Belleville (613) 968-4343
199 Main St., Picton (613) 476-2213

Page 116
Darrell L. Hume
June 10, 1981. Darrell L. Hume
Ontario Land Surveyor

21R-442

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

RECEIVED AND DEPOSITED AT

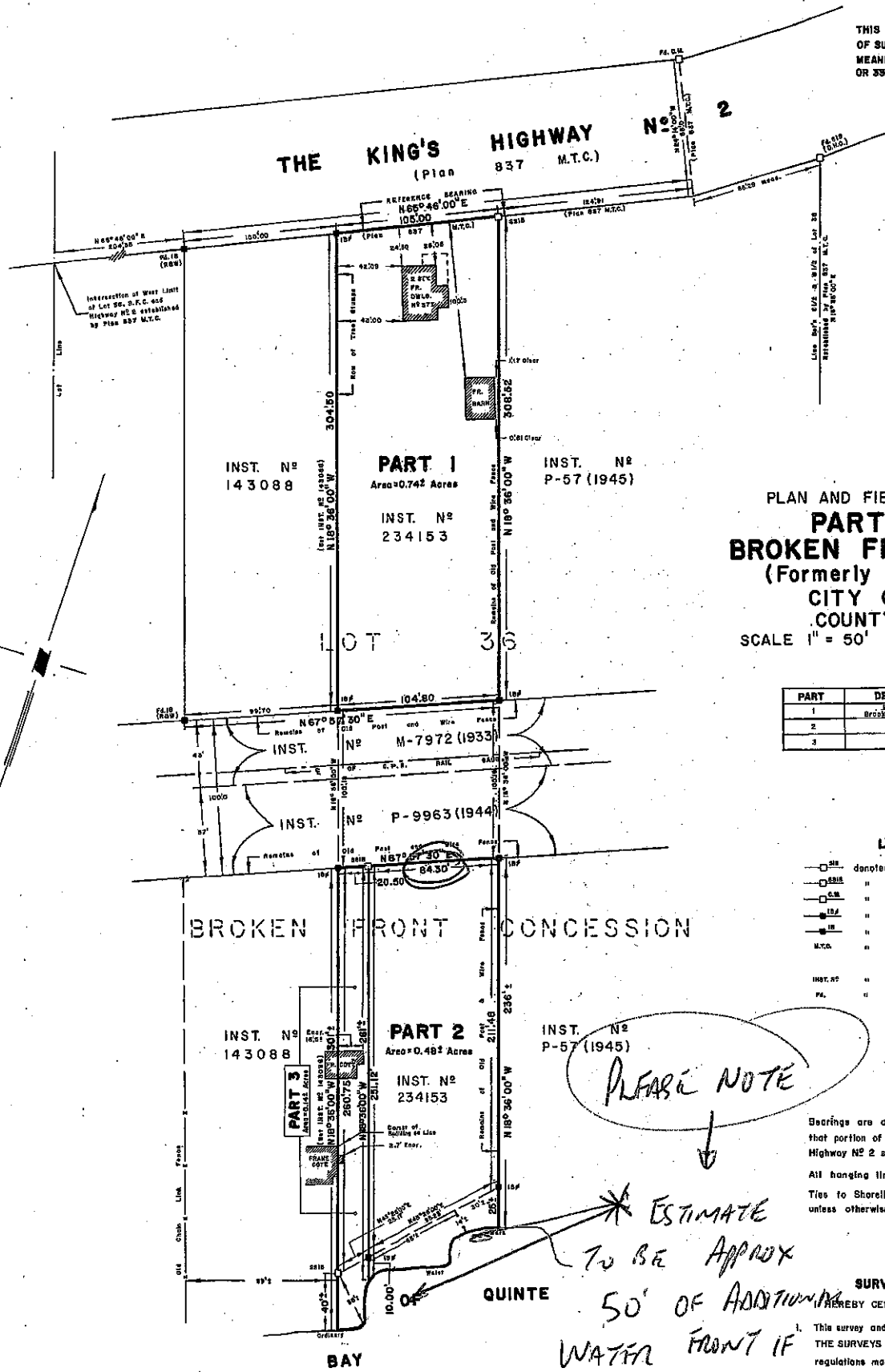
PLAN 21R-442

DATE Nov 21 1978

DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF HASTINGS. (No 21)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART III OF THE REGISTRY ACT.

DATE MARCH 31 1979
Darrell L. Hume
DARRELL L. HUME O.L.S.



PLAN AND FIELD NOTES OF SURVEY OF
PART OF LOT 36
BROKEN FRONT CONCESSION
 (Formerly Township of Sidney)
 CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 SCALE 1" = 50' DARRELL L. HUME O.L.S. 1978.

SCHEDULE

PART	DESCRIPTION	AREA	INST. N°
1	Part of Lot 36 Broken Front Concession	0.742 Acres	234153
2	"	0.482 "	"
3	"	0.142 "	"

LEGEND

- denotes Standard Iron Bar 1" x 1" x 48"
- " Short Standard Iron Bar 1" x 1" x 24"
- " Concrete Monument
- " Round Iron Bar 3/4" diameter x 24"
- " Iron Bar 3/4" x 3/4" x 24"
- M.T.C. " Ministry of Transportation and Communications
- INST. N° " Instrument Number
- PA. " Found

NOTE

Bearings are astronomic and are derived from that portion of the Southerly Limit of The King's Highway N° 2 shown on Plan 837 M.T.C. as N 65° 46' 00" E. All hanging lines shown on this plan are verified. Ties to Shorelines are perpendicular to Traverse Line unless otherwise noted.

PLEASE NOTE

** ESTIMATE TO BE APPROX 50' OF ADDITIONAL WATER FRONT IF WATER LINE WAS FOLLOWED.*

SURVEYOR'S CERTIFICATE

- HEREBY CERTIFY THAT:
- This survey and plan are correct and in accordance with the SURVEYS ACT and the REGISTRY ACT and the regulations made thereunder;
 - The survey was completed on the 18th day of April 1978.

Ref. I. R.P. No. 188, Bell

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 21R-111

RECEIVED AND DEPOSITED

NOVEMBER 1, 1988

A.R. Tuck
A.R. TUCK

November 4th

Stewart W. Allan
LAND REGISTRAR FOR THE REGISTRY ACT
DIVISION OF HASTINGS (21)

PART SCHEDULE			
PART	LOT	CON.	INST.
1	36	R.F. CON.	25C
2	3, 4, 5, 6	R.F. CON.	80C

PLAN OF SURVEY OF
**PART OF LOT 36,
 BROKEN FRONT CONCESSION, (TOWNSHIP
 AND LOTS 4, 5 AND 6,
 AND PART OF LOT 3,
 (EAST OF WILKIE STREET),
 REGISTERED PLAN NO. 188,
 ALL IN THE CITY OF BELLEVILLE,
 COUNTY OF HASTINGS.**

Scale 1" = 50'

STEWART W. ALLAN LTD. 1988

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:

1) This survey and plan are correct and in accordance with the Survey Act and the Registry Act and the regulations made thereunder.

2) The survey was completed on the 1st day of November, 1988.

November 1, 1988

STEWART W. ALLAN
 Ontario Land Surveyors

NOTE:
 The bearing of N18°46'W on the westerly limit of Part 2, Plan 21R-5682 is astronomic and governs all bearings hereon.

—■— denotes found monuments
 -□- denotes planted monuments
 wit - witness

Ties to high water mark are perpendicular to high water mark unless otherwise noted

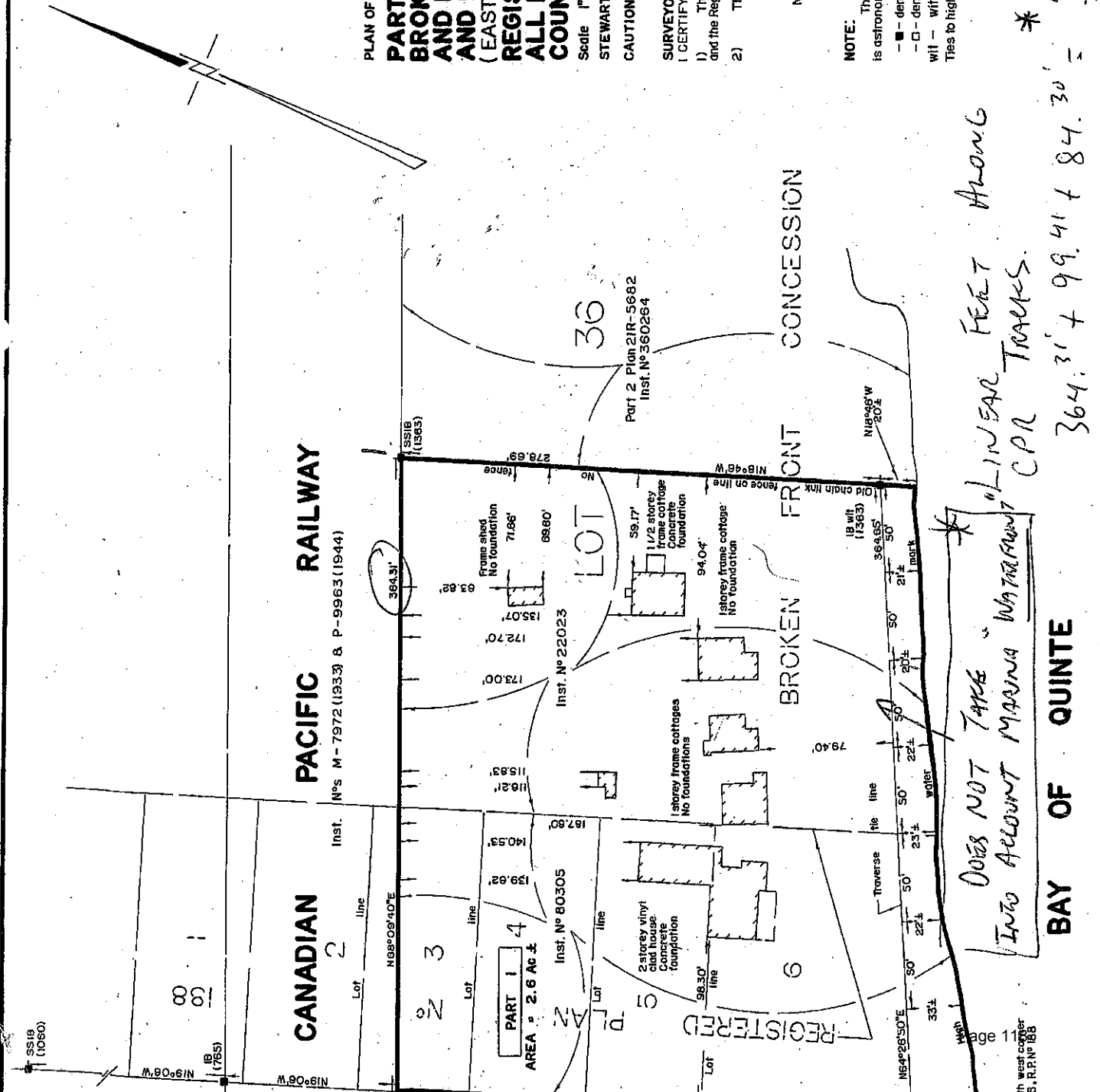
* DOES NOT INCLUDE IRREGULAR WATERLINE

* 548.02 FT

* 364.31' + 99.41' + 84.30' =

STEWART W. ALLAN LTD.
 ONTARIO LAND SURVEYORS
 24 GROVE STREET
 BELLEVILLE ONTARIO,
 K8P 1W2
 (813) 988-8306

Drawn by: W.D. Shortt C.S.T.



PLAN 21R-15947
 RECEIVED AND DEPOSITED
 JULY 30 1993
 W.D. Short
 W.D. SHORT O.S.T.
 657 AND REGISTRAR FOR THE REGISTRY
 DIVISION OF HASTINGS 1211

PARTS SCHEDULE			
PART	LOT	CON OF REP/MP	INST/MP
1	36	B.E. CO. 478704	478704
2	36	B.E. CO. 479096	479096

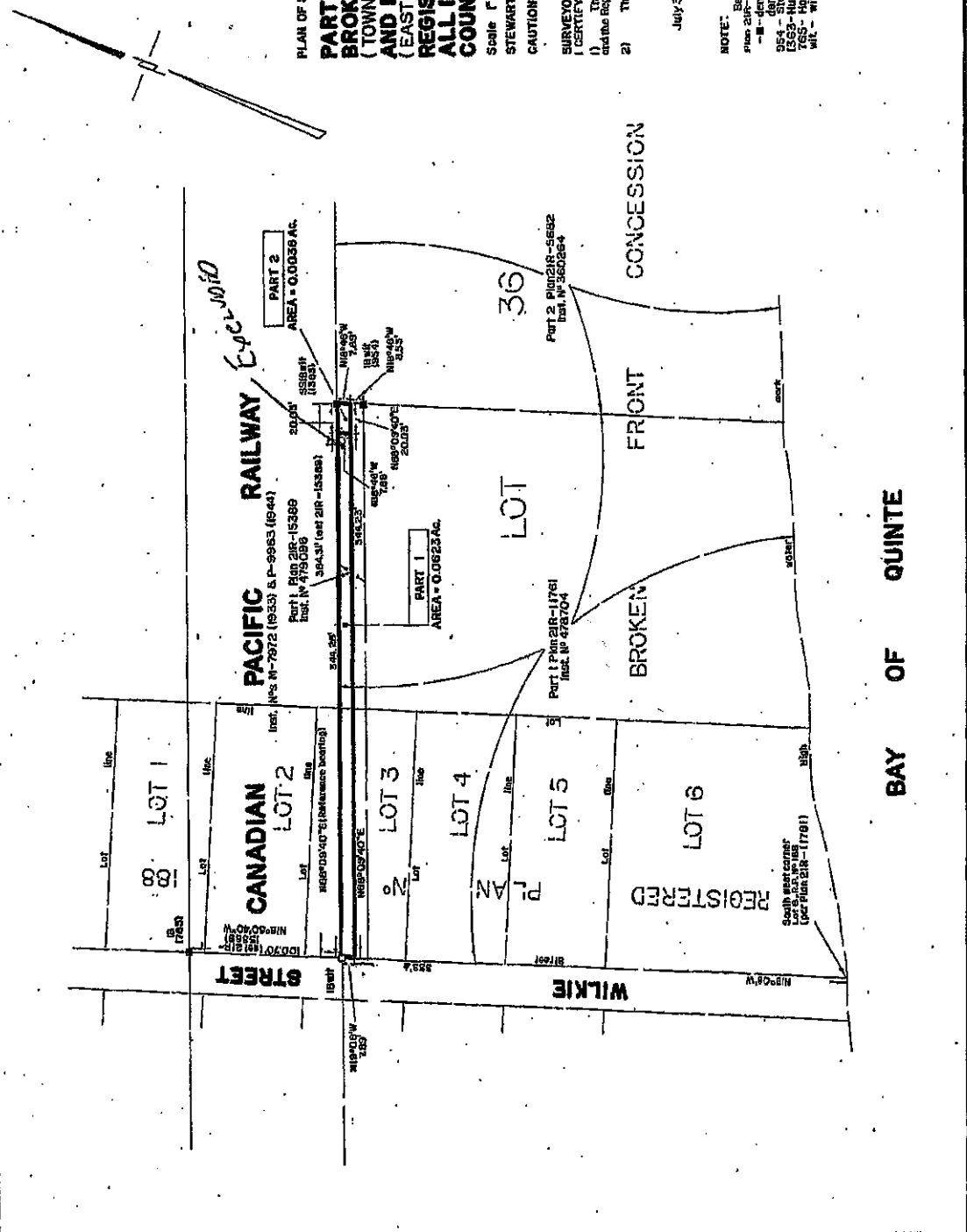
PLAN OF SURVEY OF
**PART OF LOT 36,
 BROKEN FRONT CONCESSION,
 (TOWNSHIP OF SIDNEY),
 AND PART OF LOT 3,
 (EAST OF WILKIE STREET),
 REGISTERED PLAN NO 186,
 ALL IN THE CITY OF BELLEVILLE,
 COUNTY OF HASTINGS.**

Scale 1" = 50'
 STEWART W. ALLAN LTD. 1993
 CAUTION: THIS PLAN IS NOT A PLAN OF SUBMISSION WITHIN
 THE MEANING OF THE PLANNING ACT.
 SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1) This survey and plan are correct and in accordance with the Surveyors Act
 and the Registry Act and the regulations made thereunder.
 2) The survey was completed on the 30th day of July, 1993

July 30, 1993
 STEWART W. ALLAN
 Ontario Land Surveyor

NOTE: Bearings are astronomic and are referred to the north-south line of Part 1.
 Plan 21R-11761, bearing a bearing of N 69° 05' 40" E.
 - M - denotes found survey monuments
 - S - denotes set survey monuments
 954 - Stewart W. Allan O.S.T.
 1563 - Home and Pickard Ltd.
 765 - Horton and Wallace Ltd.
 W.C. - Witness

STEWART W. ALLAN LTD.
 ONTARIO LAND SURVEYORS
 24 LORRAINE STREET,
 TORONTO, ONT. M5R 1W2
 Phone (416) 965 4309
 Fax (416) 965 2954
 Ottawa 93, W.D. Short O.S.T.

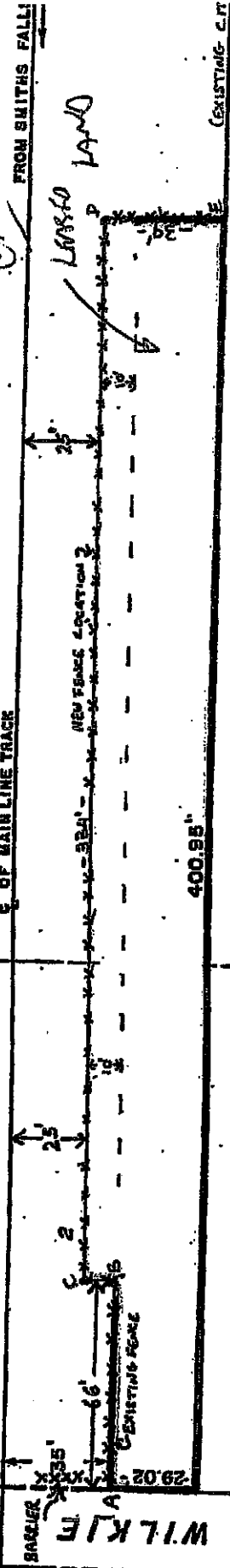




Pt. Township Lot 36
Front Concession

Pt. Township Lot 35
Broken

STREET



REGISTERED PLAN No 188

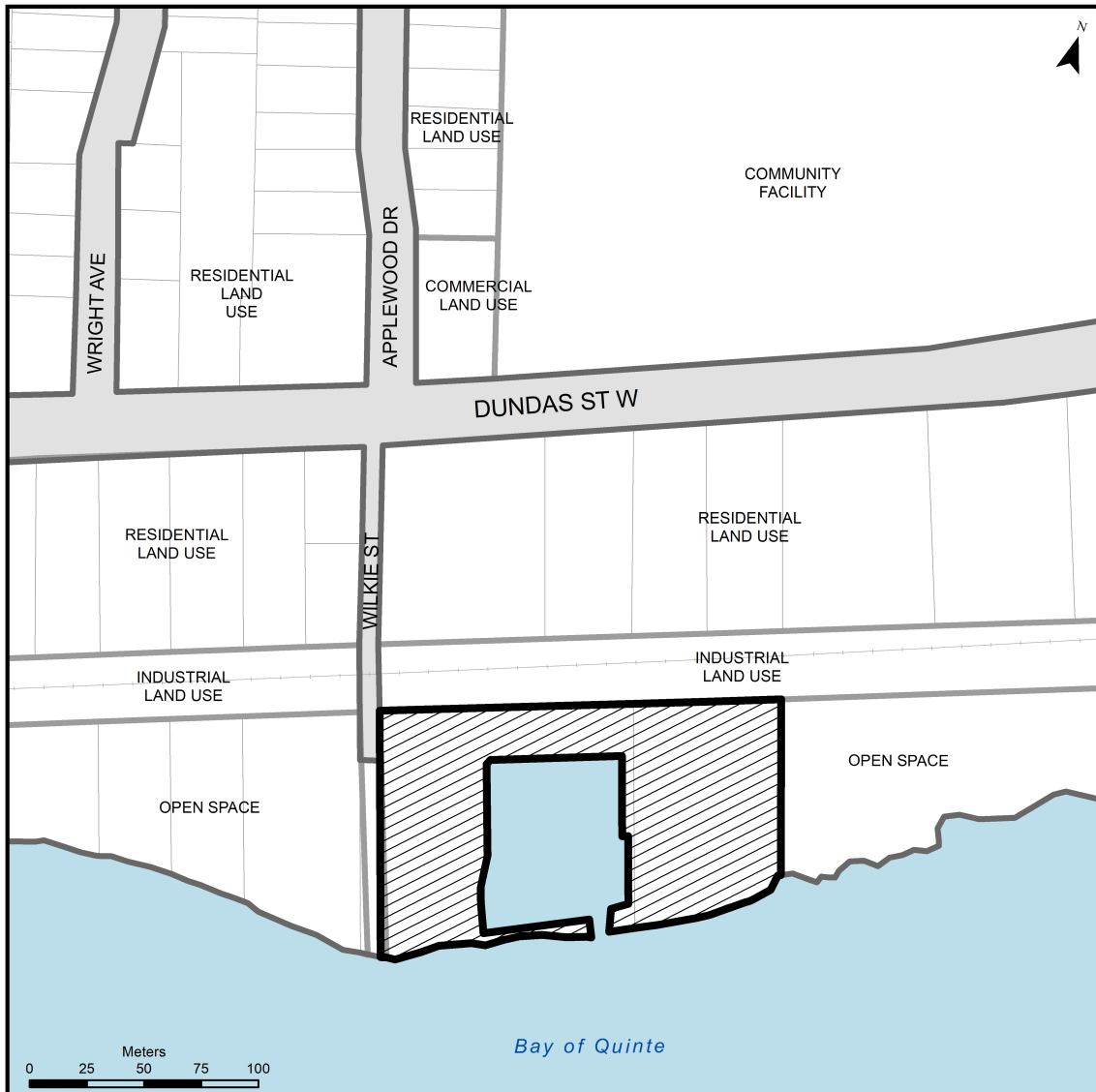


File No: BELLEVILLE ON
Location: BELLEVILLE ON
Description: IN REP +/- 14,954 SQ. FT. OR (0.34 Acres) TO BE LEASED TO DOLAN'S MARINA FOR STORAGE AND ACCESS PURPOSES ONLY. A-B-C-D-E > CHAIN LINK FENCE TO BE ERECTED AND MAINTAINED BY DOLAN MARINA.

CITY OF BELLEVILLE
PROVINCE OF ONTARIO

1- 10 FOOT ROADWAY TO BE KEPT FREE & CLEAR OR EMERGENCY VEHICLES AT ALL TIMES!

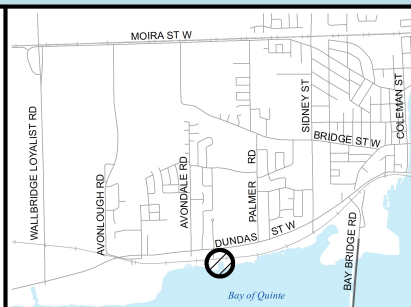
CANADIAN PACIFIC RAILWAY SCHEDULE
 Mileage: 93-68 BELLEVILLE SUBDIVISION
 Scale: 1" = 50' Date: September 7, 2012
John Carroll
 Plan Not P-40



LOCATION MAP

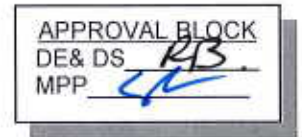
LOCATION: 125 SOUTH CHURCH ST

 - SUBJECT LANDS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

B-77-1084



CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-43
June 3, 2019

- To:** Belleville Planning Advisory Committee
- Subject:** Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 1437 & 1455 Mudcat Road, former Township of Thurlow, now City of Belleville, County of Hastings
OWNER: Robert Rollins
APPLICANT: Clint Hamilton
- File:** B-77-1085

Recommendation:

“That Report No. PP-2019-43 dated June 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 1437 & 1455 Mudcat Road, former Township of Thurlow, now City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

Background:

The application for the proposed amendment to Zoning By-Law Number 3014 was received by the City of Belleville on May 10, 2019.

The application to rezone is a condition of consent for application B8/19. The retained parcel containing the surplus dwelling would be rezoned Rural Residential (RR) Zone and the severed parcel would be rezoned Prime Agriculture (PA-56) Zone with special provisions to prohibit future severances.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to

formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from Staff.

The subject land is identified on the attached Location Map (Attachment #1). Site Details for the subject land:

Site Review	Description
Site Location	1437 & 1455 Mudcat Road; located on the north side of Mudcat Road, west of Country Charm Drive and east of Phillipston Road
Site Size	~46 Hectares
Present Use(s)	Agriculture with two dwellings
Proposed Use	Severed Parcel: Agriculture & dwelling Retained Parcel: Single detached dwelling
Belleville Official Plan Designation	Agricultural
Present Zone Category	Prime Agriculture (PA) Zone & Rural (RU) Zone
Proposed Zone Category	Prime Agriculture (PA-56) & Rural Residential (RR) Zone
Land uses to the north	Agriculture
Land uses to the east	Agriculture
Land uses to the south	Agriculture
Land uses to the west	Agriculture

In support of the application, the following was submitted:

- Lot survey.

This document has been available for public review at the Planning Department and is included with this report as Attachment #2.

Proposal

The Applicant proposes to rezone the subject lands from Prime Agriculture (PA) Zone and Rural (RU) Zone to Rural Residential (RR) Zone for the small retained lot and Prime Agriculture (PA-56) Zone with special provisions to prohibit future severances on the larger severed lot as a condition of consent for application B8/19.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

2.3.1 Prime agricultural areas shall be protected for long-term use for

agriculture.

- 2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

- 2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

- 2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-

way.

2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

2.3.4.3 The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).

Official Plan

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Since 2002, a significant number of new and updated policies and legislation have occurred at the provincial level. The City is currently undertaking a Municipal Comprehensive Review and update to the policies of the Official Plan to ensure they comply with current provincial policies and legislation. The City will have to comply with the province's new legislation, regulations, and policies when updating the Official Plan.

Planning Staff will use the policies within the Official Plan to make a recommendation. The land is designated "Agricultural" in the City's Official Plan (See Attachment #3 – Official Plan Designation Map).

Policies that will be considered include:

- A consent to enable disposal of a surplus dwelling created through the consolidation of lands may be permitted, as would a technical severance to correct a lot boundary, provided that:
 - inappropriate fragmentation of agricultural land is not promoted; and
 - the Provincial minimum distance separation formulae has been met.

Zoning By-law

The subject lands are currently zoned Prime Agriculture (PA) Zone and Rural (RU) Zone under Zoning By-Law 3014. The applicant is proposing to rezone the severed parcel to Prime Agriculture (PA-56) Zone with special provisions to prohibit future severances and the retained portion to Rural Residential (RR) Zone.

Public Comments

On May 13, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was

scheduled for June 3, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for May 3, 2019.

Both the notice and sign state that additional information is available in the City's planning files for review by any member of the public during business hours.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

Elexicon Energy have provided correspondence and they have no concerns.

At the time of writing this report, 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The Development Engineer, Belleville Fire Department, Transportation & Operations Department, Environmental Services, and Parks & Open Spaces have provided correspondence and they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:**Public**

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development and Environment.

Strategic objectives of the Residential Development theme include:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years; and
- Provide for a variety of housing forms to reflect our changing demographics and need for affordability.

Strategic objectives of the Environment theme include:

- Preserve prime agricultural lands and support the development of viable agricultural activities.

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 3014. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted



Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department




Attachments

- Attachment #1 – Location Map
- Attachment #2 – Survey Plan
- Attachment #3 - Official Plan Designation Map



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 1455 MUDCAT RD

-  - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO RR (RURAL RESIDENTIAL)
-  - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO PA WITH SPECIAL PROVISIONS
-  - PROPOSED ZONING CHANGE FROM RU (RURAL) TO PA (PRIME AGRICULTURE) WITH SPECIAL PROVISIONS

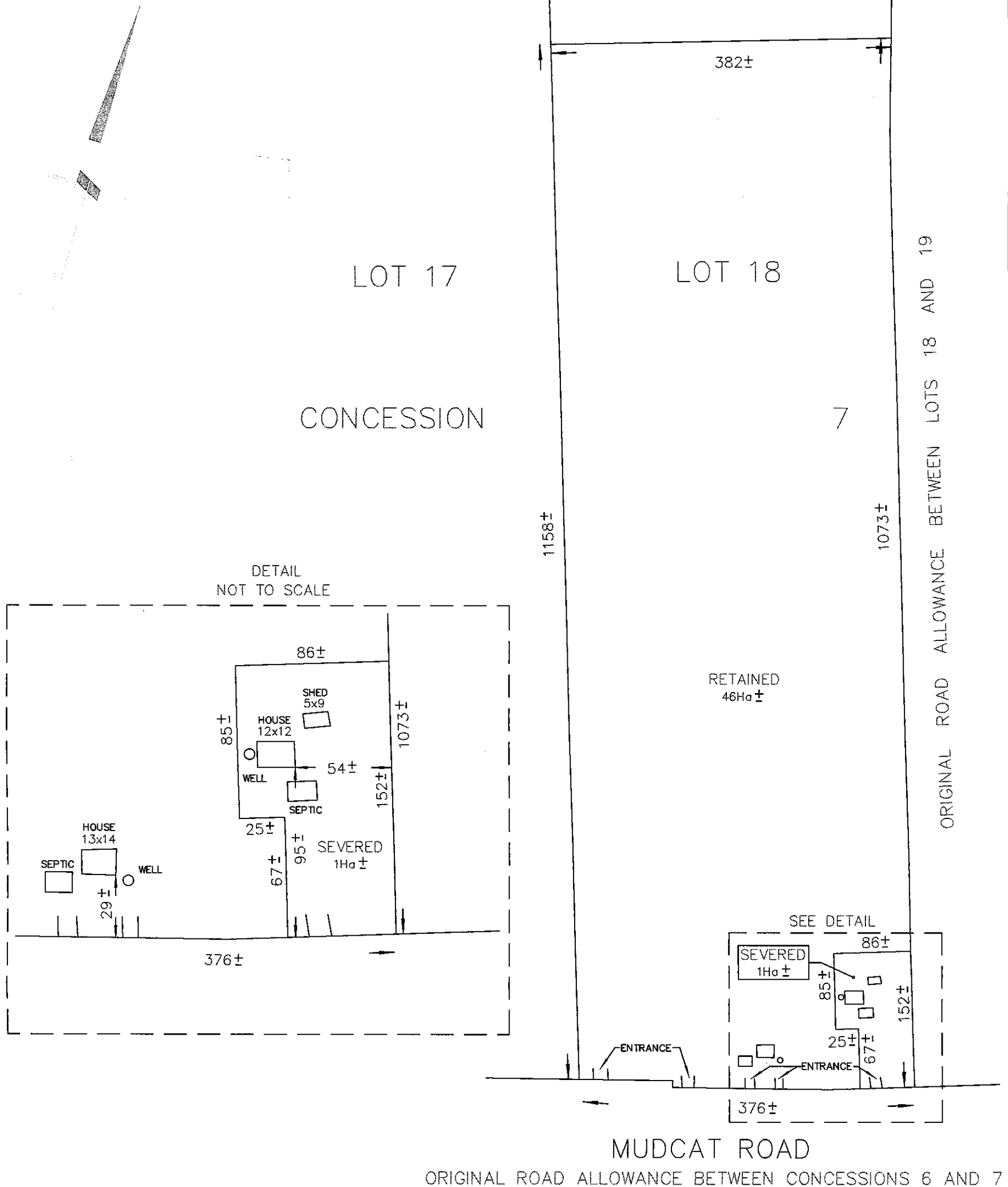
B-77-1085



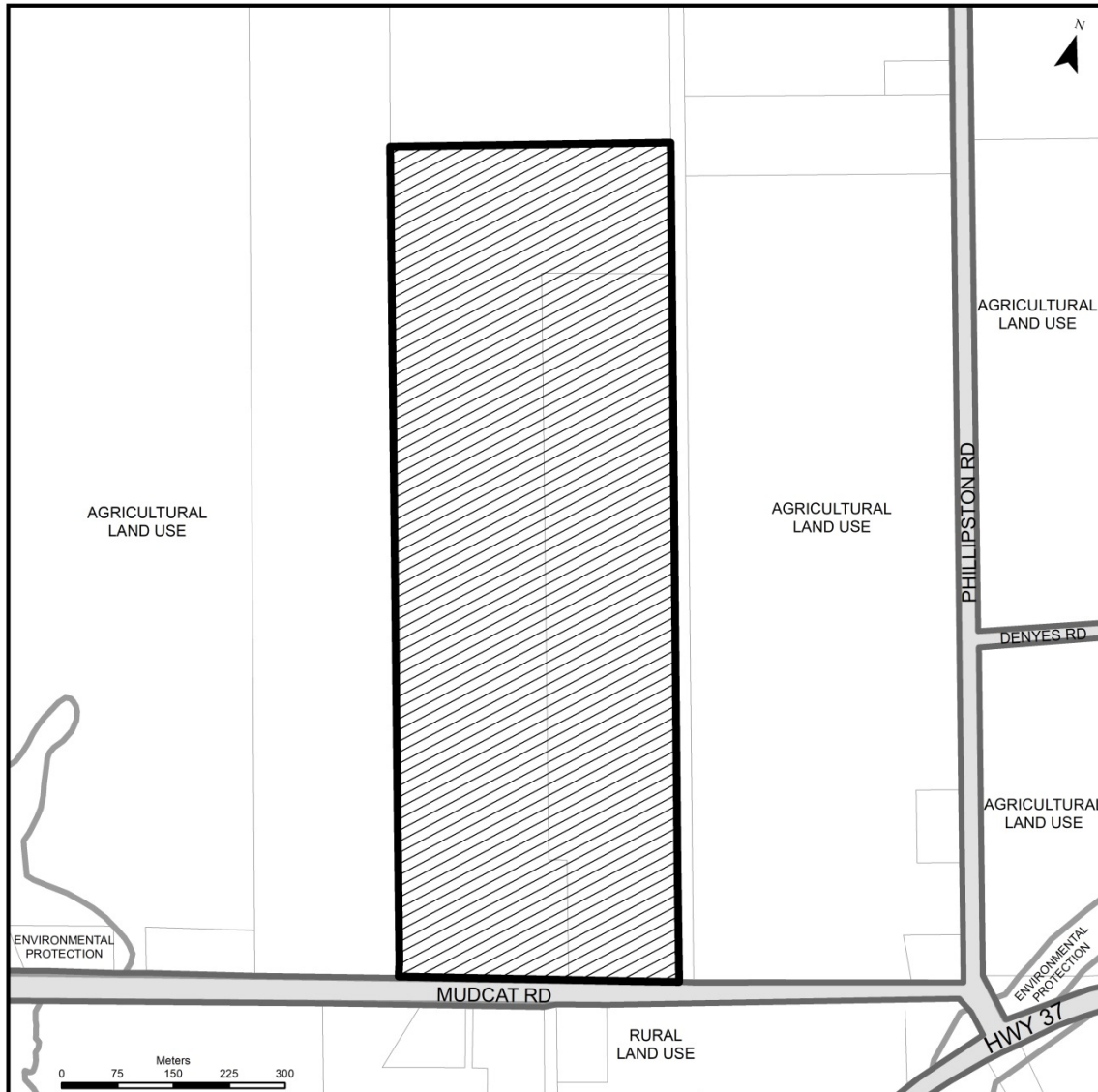
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

SKETCH
 PART OF LOT 18
 CONCESSION 7
 TOWNSHIP OF THURLOW
 NOW IN THE CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 METRIC SCALE 1 : 4500
 KEITH WATSON O.L.S.

RECEIVED		
PLANNING SECTION		
B-77-1085		
MAY 10 2019		
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S.A.		
T.D.		
E.B.		
J.B.		



WATSON
 LAND SURVEYORS Ltd.



LOCATION MAP

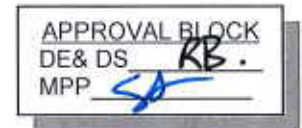
LOCATION: 1455 MUDCAT RD

 - SUBJECT LANDS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

B-77-1085



CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-40
June 3, 2019

To: Belleville Planning Advisory Committee

Subject: Staff Recommendation Report
For Proposed Zoning By-law Amendment (By-Law 3014)
4807 Old Highway 2
City of Belleville
APPLICANT/OWNER: Ray & Jean O'Neill

File: B-77-1080

Recommendation:

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

"THAT Application B-77-1080 to amend Zoning By-Law Number 3014, as amended, for land described as 4807 Old Highway 2, Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 3014, as amended, be amended by rezoning the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone to fulfil a condition of consent for application B9/19."

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development. This proposal aligns with the City's Residential Development theme by accommodating for appropriate residential growth within the City.

Background:

An initial public meeting was held in accordance with the requirements of the Planning Act on May 6, 2019. The purpose of this meeting was for Committee Members to formally hear and receive public comments.

The Planning Advisory Committee reviewed Report No. PP-2019-33 (Attachment #1) and accepted it as information. Now that input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff have prepared a recommendation report.

The subject land is identified on Attachment #2 – Location Map.

Site Details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 4807 Old Highway 2 and located at the northeast corner of Mitchell Road and Old Highway 2.
Site Size	~4 hectares
Present Use	Farm with single detached dwelling residence
Proposed Use	Severed Parcel: Single detached dwelling Retained Parcel: Agriculture
Belleville Official Plan Designation	Rural Land Use
Present Zone Category	Prime Agriculture (PA) Zone
Proposed Zone Category	Rural Residential (RR) Zone Rural Zone (RU) Zone
Land uses to the north	Agricultural land
Land uses to the east	Belleville Fire and Emergency Services Station 3
Land uses to the south	Agricultural land and detached residential dwellings
Land uses to the west	Agricultural land

In support of the application, the following was submitted:

- Site pictures, aerial imagery, and site sketches (Attachment #3)

These documents have been available for public review at the Planning Department.

Proposal

As a condition of consent for application B9/19, the Applicant proposes to rezone the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone. The lot is identified on Attachment #2.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use

planning matters shall be consistent with the Provincial Policy Statement.

It is Staff's opinion that the proposal is consistent with the Provincial Policy Statement because it is a limited residential development, which is pre-existing, and will be compatible with the rural landscape and not disturb the agricultural activity in the area.

Official Plan

Planning Staff reviewed the policies within the Official Plan to make this recommendation. The land is designated "Rural" in the City's Official Plan (Attachment #4 – Official Plan Designation Map).

It is Staff's opinion that the proposal conforms with the Official Plan as the Plan states that lands designated Rural Land Use may be used for limited low density residential development.

Furthermore, the Official Plan states only residential development that has minimal impact on natural environmental features and the rural character should be permitted.

Zoning By-law

The subject lands are currently zoned Prime Agriculture (PA) Zone. Refer to Attachment #2 for zoning information.

The proposed zoning is Rural Residential (RR) Zone for the severed parcel which permits a single detached dwelling and Rural (RU) Zone for the retained parcel. The required minimum lot area for residential uses in the RR Zone is 4,047 square metres with a minimum frontage of 45 metres.

The existing dwelling located on the severed parcel will not comply with the setbacks of the Rural Residential (RR) Zone, however, the dwelling would be consider legal non-conforming under Zoning By-Law No. 3014 as it predates the By-Law by roughly a century. Dwellings under the Prime Agriculture (PA) Zone must follow the same setbacks as the Rural Residential (RR) Zone and therefore are already non-conforming.

The proposal to rezone the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone is appropriate as the land is designated Rural (not Agriculture) by the Official Plan. Therefore, the proposed zoning better aligns with the Official Plan designation.

Public Meeting and Comments

On April 17, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject

property. The notice provided information that a public meeting was scheduled for May 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for May 6, 2019.

At the public meeting, no one spoke in favour or against the application. The draft minutes from the meeting are included as Attachment #5.

At the time of writing this report, no other correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, and the Health Unit.

Elexicon Energy have provided correspondence and they have no concerns.

At the time of writing this report, 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The Development Engineer, Parks and Open Spaces, Recreation, Culture and Community Services, Belleville Fire Department, and Transportation & Operations Department, Environmental Services have provided correspondence and they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:**Public**

Circulation to the public complied with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Planning Analysis:

This application is consistent with the Provincial Policy Statement, and the City of Belleville Official Plan.

The proposed severed lot has been approved by the Committee of Adjustment pending a rezoning of the new parcel to Rural Residential (RR) Zone. The intended use of the lot is for an existing single detached dwelling which is permitted in the Rural Residential Zone.

It is Staff's opinion that this application represents good planning.

Conclusion:

Staff has considered all relative policy and comments provided to the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 3014. Staff recommends that the Planning Advisory Committee recommend to Council that the proposal be approved to rezone the subject lands from the current Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone to fulfil a condition of consent for application B9/19.

Respectfully submitted



Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 – Report PP-2019-33
- Attachment #2 – Location Map
- Attachment #3 – Supplementary Information including site pictures, aerial imagery, and site sketches
- Attachment #4 – Official Plan Designation Map
- Attachment #5 – Planning Advisory Committee Draft Minutes from May 6, 2019 Meeting



APPROVAL BLOCK
DE& DS _____
MPP _____

CITY OF BELLEVILLE

Thomas Deming, Policy Planner
 Engineering and Development Services Department
 Report No. PP-2019-33
 May 6, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting
 for Application for Proposed Amendment to Zoning By-Law 3014
 4807 Old Highway 2
 City of Belleville
 APPLICANT/OWNER: Ray & Jean O'Neill

File: B-77-1080

Recommendation:

"That Report No. PP-2019-33 dated May 6, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law 3014, as amended, regarding 4807 Old Highway 2, Former Township of Thurlow, Now City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

Background:

An application to amend Zoning By-Law 3014 was submitted to the City of Belleville on March 27, 2019, to rezone lands from the Prime Agricultural (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone as a condition of consent for application B9/19.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from staff.

The subject land is identified on the attached Location Map (Attachment #1). Site details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 4807 Old Highway 2 and located at northeast corner of Mitchell Road and Old Highway 2.
Site Size	~4 hectares
Present Use	Farm with single detached dwelling residence
Proposed Use	Single detached dwelling
Belleville Official Plan Designation	Rural Land Use
Present Zone Category	PA – Prime Agriculture Zone
Proposed Zone Category	RR – Rural Residential RU – Rural Zone
Land uses to the north	Agricultural land
Land uses to the east	Belleville Fire and Emergency Services Station 3
Land uses to the south	Agricultural land and detached residential dwellings
Land uses to the west	Agricultural land

In support of the application, the following was submitted:

- Site pictures, aerial imagery, and site sketches (Attachment #2)

These documents have been available for public review at the Planning Department.

Proposal

As a condition of consent for application B9/19, the Applicant proposes to rezone the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone. The lot is identified on Attachment #1.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) other rural land uses.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Official Plan

Planning Staff will use the policies within the Official Plan to make a recommendation. The land is designated "Rural" in the City's Official Plan (Attachment #3 – Official Plan Designation Map).

Lands within the Rural Land Use designation shall be used predominantly for

agricultural activity including the raising and/or growing of crops, animals and fish, poultry, nurseries, market gardens, livestock operations, uses that produce value added agricultural products from the farm operation on the property (i.e. maple syrup production, pick your own operations, and seasonal roadside produce stands); kennels and woodlots, as well as limited residential, commercial/industrial and conservation and small-scale outdoor recreation uses.

The Official Plan states that while the majority of residential development will be directed to the urban serviced area and Hamlets, lands designated Rural land use may be used for limited low density residential development.

Furthermore, the Official Plan states only residential development that has minimal impact on natural environmental features and the rural character should be permitted. To that end, residential uses in areas designated Rural land use should reflect the character of existing development in the area, and should be encouraged on lots a minimum of 0.4 hectares in size with at least 50 metres of frontage on a public street.

Such development may be approved provided that:

- there is sufficient capacity in the natural systems to adequately service the residential use;
- the development does not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands;
- the development fully complies with the minimum distance separation formulae discussed in Section 3.2.2 a) of this Plan; and
- there is safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential development.

Zoning By-law

The subject lands are currently zoned Prime Agriculture (PA) Zone. Refer to Attachment #1 for zoning information.

The proposed zoning is Rural Residential (RR) Zone for the severed parcel which permits a single detached dwelling and Rural (RU) Zone for the remainder of the subject lands. The required minimum lot area for residential uses in the RR Zone is 4,047 square metres with a minimum frontage of 45 metres. Additional zoning requirements for single detached dwellings in the RR Zone:

Regulation	Required
Minimum Lot Area	4,047 m ²
Minimum Lot Frontage	45 m
Minimum Dwelling Gross Floor Area	100 m ²
Maximum Lot Coverage (All Buildings)	20%
Maximum Height of Buildings	11 m
Minimum Landscaped Open Space	25%
Front or Rear Yard Depth	15.24 m
Exterior Side Yard Width	9 m
Interior Side Yard Width	10% of lot width to a max. 7.6 m
Min. Setback from Centre Line of Street	Provincial Highway: 33.6 m County or Collector Road: 28.6 m Township Road: 25.0 m

Public Comments

On April 17, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for May 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for May 6, 2019.

Both notices state that additional information is available. This information is included with this report as Attachment #2.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

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

At the time of writing this report, no 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The General Managers of Environmental Services and Transportation & Operations Department have provided correspondence that they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development. The strategic objectives of the Residential Development theme are:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years; and
- Provide for a variety of housing forms to reflect our changing demographics and need for affordability.

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of

Belleville Zoning By-law 3014. A recommendation report will be brought forward upon receipt of all agency and public comments.

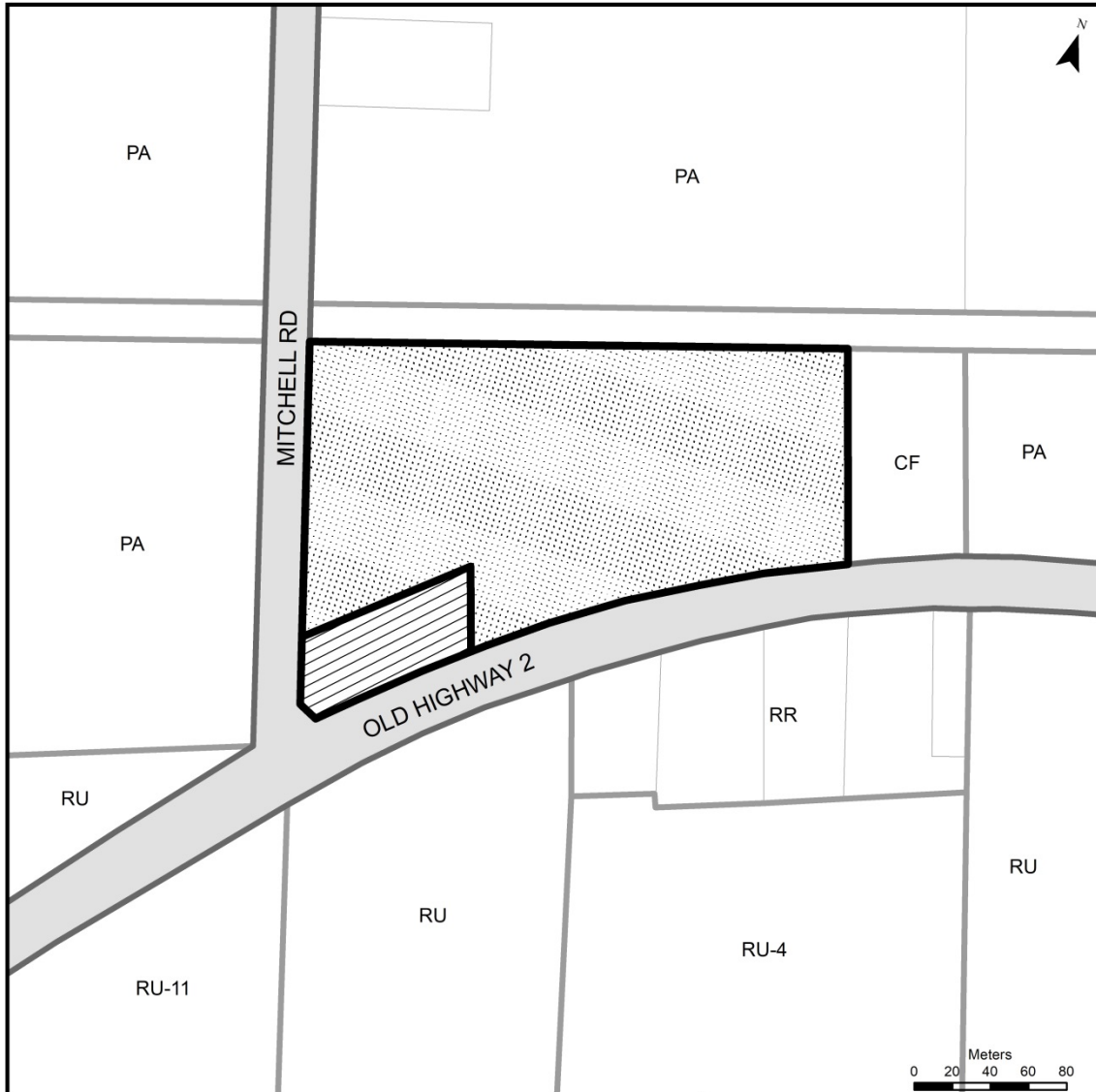
Respectfully submitted



Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department



Attachments

- Attachment #1 – Location Map
- Attachment #2 – Supplementary information including site pictures, aerial imagery, and site sketches
- Attachment #3 – Official Plan Designation Map



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 4807 OLD HIGHWAY 2

-  - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO RR (RURAL RESIDENTIAL)
-  - PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO RU (RURAL)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1080

Looking West



Looking South



Looking North



Looking East



1		
	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.	-	



This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) shall not be liable in any way for the use or any information on this map, or, reliance upon, this map.

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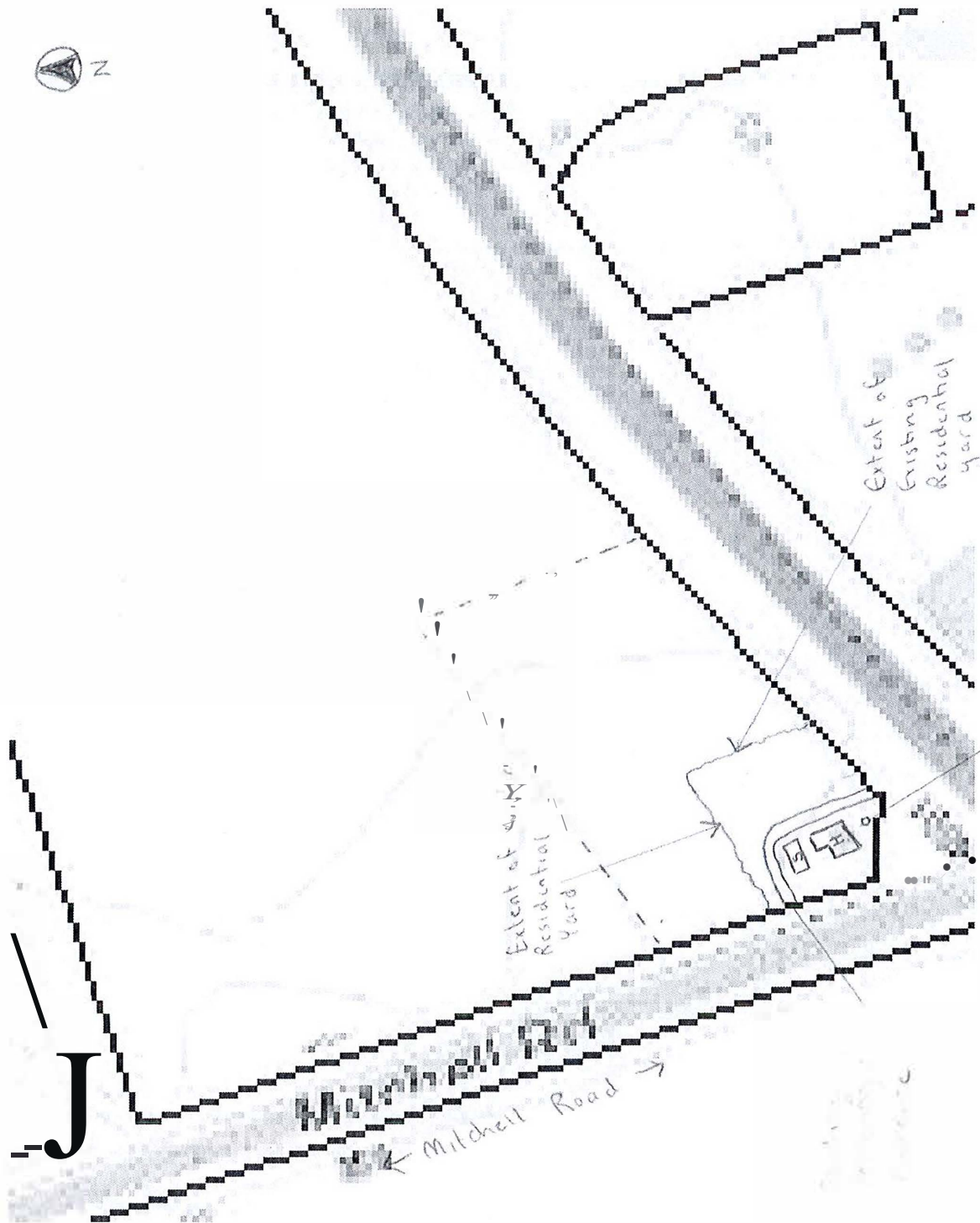
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RECEIVED
 PLANNING SECTION
 B-77-1080
 MAR 27 2019

ACTION	INFO
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T.D.	
E.B.	
J.B.	



Detail of Residential Lot

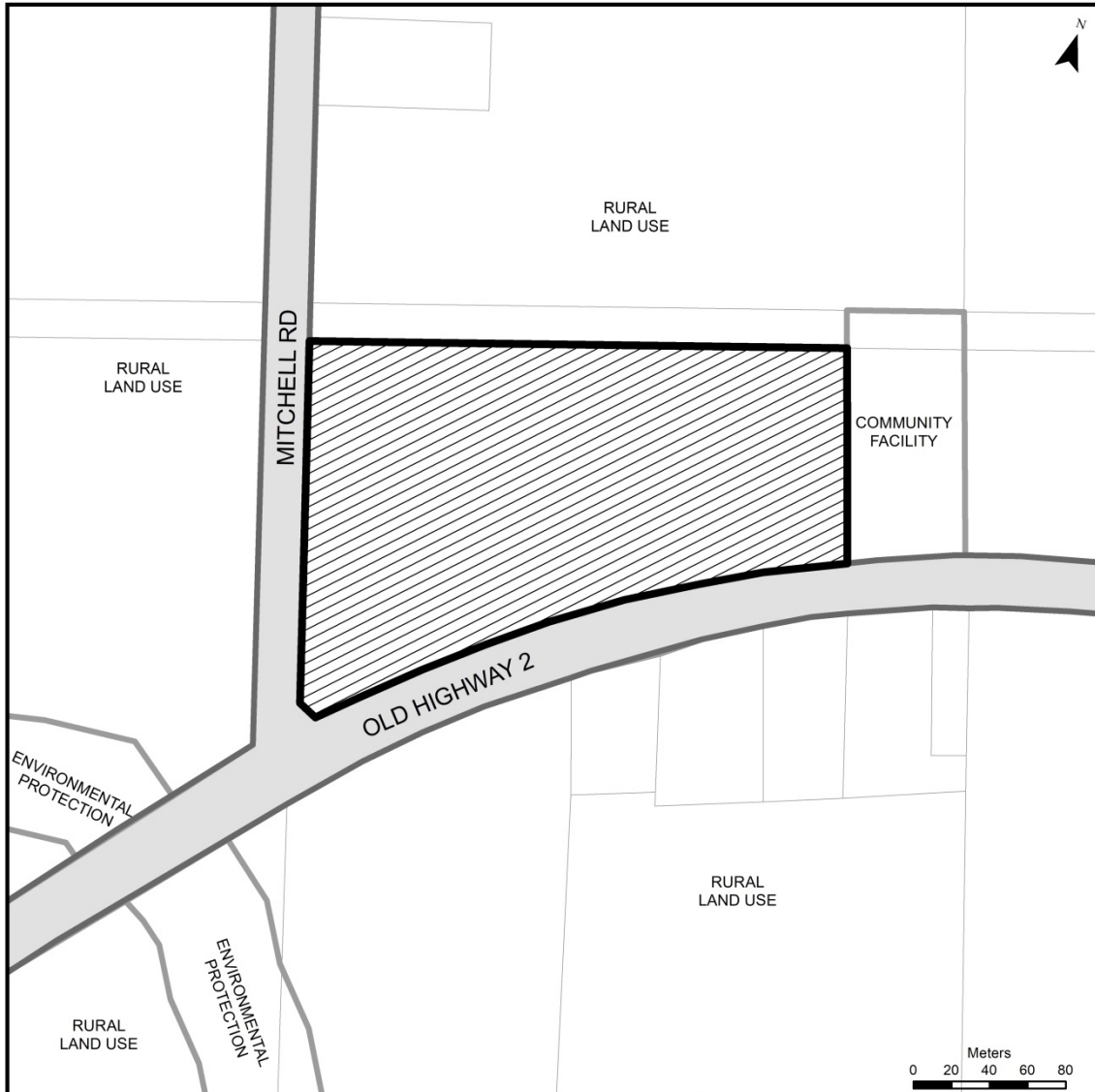


- Proposed Lot
- ▨ Existing House
- Proposed Lot

RECEIVED
PLANNING SECTION
B-77-1080
MAR 27 2019

	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.		





LOCATION MAP

LOCATION: 4807 OLD HIGHWAY 2

 - SUBJECT LANDS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

B-77-1080

participate in the discussion in order to assist in making recommendations to City Council but may not make motions or vote in connection with the Public Meeting.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Planning Committee or City Council before the By-law is passed, the person or public body is not entitled to appeal the decision of City Council or the Planning Committee to the Local Planning Appeal Board (LPAT).

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to City Council or the Planning Committee before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Board (LPAT) unless, in the opinion of the Board, there are reasonable grounds to do so.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendation with respect to today's Applications are requested to leave their name and address on the appropriate notification sheet located on the clipboard beside the podium. In general, any recommendation made today will be forwarded to the next City Council Meeting."

3. PUBLIC MEETING • THE PLANNING ACT

- 3.1 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 4807 OLD HIGHWAY 2, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1080
APPLICANT/OWNER: RAY & JEAN O'NEILL
-

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The property has approximately 300 metres of frontage on Old Highway 2. The Applicant requests a rezoning of the subject lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone as a condition of consent for application B9/19.

In the Official Plan, the subject land is designated as 'Rural'."

No persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Sandison

Seconded by Councillor Kelly

THAT the "Ray & Jean O'Neill" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED 'AMENDMENT TO ZONING BY-LAWS NUMBERED 3014 AND**

**2076-80, AS AMENDED, REGARDING AGRI-TOURISM, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 8-77-1081
APPLICANT: CITY OF BELLEVILLE**

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The Application is to amend the Zoning By-laws to define agri-tourism and to add the use as an accessory use to Zoning By-law 3014 (Thurlow) Prime Agriculture (PA) and Rural (RU) Zones, and to Zoning By-Law 2076-80 (Sidney) Agriculture (A1) and Agriculture (A2) Zones. The proposed amendment applies to all lands under the above zones."

Mr. Jamie Chisolm stated his support for the amendment to assist them as property owners remain vibrant and viable.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Sandison
Seconded by Councillor Culhane

THAT the "City of Belleville" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED-

6. REFERRALS FROM PUBLIC MEETING

- 61 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 4807 OLD HIGHWAY 2, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 8-77-1080
APPLICANT/OWNER: RAY & JEAN O'NEILL

The Planning Advisory Committee considered the "Ray & Jean O'Neil" Planning Application in light of the Public Meeting.

Moved by Kathryn Brown
Seconded by Paul Jennings

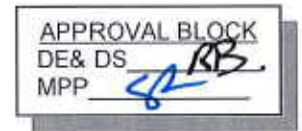
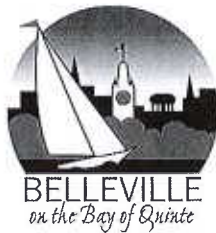
THAT Report No. PP-2019-33 dated May 6, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 3014, as amended regarding 4807 Old Highway 2, Former Township of Thurlow, City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

- 62 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR' APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAWS NUMBERED 3014 AND 2076-80, AS AMENDED, REGARDING AGRITOURISM, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 8-77-1081
APPLICANT: CITY OF BELLEVILLE

The Planning Advisory Committee considered the "City of Belleville" Planning Application in light of the Public Meeting.



CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-41
June 3, 2019

To: Belleville Planning Advisory Committee

Subject: Staff Recommendation Report
For Proposed Zoning By-law Amendment (By-Law 3014)
288 Pine Hill Crescent
City of Belleville
APPLICANT: Tom Reid
AGENT: Eleanor McEvoy
OWNER: Tom Reid & Eleanor McEvoy

File: B-77-1082

Recommendation:

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

"THAT Application B-77-1082 to amend Zoning By-Law Number 3014, as amended, for land described as 288 Pine Hill Crescent, Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 3014, as amended, be amended by rezoning the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone to fulfil a condition of consent for application B3/19."

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development. This proposal aligns with the City's Residential Development theme by accommodating for appropriate residential growth within the City.

Background:

An initial public meeting was held in accordance with the requirements of the

Planning Act on May 6, 2019. The purpose of this meeting was for Committee Members to formally hear and receive public comments.

The Planning Advisory Committee reviewed Report No. PP-2019-35 (Attachment #1) and accepted it as information. Now that input from the public, commenting agencies, and municipal departments had been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff has prepared a recommendation report.

The subject land is identified on Attachment #2 – Location Map.

Site Details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 288 Pine Hill Crescent and located east of Pine Hill Crescent and north of Clearview Road.
Site Size	~9.23 hectares
Present Use	Single detached dwelling and vacant land
Proposed Use	Severed Parcel: Single detached dwelling Retained Parcel: Dwelling & vacant land
Belleville Official Plan Designation	Rural Land Use
Present Zone Category	PA – Prime Agriculture
Proposed Zone Category	RR – Rural Residential RU – Rural Zone
Land uses to the north	Agricultural land, single detached dwelling, hazard lands
Land uses to the east	Agricultural lands with residence
Land uses to the south	Rural commercial use with residence
Land uses to the west	Agricultural land, single detached dwelling

In support of the application, the following was submitted:

- A survey plan (Attachment #3)

This document has been available for public review at the Planning Department.

Proposal

As a condition of consent for application B3/19, the Applicant proposes to rezone the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone. The lot is identified on Attachment #2.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

It is Staff's opinion that the proposal is consistent with the Provincial Policy Statement because it is a limited residential development, which is pre-existing, and will be compatible with the rural landscape and not disturb the agricultural activity in the area.

Official Plan

Planning Staff reviewed the policies within the Official Plan to make this recommendation. The land is designated "Rural" in the City's Official Plan (Attachment #4 – Official Plan Designation Map).

It is Staff's opinion that the proposal conforms with the Official Plan as the Plan states that lands designated Rural Land Use may be used for limited low density residential development.

Furthermore, the Official Plan states only residential development that has minimal impact on natural environmental features and the rural character should be permitted.

Zoning By-law

The subject lands are currently zoned Prime Agriculture (PA) Zone. Refer to Attachment #2 for zoning information.

The proposed zoning is Rural Residential (RR) Zone for the severed parcel which permits a single detached dwelling and Rural (RU) Zone for the remainder of the subject lands. The required minimum lot area for residential uses in the RR Zone is 4,047 square metres with a minimum frontage of 45 metres.

The proposal to rezone the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone is appropriate as the land is designated Rural (not Agriculture) by the Official Plan. Therefore, the proposed zoning better aligns with the Official Plan designation.

Public Meeting and Comments

On April 17, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for May 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for May 6, 2019.

At the public meeting, Eleanor McEvoy, the agent and one of the owners, was present to answer any questions from the Committee. No one else spoke regarding this application. The draft minutes from the meeting are included as Attachment #5.

At the time of writing this report, no other correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, the Health Unit and the Ministry of Transportation.

Elexicon Energy and the Ministry of Transportation have provided correspondence and they have no concerns.

At the time of writing this report, 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The Development Engineer, Parks and Open Spaces, Recreation, Culture and Community Services, Belleville Fire Department, and Transportation & Operations Department, Environmental Services have provided correspondence and they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:**Public**

Circulation to the public complied with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Planning Analysis:

This application is consistent with the Provincial Policy Statement, and the City of Belleville Official Plan.

The proposed severed lot has been approved by the Committee of Adjustment pending a rezoning of the new parcel to Rural Residential (RR) Zone and the retained parcel to Rural (RU) Zone.

It is Staff's opinion that this application represents good planning.

Conclusion:

Staff has considered all relative policy and comments provided to the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 3014. Staff recommends that the Planning Advisory Committee recommend to Council that the proposal be approved to rezone the subject lands from the current Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone to fulfil a condition of consent for application B3/19.

Respectfully submitted



Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 – Report PP-2019-35
- Attachment #2 – Location Map
- Attachment #3 – Supplementary Information including a survey plan
- Attachment #4 – Official Plan Designation Map
- Attachment #5 – Planning Advisory Committee Draft Minutes from May 6, 2019 Meeting



APPROVAL BLOCK
DE& DS _____
MPP _____

CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-35
May 6, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law 3014
288 Pine Hill Crescent
City of Belleville
APPLICANT: Tom Reid
AGENT: Eleanor McEvoy
OWNER: Tom Reid & Eleanor McEvoy

File: B-77-1082

Recommendation:

"That Report No. PP-2019-35 dated May 6, 2019 regarding Proposed Amendment to Zoning By-Law Number 3014, as Amended – Part Lot 1 & 2, Concession 9, Former Township of Thurlow, Now City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

Background:

An application to amend Zoning By-Law 3014 was submitted to the City of Belleville on March 27, 2019, to rezone lands from the Prime Agricultural (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone as a condition of consent for application B3/19.

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The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from staff.

The subject land is identified on the attached Location Map (Attachment #1). Site details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 288 Pine Hill Crescent and located east of Pine Hill Crescent and north of Clearview Road.
Site Size	~9.23 hectares
Present Use	Single detached dwelling and vacant land
Proposed Use	Single detached dwelling
Belleville Official Plan Designation	Rural Land Use
Present Zone Category	PA – Prime Agriculture
Proposed Zone Category	RR – Rural Residential RU – Rural Zone
Land uses to the north	Agricultural land, single detached dwelling, hazard lands
Land uses to the east	Agricultural lands with residence
Land uses to the south	Rural commercial use with residence
Land uses to the west	Agricultural land, single detached dwelling

In support of the application, the following was submitted:

- A survey plan (Attachment #2)

This document has been available for public review at the Planning Department.

Proposal

As a condition of consent for application B3/19, the Applicant proposes to rezone the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone. The lot is identified on Attachment #1.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

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May 6, 2019

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) limited residential development;
- d) home occupations and home industries;
- e) cemeteries; and
- f) other rural land uses.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Official Plan

Planning Staff will use the policies within the Official Plan to make a recommendation. The land is designated "Rural" in the City's Official Plan (Attachment #3 – Official Plan Designation Map).

Lands within the Rural Land Use designation shall be used predominantly for agricultural activity including the raising and/or growing of crops, animals and fish, poultry, nurseries, market gardens, livestock operations, uses that

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produce value added agricultural products from the farm operation on the property (i.e. maple syrup production, pick your own operations, and seasonal roadside produce stands); kennels and woodlots, as well as limited residential, commercial/industrial and conservation and small-scale outdoor recreation uses.

The Official Plan states that while the majority of residential development will be directed to the urban serviced area and Hamlets, lands designated Rural land use may be used for limited low density residential development.

Furthermore, the Official Plan states only residential development that has minimal impact on natural environmental features and the rural character should be permitted. To that end, residential uses in areas designated Rural land use should reflect the character of existing development in the area, and should be encouraged on lots a minimum of 0.4 hectares in size with at least 50 metres of frontage on a public street.

Such development may be approved provided that:

- there is sufficient capacity in the natural systems to adequately service the residential use;
- the development does not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands;
- the development fully complies with the minimum distance separation formulae discussed in Section 3.2.2 a) of this Plan; and
- there is safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential development.

Zoning By-law

The subject lands are currently zoned Prime Agriculture (PA) Zone. Refer to Attachment #1 for zoning information.

The proposed zoning is Rural Residential (RR) Zone for the severed parcel which permits a single detached dwelling and Rural (RU) Zone for the remainder of the subject lands. The required minimum lot area for residential uses in the RR Zone is 4,047 square metres with a minimum frontage of 45 metres. Additional zoning requirements for single detached dwellings in the RR Zone:

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May 6, 2019

Regulation	Required
Minimum Lot Area	4,047 m ²
Minimum Lot Frontage	45 m
Minimum Dwelling Gross Floor Area	100 m ²
Maximum Lot Coverage (All Buildings)	20%
Maximum Height of Buildings	11 m
Minimum Landscaped Open Space	25%
Front or Rear Yard Depth	15.24 m
Exterior Side Yard Width	9 m
Interior Side Yard Width	10% of lot width to a max. 7.6 m
Minimum Setback from Centre Line of Street	Provincial Highway: 33.6 m County or Collector Road: 28.6 m Township Road: 25.0 m

Public Comments

On April 17, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for May 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a Public Meeting was scheduled for May 6, 2019.

Both notices state that additional information is available. This information is included with this report as Attachment #2.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

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

At the time of writing this report, no comments or concerns have been received regarding this application.

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire

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May 6, 2019

Department, Belleville Police Service, the Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The General Managers of Environmental Services and Transportation & Operations Department have provided correspondence that they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the Public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development. The strategic objectives of the Residential Development theme are:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years; and
- Provide for a variety of housing forms to reflect our changing demographics and need for affordability.

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of

PP-2019-35

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May 6, 2019

Belleville Zoning By-law 3014. A recommendation report will be brought forward upon receipt of all agency and public comments.

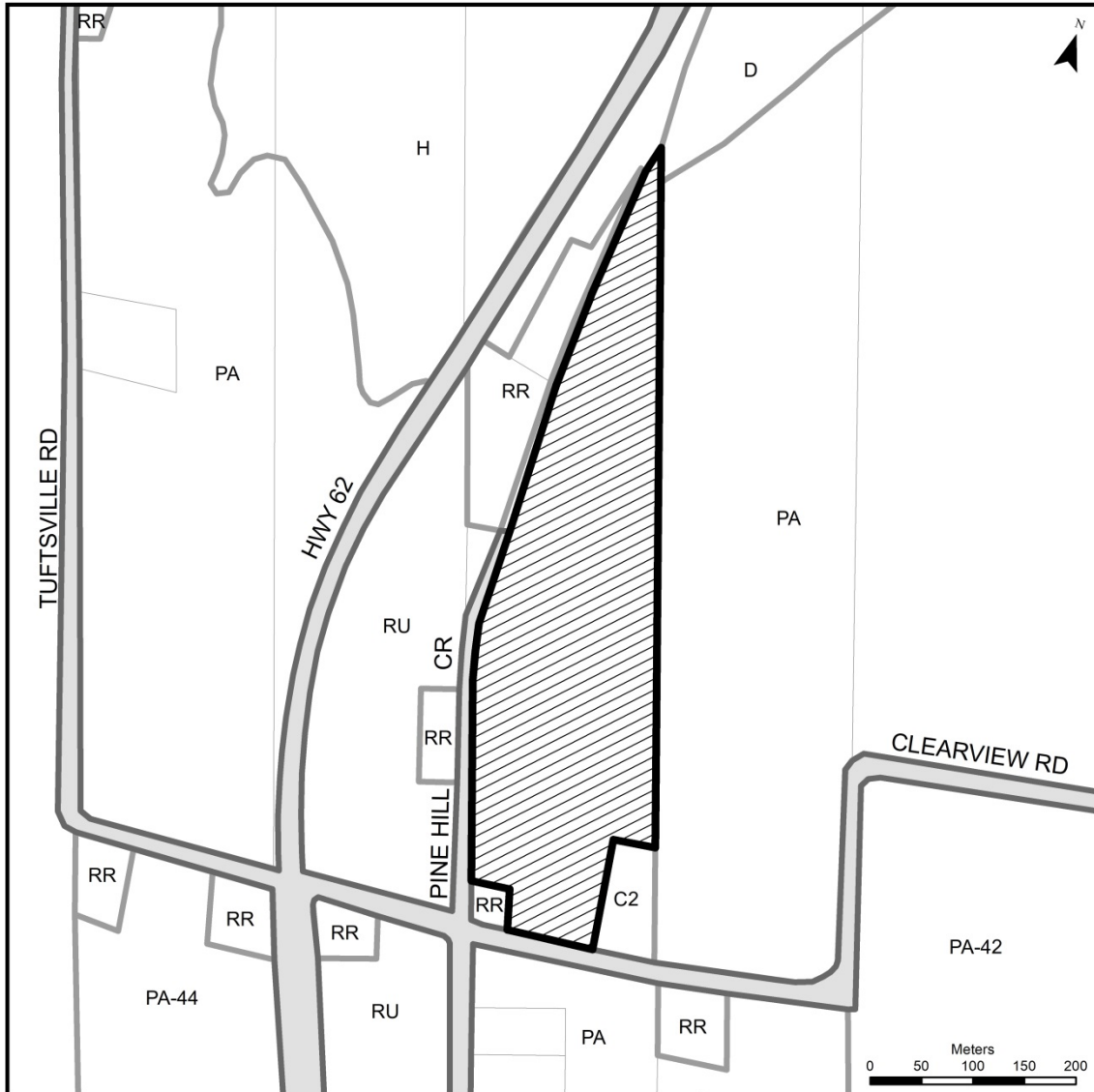
Respectfully submitted



Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department


Attachments

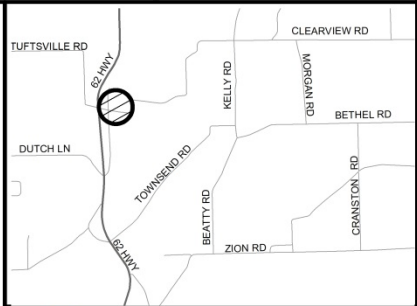

Attachment #1 – Location Map
Attachment #2 – Survey Plan
Attachment #3 – Official Plan Designation Map



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 288 PINEHILL CR

 PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO RR (RURAL RESIDENTIAL)

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1082

RECEIVED
 PLANNING SECTION
 B-77-1082
 APR 01 2019

	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.		

WITHIN THE MEANING OF THE PLANNING ACT.

RECEIVED AND DEPOSITED
 DATE JAN. 20, 1986
B. Roger Pickard
 LAND REGISTRAR FOR
 THE REGISTRY DIVISION OF
 HASTINGS. (NR 21)

I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE REGISTRY ACT.
 DATE JAN. 20, 1986
B. Roger Pickard
 B. ROGER PICKARD O.L.S.

SCHEDULE

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

Part 5
 Plan
 21R-7741
 INST. No
 335748

NOTE

Bearings are astronomic and are derived from
 the westerly limit of Plan 21R-2544 shown as
 N5°06'00"W

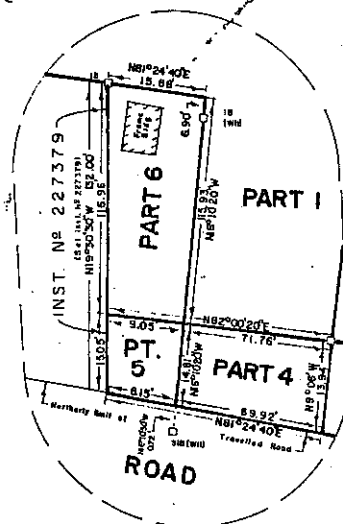
PLAN OF SURVEY OF
**PART OF LOT 2
 CONCESSION 9**
 TOWNSHIP OF THURLOW
 COUNTY OF HASTINGS
 SCALE 1" = 100' B. ROGER PICKARD O.L.S. 1986

PART 1
 INST. No 17448

Part 4
 Plan
 21R-7741
 INST. No
 335748

LEGEND

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



SURVEYOR'S CERTIFICATE

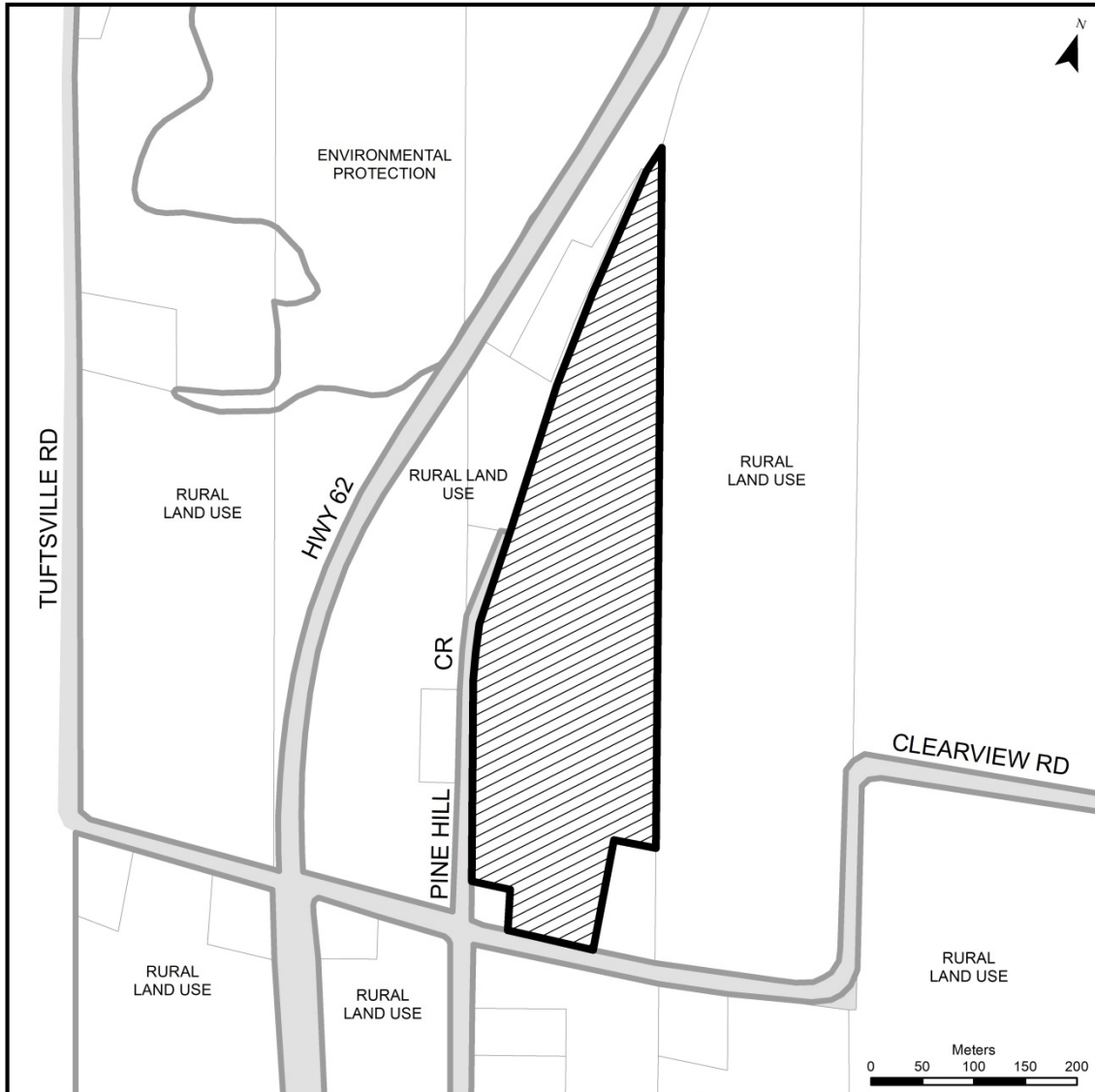
- I CERTIFY THAT :
- This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder.
 - The survey was completed on the 8th day of January 1986

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

HUME and PICKARD LTD.
 Ontario Land Surveyors
 248 Church St. Belleville, Ont. K8V 1A5

DRAWN BY: J. H. Chinn
 Page 4 of 9

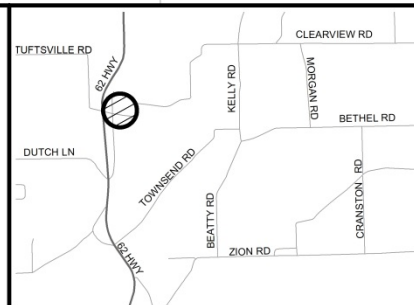
RD. ALLOWANCE BETWEEN
 CON. 8 AND 9



LOCATION MAP

LOCATION: 288 PINEHILL CR

 - SUBJECT LANDS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

B-77-1082

3.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 288 PINE HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1082
APPLICANT: TOM REID
AGENT: ELEANOR MCEVOY
OWNER: TOM REID & ELEANOR MCEVOY

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The property has approximately 85 metres of frontage on Clearview Road. The Applicant requests a rezoning of the subject lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone as a condition of consent for application B3/19.

In the Official Plan, the subject land is designated as 'Rural'."

Mrs. Eleanor McEvoy, Owner/Applicant, appeared in support of the application.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Culhane
Seconded by Councillor Kelly

THAT the "Tom Reid & Eleanor McEvoy" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.4 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 125 SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1083
APPLICANT/OWNER: MEYERS CREEK DEVELOPMENT GROUP
AGENT: JOE SHUNOCK

Moved by David Joyce
Seconded by Paul Jennings

THAT Report No. PP-2019-34 dated May 6, 2019 regarding Introductory Public Meeting for Proposed Amendment to Zoning By-laws Numbered 3014 and 2076-80, as amended, regarding Agri-Tourism be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

**6.3 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 288 PINE HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1082
APPLICANT: TOM REID
AGENT: ELEANOR MCEVOY
OWNER: TOM REID & ELEANOR MCEVOY**

Moved by John Baltutis
Seconded by Councillor Culhane

THAT Report No. PP-2019-35 dated May 6, 2019 regarding Proposed Amendment to Zoning By-law Number 3014, as amended – Part Lot 1 and 2, Concession 9 (288 Pine Hill Crescent), Former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and,

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-



APPROVAL BLOCK
DE& DS *RS*

CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-38
June 3, 2019

To: Belleville Planning Advisory Committee

Subject: RECOMMENDATION REPORT for Proposed Amendment to Zoning
By-Law 10245 RE: 125 South Church Street
City of Belleville
APPLICANT/OWNER: Meyers Creek Development Group
AGENT: Joe Shunock

File: B-77-1083

Recommendation:

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

"That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands described as 125 South Church Street from General Commercial (C2) and Non-Retail Commercial (C5) Zones to General Commercial (C2-49) Zone with special provisions to a methadone dispensary; AND,

That a Development Agreement be required to address both lighting and garbage receptacles; AND,

That Staff be directed to update the City's three general zoning by-laws in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms regarding the regulation of methadone dispensaries."

Strategic Plan Alignment:

The City of Belleville's Strategic Plan identifies nine strategic themes. This report aligns with each of the City's nine strategic themes and the City's mission statement by providing innovative and efficient services in support of our community's vision.

Background:

The Engineering and Development Services Department Policy Planning Division received a rezoning application for 125 South Church Street on April 2, 2019. The purpose of the application was to add a methadone dispensary as a permitted use for the property.

The Planning Advisory Committee reviewed Report No. PP-2019-36 (Attachment #1). Now that input from the public, commenting agencies, and municipal departments had been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, staff has prepared a recommendation report.

The subject land is identified on the attached Location Map (Attachment #2). Site details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 125 South Church Street and located south of Dundas Street East, east of South Church Street, and west of South John Street
Site Size	0.24 hectares
Present Use	Commercial/medical centre
Proposed Use	Commercial/methadone dispensary
Belleville Official Plan Designation	City Centre
Present Zone Category	C2 – General Commercial C5 – Non-Retail Commercial
Proposed Zone Category	C2 – General Commercial Zone with special provisions to a methadone dispensary
Land uses to the north	Commercial, medical clinic
Land uses to the east	Residential (zoned commercial), current police station along with other community uses (Children's Safety Village)
Land uses to the south	Vacant industrial, CPR rail line
Land uses to the west	Retail commercial

In support of the application, the following was submitted:

- A property description; and
- A survey plan.

These documents are included with this report as Attachment #3 and have been available for public review at the Planning Department.

Proposal

The Applicant proposes to rezone the subject lands from General Commercial (C2) and Non-Retail Commercial (C5) Zones to General Commercial (C2-49) Zone with special provisions to a methadone

dispensary.

Provincial Policy Statement

Section 4.6 of the Provincial Policy Statement states "This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms."

Official Plan

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Since 2002, a significant number of new and updated policies and legislation has occurred at the provincial level. The City is currently undertaking a Municipal Comprehensive Review and update to the policies of the Official Plan to ensure they comply with current provincial policies and legislation. The City will have to comply with the province's new legislation, regulations, and policies when updating the Official Plan.

Section 2.2.9 of the Belleville Official Plan contains the following policies regarding social needs:

"The City of Belleville will be a healthy community with a high quality of life for all of its citizens. While the City will offer an attractive location for retirees, it is intended that all age groups will find the City a pleasant and enjoyable environment in which to live.

The Official Plan states that the well-being of the City's residents will depend upon the effective delivery of professional health care services. It further states that health care and social services will be community based and accessible; the urban serviced area will serve as a base for the administration of health services."

Specific to the current practice of the City of Belleville defining a methadone dispensary separately from a medical clinic, there are no enabling policies or strategy and goals identified in the City of Belleville Official Plan which would provide justification and/or guidance of regulations for this practice.

Zoning By-law

The subject lands are currently zoned General Commercial (C2) Zone and Non-Retail Commercial (C5) Zone. The application proposes to amend the zoning to C2 General Commercial with special provisions to allow a methadone dispensary.

By-Law 2012-120 amended Zoning By-Law 10245 by defining 'methadone dispensary' as a new and separate use but did not list the use under any existing zone. As a result, this means a property needs to be rezoned to a site-specific zone with a special provision to permit the use.

Current permitted uses in the C2 Zone include a medical clinic.

Public Comments

On April 17, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for May 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for May 6, 2019.

Both notices state that additional information is available in the City's planning files for review by any member of the public during business hours.

Correspondence of Public With Concerns/Opposition

Correspondence of the public with concerns and/or opposition has been included in this report (See Attachment # 4).

Correspondence of the Treatment Centre Operator

Correspondence received by the Canadian Addiction Treatment Centres which is proposing the relocation of their business to 125 Church Street has been provided as Attachment #5.

Public Meeting

There were a significant number of people speaking regarding this application and the draft minutes of the meeting are included as Attachment #6.

At the public meeting, Kate Johnstone, Director of Operations for the business which is proposing the relocation from Front Street to the subject property spoke. She discussed how they want to be located at a single larger facility with onsite parking. She discussed how they were looking at providing additional medical services at the site such as services that would be provided at other medical clinics. She responded to questions from Councillors and indicated that there were approximately 375 weekly patients being treated and approximately 1/3 or less of these patients would attend the site to receive treatment. K. Johnstone also responded to one

Councillor's question that they had no concern with violence.

K. Johnstone discussed how they treated both people who live in proximity to the treatment centre in addition to people who live in the rural catchment area.

Zuben Gillespie, who is a business person, spoke about his experiences living in the Downtown. He discussed how not once in eight years has his car been broken into or his tools stolen. He said he has never seen fighting going on. His observation was that people come for their treatment and then they go.

A large number of people spoke in opposition to the application. Many of these people indicated they had submitted written correspondence as well.

Summary of Written and Verbal Concerns/Opposition

Comments of concerns and/or opposition include:

- The use could negatively impact business which surrounding property owners have invested significantly in
- Not appropriate for children to see
- It would be preferable to see this use be in a non-residential/non-commercial area
- Concern about traffic along South John Street and how are site planning issues going to be addressed
- Loitering is a concern
- Safety is a concern
- Theft is a concern
- Are concerns real or perceived
- The area is part of the Bayside Planning Area which means it should be residential
- Children's Safety Village should be included in report's surrounding land uses chart

One individual indicated that he wants to see this as a "win-win" and wants to follow the same standards as other communities.

Further Questions and Comments from PAC Members

Some questions and comments included:

- Where are their other 70 clinics located
- What is the statistical information on correlation between the clinic and crime
- How many methadone clinics are in medical clinics

- What are the preconceived notions of such a facility
- Will this site provide for better confidentiality of customers over current location
- Is there a way to deal with loitering and other issues through fencing, garbage bins, traffic, lighting
- Will property taxes increase or decrease
- Want to make sure we are not creating a stigma for this proposed property
- We have other methadone clinics/dispensing
- Why hasn't the province worked with local communities to make this part of the medical community
- What is stigma and perception versus fact
- There is correspondence from the Ontario Rights Commission which cautioned the City when they did the methadone clinic zoning – comments were from a Human Rights perspective and people zoning perspective

Petitions

The City received two separate petitions which the Clerk has circulated to Council for their information. The first petition opposed the rezoning contained 277 names. The second petition opposed the rezoning and contained five letters with seven names. These petitions are available through the Planning Department.

Summary of Correspondence from Canadian Addiction Treatment Centres

The correspondences provided by the proponents of the treatment centre provide further information on their operations to address comments raised by the public. Some of the information in the correspondence include:

- A recent patient survey identified that 60% of their patients are employed and 35% are college educated or above.
- Several large-scale research studies confirm crime is lower near drug treatment centres than in other commercial areas
- The proposed location will be comprised of nurses, physicians, and pharmacist.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District

School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Veridian Connections, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

Elexicon indicated they have no objections.

At the time of writing this report, 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

Development Engineering have no objection, Environmental & Operational Services Department have no issues, Recreations, Culture & Community Services have no comments, Parks and Open Spaces have no comments, Belleville Fire Department have no objection or comments, and Transportation & Operations no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Analysis:

Methadone Treatment Centres are a service that municipalities have attempted to address with different approaches. The City of Belleville, along with other municipalities, have implemented within their by-laws a process of requiring a site-specific by-law amendment to permit a methadone dispensary as opposed to identifying the use as a medical clinic.

What is Methadone Treatment

Health Canada's website defines methadone as "a medication primarily used to treat chronic pain and as a treatment for opioid use disorder. It is a controlled substance that is regulated under the Controlled Drugs and Substances Act (CDSA), and the Narcotic Control Regulations (NCR)."

Health Canada's website also identifies that the requirement for practitioners to obtain an exemption to prescribe, sell, provide or administer methadone

is no longer required in order to “help Canadians have greater access to a comprehensive array of treatment options.”

The Centre for Addiction and Mental Health which, according to its website, is affiliated with the University of Toronto - St. George Campus, provides additional information on methadone treatment:

“Methadone is a long-acting opioid drug used to replace the shorter-acting opioids that someone may be addicted to, such as heroin, oxycodone, fentanyl or hydromorphone. Long-acting means that the drug acts more slowly in the body, for a longer period of time. The effects of methadone last for 24 to 36 hours. In contrast, a person who uses short-acting opioids to avoid withdrawal must use three to four times a day.

When taken at the correct dose, methadone prevents withdrawal symptoms and reduces drug cravings without causing the person to feel high (euphoric) or sleepy. This lowers the harms associated with opioid misuse and gives people who are addicted to opioids a chance to stabilize their lives. This treatment is known as methadone maintenance, which is a type of opioid agonist therapy. Methadone therapy for opioid addiction works similar to buprenorphine, another opioid agonist therapy.

When combined with medical and supportive care, methadone and buprenorphine are equally effective treatments for opioid addiction, although one may work better than the other for some people.

Methadone maintenance is a long-term treatment. The length of treatment varies from one or two years to 20 years or more. However, if the person taking methadone and their doctor agree to end treatment, the methadone dose is tapered down gradually over many weeks or months, easing the process of withdrawal.”

Reasons for Requiring A Site-Specific Rezoning to Permit a Methadone Clinic

The City of Belleville By-Law 2012-120 amended Zoning By-Law 10245 by defining ‘methadone dispensary’ as a new and separate use from medical clinic but did not list the use under any existing zone. As a result, this means an individual property needs to be rezoned to a site-specific zone with a special provision to permit the use.

Consistency of By-law 2012-120 with Ontario Human Rights Commission

When By-law 2012-120 was passed, the City of Belleville received correspondence from Barbara Hall, Chief Commissioner of the Ontario Human Rights Commission (OHRC) dated July 6, 2012 (See Attachment #7).

This correspondence provided comments from the OHRC on the zoning amendments which proposed new definitions for Opioid Substitution Therapy Clinics and Methadone Dispensaries and differentiate them from other clinics, medical clinics, medical clinics or professional offices. The correspondence indicated that people zoning was something to avoid to discriminate against vulnerable groups. Correspondence indicated that "Regulations on opioid substitution therapy clinics and methadone dispensaries must meet legitimate planning purposes. We encourage the City to carefully examine the goals of any potential regulations, and make sure they relate to planning issues and could not better be met through other regulatory tools."

The correspondence concluded that "reviewing any potential regulations through a human rights lens can help you make sure vulnerable people in your community are helped, not hindered."

Other Municipalities and their Regulation of Methadone Dispenseries

City of London

After years of review, including a favourable Ontario Municipal Board decision concluding that methadone clinics may have land use planning impacts that fall within the scope of the *Planning Act*, the City of London's efforts to regulate MMT facilities through zoning regulations and Official Plan policy came under the scrutiny of the Ontario Human Rights Commission. The Ontario Human Rights Commission expressed concern that London's approach to the regulation of MMT facilities may discriminate against people with addictions who rely on methadone services. The Ontario Human Rights Commission is currently investigating the City of London and asked the City to disclose a significant amount of material and documentation to assist in their determination of whether London's rationale for regulating MMT facilities was contrary to the Human Rights Code.

The policies and regulations in both the Official Plan and Zoning By-laws are still in place in the City of London which requires site-specific amendments to permit methadone dispensaries.

In 2018, the City passed additional amendments to their Official Plan and Zoning By-laws to undertake further regulation of supervised consumption sites and these amendments are currently appealed to the Local Planning Appeal Tribunal.

City of Hamilton

Hamilton has chosen not to use licensing or land use planning tools to regulate MMT providers. In a report prepared by City of Hamilton Planning staff, this approach was chosen for the following reasons:

Licensing: Any municipality is authorized under the *Municipal Act, 2001* to license classes of businesses, for example, food premises, residential care facilities and adult entertainment establishments. To do so, the class must be defined unambiguously according to the particular service the businesses within the class provide. The service provided by methadone clinics is difficult to differentiate from the services provided by other medical clinics. Making such a distinction on the basis of disability, namely addiction, of the “businesses” clientele could breach the Canadian Charter of Rights and/or the Ontario Human Rights Code.

Zoning: From a zoning perspective, methadone clinics are medical offices or medical clinics. Zoning Bylaws do not regulate medication prescribed by a doctor within any medical office or clinic. Using zoning in an attempt to control behavioural issues associated with a methadone clinic’s patients would be, essentially, “people zoning”. According to the City of Hamilton, their opinion in this regard was based on the conclusion of the Ontario Municipal Board when it quashed and interim Control Bylaw passed by the City of Oshawa that prohibited the use of land, buildings or structures for the purposes of a clinic for the treatment of opioid dependent persons and/or other narcotic dependent persons.

Survey of other Municipalities

The Belleville City Planning Department participates in a municipal group called Zoning Information Network Committee. This group consists of planners and zoning examiners where they exchange information of zoning by-laws and established best practices. Belleville City Staff surveyed members of this organization to determine if they regulated methadone clinics as a separately defined use. To date, the following municipalities have replied that they don’t have a separate defined use for methadone clinics but consider them as medical offices:

- Mississauga
- Guelph
- Halton Hills
- Hamilton
- Markham
- Milton

No municipalities from this group stated they regulated methadone clinics as a separate use.

Belleville City Staff had understood that Kitchener might regulate methadone clinics separately in their by-laws and contacted them. Their Manager of Site Development & Customer Service - Planning Division, stated the city treats methadone clinics the same as any other health clinic.

Considerations for Belleville

Ontario municipalities have responded to MMT facilities in a variety of ways, from employing Minimum Distance Separation standards to prohibiting the location of MMT facilities in certain zones, requiring the use to be separated from a variety of other uses and applying development standards, to not constraining MMT facilities through either licensing or zoning.

The approach taken by municipalities has varied over time. Similar to Belleville, municipalities that imposed regulations on methadone clinics would have undergone this process previous to the updated Provincial Policy Statement in 2014 which contained Section 4.6 which states that "this Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*."

A fundamental consideration of municipalities in determining whether to use the authority of the *Planning Act* to regulate MMT facilities using zoning regulations and Official Plan policy has been ensuring their approach falls within the scope of authority granted by the *Planning Act*. In particular, should a municipality choose to control MMT facilities using zoning regulations and Official Plan policy, as prescribed by the *Planning Act*, then such regulation and policy must address specific, identifiable land use planning issues.

In regards to the Zoning By-law Amendment that the City of Belleville approved in 2012 which created the requirement for properties to undertake a site-specific by-law amendment for methadone clinics to be a permitted use, Planning Staff has had the opportunity to review the corresponding File B-77-912. Planning Staff is of the opinion that the by-law amendment does not provide any justification or regulatory requirements that would defend it being considered as a separate use from a medical clinic. Planning Staff also notes that the by-law was developed without consideration to whether it was consistent with the City's Official Plan Policies.

In Consideration of strong warnings of the Human Rights Commission, a lack of justification through planning rationale in Zoning By-law Amendment 2012-122, and lack of consistency with the City's Official Plan Policies, there

is not enough certainty at this point to indicate that using land use planning tools to regulate Methadone Clinics can be considered a "best practice" that the City of Belleville should continue to follow.

As a result of the uncertainty regarding the zoning regulations of methadone dispensaries, Planning Staff will review site-specific zoning applications for methadone dispensaries as medical clinics.

To address this uncertainty, the regulations surrounding methadone clinics and related services should be referred to the Zoning By-law Review and Update where it will be evaluated whether these uses represent 'People Zoning' and eliminated from regulatory requirements.

Evaluation of Application B-77-1083

The application submitted to the City for 125 South Church Street contemplates a site specific amendment to allow a methadone dispensary as a permitted use. As identified in this report, the City's regulations surrounding methadone clinics should be referred to the Zoning By-law Review to evaluate whether they represent 'people zoning'. This Zoning Review and Update is a lengthy process and could take up to two years to complete.

Council is required to make a decision on the application it has received (B-77-1083).

125 South Church Street is currently developed with an existing building of approximately 12,000 square feet. Approximately 4,000 square feet would be used for the methadone clinic. This front area of the building has a paved parking lot adjacent to it, which provides in excess of 14 parking spots and exceeds the parking requirements of the zoning by-law which would require 14 parking spots.

The remainder of the building is vacant.

There have been concerns raised by surrounding property owners regarding impact on property values in the neighbourhood. Planning Staff is unable to provide any comments regarding this issue.

A number of issues have been raised by the public including loitering, theft garbage, security, parking and traffic.

Theft and Loitering

A concern of the public was what level of crime there would be if this clinic was allowed to open. Discussions ensued on whether these were real or

perceived concerns. Planning Staff contacted the Belleville Police Department to determine relevant statistics. One statistic is the record of calls for service to a property by the Police Department. Calls for service could include a variety of reasons including alarm, community service requests, or other matters. The Police Department is not allowed to provide specific details because of confidentiality and privacy matters.

For the existing methadone dispensary location on Front Street, there have been 21 service calls from 2015 to 2019. A comparable statistic would be the City Hall location which received a total of 38 calls over the same period.

Garbage

Some comments identified garbage as a concern. Any use at the new location would require amenities such as garbage receptacles. One method this can be addressed is for the site to be required to provide these receptacles and this could be accommodated through the entering into of a development agreement.

Security

There were concerns raised about safety. From a planning perspective, if these concerns relate to safety because the site may not be well-lit at night, accommodation could occur through requiring a lighting plan for the site as part of the development agreement.

Parking

The Clinic will occupy approximately 4,000 square feet of space in the existing property while the remainder of the property remains vacant. 4,000 square feet of a medical clinic would require 14 parking spaces. The site has sufficient parking.

Traffic

The property at 125 South Church Street has already been developed. A methadone dispensary would not generate more traffic than other permitted uses of the site. Therefore, the City's Development Engineer has no concerns.

Conformity with Official Plan

The application conforms with the City's Official Plan.

In terms of land use, the City Centre encourages many uses including commercial and residential. This site is already developed, and is only

proposing a use that would otherwise be recognized as a medical clinic.

It is also supported by the policies that discuss social needs which state that “the well-being of the City’s residents will depend upon the effective delivery of professional health care services. It further states that health care and social services will be community based and accessible; the urban serviced area will serve as a base for the administration of health services.”

Conformity with *Provincial Policy Statement*

The *Provincial Policy Statement* requires its implementation in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

Therefore, **not** prohibiting a methadone clinic at 125 South Church Street is consistent with the *Provincial Policy Statement*.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Conclusion:

Current Application

The application to permit a methadone clinic at 125 South Church Street is supported and consistent with the City’s Official Plan and Provincial Policy Statement.

Staff has reviewed public concerns regarding the application and are recommending that a development agreement be required to address both lighting and garbage receptacles.

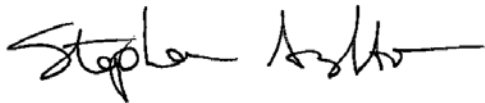
Future Review of Methadone Clinics

Many municipalities have attempted to regulate Methadone Clinics and dispensaries. These municipalities, including Belleville, have received the attention of the Ontario Human Rights Commission (OHRC), which has consistently warned municipalities against discriminating against people with addictions through land use planning instruments.

The 2014 *Provincial Policy Statement* (PPS) under the *Planning Act* states that the *Provincial Policy Statement* (PPS) shall be implemented in a way that is consistent with the *Ontario Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.

In light of these findings, it is recommended that the City of Belleville review the regulations surrounding methadone clinics and related services as part of the Zoning By-law Review and Update where it will be evaluated whether these uses represent 'People Zoning' and eliminated from regulatory requirements.

Respectfully submitted



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

Attachments

- Attachment #1 - Report No. PP-2019-36
- Attachment #2 - Location Map
- Attachment #3 - Supplementary Information including property description; and a survey plan
- Attachment #4 - Correspondence of Public With Concerns/Opposition
- Attachment #5 - Correspondence of the Treatment Centre Operator
- Attachment #6 - Draft Minutes of Public Meeting (May 6, 2019)
- Attachment #7 - Correspondence from Barbara Hall, Chief Commissioner of the Ontario Human Rights Commission dated July 6, 2012



APPROVAL BLOCK DE& DS _____

CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-36
May 6, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law 10245 RE: 125 South Church Street
City of Belleville
APPLICANT/OWNER: Meyers Creek Development Group
AGENT: Joe Shunock

File: B-77-1083

Recommendation:

That Report No. PP-2019-36 dated May 6, 2019 regarding Proposed Amendment to Zoning By-Law Number 10245, as Amended –125 South Church Street, City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

Background:

The Engineering and Development Services Department Policy Planning Division received a rezoning application for 125 South Church Street on April 2, 2019.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from staff.

The subject Land is identified on the attached Location Map (Attachment #1). Site Details for the Subject Land:

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Site Review	Description
Site Location	The subject lands are municipally known as 125 South Church Street and located south of Dundas Street East, east of South Church Street, and west of South John Street
Site Size	0.24 hectares
Present Use	Commercial/medical centre
Proposed Use	Commercial/methadone dispensary
Belleville Official Plan Designation	City Centre
Present Zone Category	C2 – General Commercial C5 – Non-Retail Commercial
Proposed Zone Category	C2 – General Commercial Zone with special provisions to a methadone dispensary
Land uses to the north	Commercial, medical clinic
Land uses to the east	Residential (zoned commercial), current police station
Land uses to the south	Vacant industrial, CPR rail line
Land uses to the west	Retail commercial

In support of the application, the following was submitted:

- A property description; and
- A survey plan.

These documents are included with this report as Attachment #2 and have been available for public review at the Planning Department.

Proposal

The Applicant proposes to rezone the subject lands from General Commercial (C2) and Non-Retail Commercial (C5) Zones to General Commercial (C2-49) Zone with special provisions to a methadone dispensary.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential

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(including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) 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;

Official Plan

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Since 2002, a significant number of new and updated policies and legislation has occurred at the provincial level. The City is currently undertaking a Municipal Comprehensive Review and update to the policies of the Official Plan to ensure they comply with current provincial policies and legislation. The City will have to comply with the province's new legislation, regulations, and policies when updating the Official Plan.

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Planning Staff will use the policies within the Official Plan to make a recommendation. The land is designated "City Centre" in the City's Official Plan (Attachment #3 – Official Plan Designation Map).

Section 2.2.9 of the Official Plan contains the following policies regarding social needs:

"The City of Belleville will be a healthy community with a high quality of life for all of its citizens. While the City will offer an attractive location for retirees, it is intended that all age groups will find the City a pleasant and enjoyable environment in which to live.

The well-being of the City's residents will depend upon the effective delivery of:

- professional health care services (i.e. a full range of professional medical service providers, public health programs, emergency care, full service hospital);
- affordable and well maintained housing for people of all ages, financial capacity and levels of independence (single detached homes, multiple residential, home sharing, nursing homes, homes for the aged, etc.);
- health and community services including those that rely greatly on the efforts and donations of volunteers from within the community;
- education that provides skills for healthy living, professional development, self-fulfilment and employment opportunities within the City;
- recreational programs and events that encourage physical activity and social interaction for all age groups;
- cultural programs and activities that offer enrichment and education and that foster an appreciation of the City's cultural heritage;
- a healthy environment and bio-diversity to be enjoyed by all; and
- opportunities for investment to create employment for all ages and abilities, and services for the local population.

Health care and social services will be community based and

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accessible; the urban serviced area will serve as a base for the administration of health services."

Section 3.8 of the Official Plan contains the following policies regarding the City Centre:

"Policies for the City Centre are designed to encourage and enhance the downtown core as a major focus of economic activity, create a source of civic identity and pride, and establish the City's core area as a community landmark. The purpose of the City Centre designation on Schedule B is to encourage the development of a variety of compatible land uses in the City's core creating a compact, clean, secure, attractive, accessible and economically stable area."

The subject lands are located within the Bayshore Planning Area. Section 4.1 of the Official Plan contains the following policies regarding the Bayshore Planning Area:

"The bayshore of the City of Belleville contains a mixture of many different land uses, some having existed for many years, and others comparatively new. Some uses exhibit a high degree of urban design, while others are not visually attractive. There are conflicts between these different land uses, and environmental contamination issues exist for some of the existing and former industrial areas and adjoining lands.

The bayshore has potential to become a major destination for recreational purposes, and a preferred location in which to live or establish a business. The bayshore trail and other park development has opened the area for public recreation and solidified the perception that the Bay of Quinte has the potential to define the character of the City and improve the quality of life for residents of the entire region. This Plan establishes policies to encourage redevelopment of bayshore lands in a manner that enables the City to achieve maximum benefit from the area's inherent characteristics and opportunities."

Zoning By-law

The subject lands are currently zoned General Commercial (C2) Zone and Non-Retail Commercial (C5) Zone. The application proposes to amend the zoning to C2 General Commercial with special provisions to allow a methadone dispensary.

Required zoning provisions of the C2 General Commercial Zone along with requested special provisions are included in the table below:

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Regulations	Required
Max. Height of Buildings	10.6 m
Front or Rear Yard Depth	nil
Exterior Side Yard Width	nil
Interior Side Yard Width	nil
Parking Requirements	1 spaces per 28.0 square metres of gross floor space

By-Law 2012-120 amended Zoning By-Law 10245 by defining 'methadone dispensary' as a new and separate use but did not list the use under any existing zone. As a result, this means a property needs to be rezoned to a site-specific zone with a special provision to permit the use.

Current permitted uses in the C2 Zone include:

- ambulance service;
- assembly hall;
- bake shop;
- bank and/or trust company;
- billiard parlour;
- bowling alley;
- business, professional and/or administrative office;
- coin-operated laundry;
- commercial school;
- dry cleaning establishment;
- eating establishment;
- hotel;
- labour union hall;
- medical clinic;
- monument shop;
- motel;
- motor vehicle body shop, only if wholly enclosed;
- motor vehicle rental agency;
- motor vehicle repair garage;
- motor vehicle sales room and lot;
- printing and/or publishing establishment;
- public parking area;
- retail store;
- service shop;
- tavern;
- taxi stand;
- theatre; and
- undertaking establishment.

Public Comments

On April 17, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for May 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for May 6, 2019.

Both notices state that additional information is available in the City's planning files for review by any member of the public during business hours.

At the time of writing this report, correspondence from the public has been received by the City regarding this application and all submissions will be

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May 6, 2019

included in the recommendation report as an appendix so that it will form part of the public record.

Staff and Agency Comments

External Agency Circulation

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

At the time of writing this report, no 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 Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The General Managers of Environmental Services and Transportation & Operations Department have provided correspondence that they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

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May 6, 2019

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Industrial and Commercial Development, Residential Development, City Centre Revitalization, Culture and Recreation, and Tourism and Waterfront Revitalization.

Strategic objectives of the Industrial and Commercial Development theme include:

- Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments
- Market the City's unique strengths to attract leading-edge industries that provide high paying job opportunities
- Encourage remediation and redevelopment of underutilized lands
- Support initiatives that create an available skilled labour force, including programs to retain youth in the community

Strategic objectives of the City Centre Revitalization theme include:

- Encourage the creation of a vibrant downtown, accented with pedestrian-friendly services and unique residential and commercial opportunities.
- Promote the City's core as a centre for government, financial, legal and related services

Conclusion:

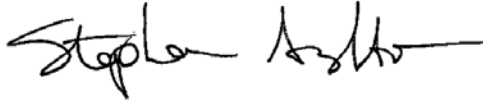
Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 10245. A recommendation report will be brought forward upon receipt of all agency and public comments. In addition, staff will research and review additional resources to aid in providing a thorough recommendation.

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May 6, 2019

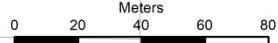
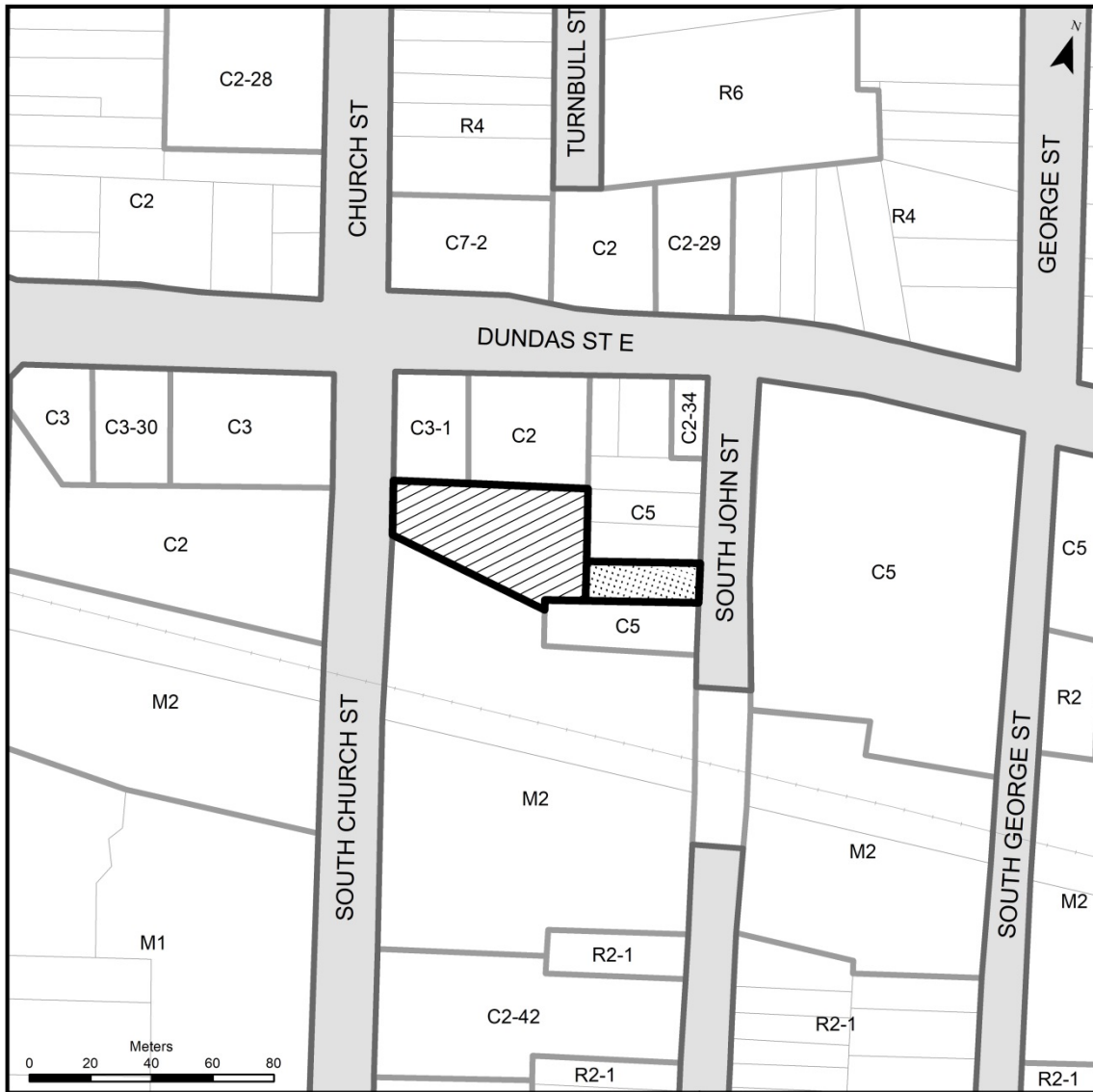
Respectfully submitted



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



Attachments

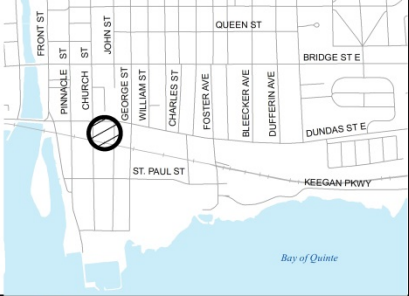
- Attachment #1 – Location Map
- Attachment #2 – Supplementary Information including property description; and a survey plan
- Attachment #3 – Official Plan Designation Map



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 125 SOUTH CHURCH ST

-  PROPOSED ZONING CHANGE FROM C2 (GENERAL COMMERCIAL) TO C2 WITH SPECIAL PROVISIONS
-  PROPOSED ZONING CHANGE FROM C5 (NON-RETAIL COMMERCIAL) TO C2 WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1083

FILE COPY

RECEIVED		
PLANNING SECTION		
B-77-1083		
APR 02 2019		
	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.		

Property Owner: Meyers Creek Development Group

Type of Property: Commercial Property

Address of Property: 125 Church Street South, Belleville, ON

Legal Description: Government Plan, Part of Lots 13 and 14 East Side of Church Street And Hasletts Plan, Part of Lot 3, West of John Street Plan 21R-15613, Parts 1 to 5 Except Plan 21R-17523, Part 7 City of Belleville, County of Hastings

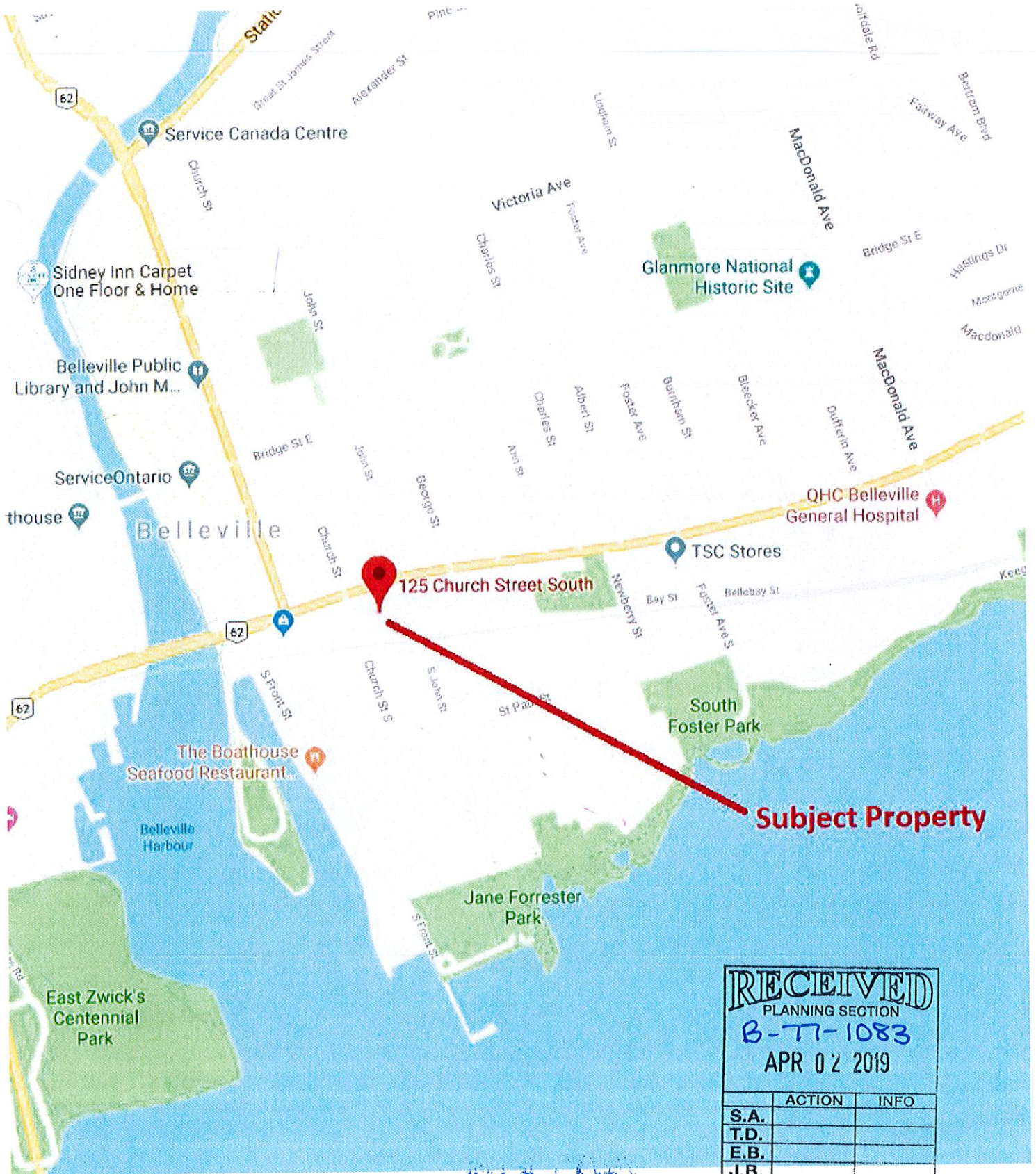
Size of Land: Dimensions: 61.57' x Irregular
Area: 0.60 Acres

Zoning: C2 - General Commercial Zone
C5 - Non-Retail Commercial Zone

Official Plan: City Centre

Description of the Site:

The subject site is an irregular shaped through lot, that fronts on the easterly side of Church Street South, and extends through to the westerly side of John Street South. According to Plan 21R-15613, Parts 1 to 5, less Plan 21R-17523, Part 1, the subject site has 61.57 feet of frontage on Church Street South, extending through, at irregular, varying widths, a distance of approximately 348.69 feet, to John Street South, where it has an additional, 40.42 feet of frontage. The overall area of Parts 1 to 5, on Plan 21R-15613, is not noted, however, based on the dimensions and supported by MPAC records, the overall area of the site is approximately 0.60 acres. Included in the Addenda, are reduced copies the survey. The subject site, as it now exists, is outlined in red, on Plan 21R-15613.



RECEIVED
 PLANNING SECTION
 B-77-1083
 APR 02 2019

	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.		

FILE COPY

From: [XXXXX XXXX](#)
To: [MacDonald, Matthew](#); [Mayor Panciuk](#)
Cc: [Baldwin, Erin](#)
Subject: 125 Church St
Date: Tuesday, April 16, 2019 12:09:10 PM

This is to put on notice that we strongly object to having a methadone clinic across the road from our business. I will secure a lawyer and do all in my power to make sure that this does not happen. I have read a lot of information on this subject and this is unacceptable to place in the area of my business and the businesses around here. We all know that along with being addicts most of the people coming to this type of clinic also have mental health issues. I do not need my staff and customers subjected to the problems surrounding a methadone clinic. I know that were they are placed there becomes a problem with needles every were, washroom being used that are infested with needles and drug dealers constantly doing business in the area, along with the mental health problems that we are not equipped to deal with. We have spoken to some of the neighboring businesses and they too will be contacting their lawyers. I can't believe this was announced in the news today before we have even received our letter regarding changing the Zoning. I have large sums of cash and have to leave the building every day with cash and after dark, if this goes through there is no way I can feel safe. I am sure the residents that walk the streets here will not feel safe. The children getting on the school bus in front of my store will not feel safe. Taking it from front street to church street is not going to fix the problem it is just moving the problem. I don't want myself and my staff and my customers to dread coming here every day because of the issues bringing this clinic to the area will bring.

--

XXXXXX XXXX, Belleville Sport & Lawn Centre

From: [XXXXX XXXX](#)
To: [Mayor Panciuk](#); [MacDonald, Matthew](#); [Poste, Karen](#); [Purchase, Elisha](#); [Kester, Rick](#); [Stewart, Christine](#); [Bovay, Rod](#); [Tummon-Button, Sarah](#); [Ker, Mary Ann](#)
Cc: [Culhane, Pat](#); [Kelly, Sean](#); [Malette, Chris](#); [McCaw, Kelly](#); [Thompson, Garnet](#); [Williams, Ryan](#); [Carr, Paul](#); [Sandison, Bill](#); [Planning Mailbox](#)
Subject: Re Zoning 125 South Church St
Date: Tuesday, April 23, 2019 2:53:20 PM
Attachments: [City of Belleville Rezoning.odt](#)

Please read the attached letter and keep in mind that this is very important to us and the businesses and residence in the surrounding area. We will be at the meeting and hope that we are heard. Thanks

--

XXXXXX XXXX, Belleville Sport & Lawn Centre

To Whom it May Concern

This is to notify that we object to 125 South Church Street being rezoned from General Commercial (C2) Zone and Non Retail Commercial (C5) Zone to General Commercial (C2-49) Zone with special provisions to permit a Methadone Dispensary . This change of zone would have a detrimental effect to the current commercial destination of this area of the downtown.

As with the down town “core” the businesses downtown local to Church street also have a vision towards bringing more customers to the area with retail shops, restaurants etc. The new Fireplaces and More has opened, there is a new Physiotherapist and a new Chiropractor next door to 125 Church. There is a micro brewery renovating with the plan of an outdoor patio and foot traffic to his door. There is a new Fish and Chip restaurant just to name a few that are helping the area to grow and bring new customers . By changing the Zoning you allow something to enter the neighborhood that will not contribute in any way to the retail hub that is growing, we feel this is very short sighted and only benefits a very small number of people.

As for the “sore spot” for the downtown core, as quoted in the news, the businesses in this area also have concerns over limited parking, garbage, traffic flow, security, loitering and customer retention. There is a very large concern over customers feeling intimidated by loitering and safety of customers and staff. The City is aware I am sure that moving this to a very similar location is not going to change the issues that they were having on Front street. This relocation makes it closer to a school and the students very much frequent the restaurants in the area. There are no bus stops any were close to 125 South Church street, nor is it a safe place to put a bus stop. The bus station may be close but would require people to cross four lanes of very busy and often dangerous highway.

Substance abuse is a multifaceted health issue and many patients in treatment have a dual diagnosis of a mental health issue and an addiction. There is also the likely hood of limited job skills and criminal records, unemployed and homeless issues, these negative external issues are also likely to significantly impact the marketing outcome of property in the close proximity to properties, being marketed for sale. Being small mom and pop type businesses in the area these properties are our retirement funds so to have the City not take this into consideration when plopping a Methadone Clinic into the area again seems very short sighted to the needs of the people that have been contributing to the City for many years.

I sincerely hope that my voice and the voices of the other businesses and residence of this area have some meaning to the elected officials in the City of Belleville.

Sincerely

XXXXXX XXXX/XXXXXX XXXXXXX

Owners

Belleville Sport & Lawn Centre 128 South Church Street

From: [Baldwin, Erin](#)
To: [XXXXXXXXXXXXXXXXXXXX](#)
Subject: RE: South John Street - Methadone Clinic
Date: Thursday, April 18, 2019 11:22:23 AM
Attachments: [B77-1083 - Public Notice.2019.04.9.docx](#)

Hello Jean,

Attached please find the Public Notice that was mailed out to the area surrounding 125 South Church Street yesterday. I have printed off your e-mail and put in the file to ensure that you are included in any circulation pertaining to the file. The public meeting will be held on Monday, May 6th at 5:30 at City Hall in the Council Chambers.

Thanks,

Erin Baldwin

Administrative Assistant, Planning Section
 Engineering & Development Services Department
 The Corporation of the City of Belleville
 169 Front St.
 Belleville, ON K8N 2Y8
 Telephone: 613-967-3288
 Facsimile: 613-967-3262
 Email: ebaldwin@city.belleville.on.ca

From: Pinchin, Greg
Sent: Thursday, April 18, 2019 10:03 AM
To: [XXXXXXXXXXXXXXXXXXXX](#)
Cc: Bovay, Rod; Info@csvbelleville.com; Baldwin, Erin; Ashton, Stephen
Subject: RE: South John Street - Methadone Clinic

Hi Jean,

I am copying your request to Erin in Policy Planning to ensure that you receive all notifications regarding the proposed zoning amendment.

Thanks,

Greg.

From: [XXXXXXXXXXXXXXXXXXXX](#)
Sent: Thursday, April 18, 2019 9:22 AM
To: Pinchin, Greg
Cc: Bovay, Rod; [XXXXXXXXXXXX](#)
Subject: South John Street - Methadone Clinic

Good Morning Greg:

The Children's Safety Village, Belleville is located south of Dundas Street East on the West side of the City owned land where the Belleville Police Service is located and on the East side of John Street, opposite the vacant Medigas property.

The CSV is requesting notification regarding rezoning, and to be kept informed of what will be taking place, as well as the impact this will have on the Village, for instance traffic flow on South John Street. This short portion of John Street is not well maintained, there are pot holes, water ponding, limited snowplowing, and has very little space for snow to be placed.

The Children's Safety Village is working towards building a safer community for families living in the Quinte Region. In 2018 the Village had 134 classes attend the Village for Educational Programs. The majority of the classes are bused to the Village and the buses use South John Street to turn around and drop the children off opposite an entrance to this property. Some of the classes walk to the Village. The Village is not just used during the day on a Monday to Friday basis, we have numerous

organizations that also book the Village in the evenings and weekends.

Thank You.

XXXX XXXXXXXXX

Chair

Children's Safety Village, Belleville

93 Dundas Street East

Belleville, Ontario

K8N 1C2



CITY OF BELLEVILLE

Engineering & Development Services Department
By-law Enforcement Services

Complaint # _____
(Office Use Only)

Reported By: _____ (Owner of 59 Dundas St. East) and the Oriental Wok (Owner)

Address: 59 Dundas St. East

Phone #: _____ Date: April 18, 2019

I have a concern about the following property:

Address: 59 Dundas St. East Apt # _____

Owner: _____

The following are my concerns:

I am writing in response to the notice of an application for 125 South Church Street to amend Zoning By-Law 10245 and rezone the subject lands from C2 Zone and C5 Zone to C2-49 Zone with special provisions to permit a Methadone Dispensary. We have great concern that these changes will have negative impacts on our business. We have served Belleville residents for over 26 years and we are concerned that these amendments will force us to close our business.

We also believe 125 South Church st. is not a suitable location for a Methadone Dispensary as there are many children and families(many of whom are our customers) that walk and bike around these areas to and from Waterfront and Pier.

Over the past 26 years, we have built a strong relationship with our community and we know that these changes will impact our business and other business in the area. Our customers safety is of utmost importance to us, and establishing a Methadone Clinic will ultimately compromise their experience while visiting our restaurant and other businesses in the vicinity.

We ask that you do not relocate to 125 South Church St. and instead find a more suitable location that serves all members of our community in a better way.

Inspection Date: _____

Class of Infraction: _____

Inspection Notes: _____

Date Order Sent: _____

Compliance Achieved Date: _____

Personal information contained on this form is collected pursuant to Freedom of Information and Protection of Privacy legislation and will be used for the purpose of complaint investigation and resolution. Questions about this collection should be directed to the Building Division at the City of Belleville located at 169 Front Street, Belleville Ontario K9N 2Y8 Tel: 613-967-3204.

From: [kkeogh kkeogh](#)
To: [Mayor Panciuk](#); [councillor.culhane](#); [Kelly, Sean](#); [Malette, Chris](#); [McCaw, Kelly](#); [concillor.thompson](#); [Sandison, Bill](#); [Carr, Paul](#); [MacDonald, Matthew](#); [Baldwin, Erin](#)
Cc: [xxxxxxxxxx](#); [xxxxxxxxxx](#); [xxxxxxxx@sympatico.ca](#); [xxxxxxxxxx](#)
Subject: Methadone Dispensary Relocation
Date: Friday, April 19, 2019 12:11:02 PM

Relocation of the Methadone Dispensary from Front Street to 125 South Church Street will not resolve the public problem. The intersection of Dundas Street East and South Church Street is still downtown with many retail establishments. Additionally Church Street is a high cost real estate location with high taxes(one of the highest in Ontario). The same problem of discarded needles, the same substantial police calls and the same youth endangerment. Both Pho Viet and the Dairy Queen have many high school students every weekday. The solution to the problem can be modelled on European Cities within the last fifty years that have developed industrial areas at the outskirts of their cities and towns. A prime location in Belleville for a Methadone Dispensary is the area on College Street East, where the new marijuana distribution centre will be located. Even more room for expansion and sufficient parking. There will still be the problem of discarded needles and police calls, but less retail problems and possible endangerment to youth.

We would hope you will be understanding of the impact on the residents of South Church Street and retail establishments on Dundas and Church, and support our concerns.

Regards, Kevin Keogh and Mary van Gaal

From: [Bob & Jeanne Melbourne](#)
To: [Mayor Panciuk](#); [Culhane, Pat](#); [Kelly, Sean](#); [Malette, Chris](#); [McCaw, Kelly](#); [Thompson, Garnet](#); [Sandison, Bill](#); [Carr, Paul](#); [MacDonald, Matthew](#); [Baldwin, Erin](#)
Subject: Methadone Clinic relocation
Date: Saturday, April 20, 2019 4:06:47 PM

Dear Mayor Panciuk and Councillors,

You have finally been able to move the Methadone Clinic out of the downtown core. You did not want it there. It did not fit with your perceived outcome of who you want in the downtown core. Why then, would you think the businesses, and homes around 125 South Church St., want it in their area?? The move out of the downtown core, as said in the Belleville Intelligencer, stated the move from the downtown core should be positive for everyone involved. This is only positive for the downtown core. In my reading online, of other cities, it would appear the property values decrease around Methadone Clinics, for all the same reasons that you wanted it to be moved from downtown.

If WE were all honest, we would all agree, nobody wants a Methadone Clinic in their backyard.

Therefore, I feel a better solution /location should be found. In a perfect world it would be where drugs and help are more at hand. The hospital, where parking, help, and the transit line are all available.

If the hospital is not a choice due to room and availability: Industrial park is another area with room to expand, on the transit system line, lots of parking area, and no houses or retail businesses close by.

125 Church St South is only a solution for the people who are in the downtown core. They can wash their hands of the problem, because it's out of their area. The decision of where the Methadone Clinic should go, needs to be made from a very unbiased group of individuals.

Sincerely

Jeanne and Bob Melbourne

Sent from my iPhone

From: [MacDonald, Matthew](#)
To: [Bovay, Rod](#); [Ashton, Stephen](#); [Pinchin, Greg](#); [Deming, Thomas](#)
Cc: [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: Fwd: Zoning By-Law Amendment Application 125 South Church St
Date: Wednesday, April 24, 2019 7:41:30 AM

Fyi

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----- Forwarded message -----

From: "Dr Christopher Bardwell"
Date: Wed, Apr 24, 2019 at 7:37 AM -0400
Subject: Zoning By-Law Amendment Application 125 South Church St
To: "MacDonald, Matthew" <mtmacdonald@belleville.ca>
Cc: "xxxxxxx@xxxxxxxxxxxxxxxxxxxxxxxxx.ca "

Good morning Matt,

As per instructions in the notice we received yesterday via mail, File No. B-77-1083, I am requesting to be notified of the decision of the City of Belleville or Planning Advisory Committee in respect to the application to amend the zoning By-Law 10245 as it relates to the property known as 125 South Church St.

We also plan to submit oral and written submissions to the City Council Planning Committee on May 6, 2019 regarding this amendment.

If you or your office have any comments, corrections or questions regarding this letter, please feel free to contact myself or my office at your convenience.

Thank you for you time.

Dr Christopher Bardwell
BSc,DC,FRCCSS,CAFCI
Chiropractor/Sports Injury
Specialist/Medical Acupuncture

[REDACTED]
10-24 South Church St.
Belleville, Ontario
K8N 0A9

May 1, 2019

Re: 125 South Church St. rezoning to permit a Methadone Dispensary

We cannot be at the public meeting on May 6, so would like this letter added to the record of that meeting. We are not in favour of moving the Methadone dispensary to 125 South Church Street.

We live at 10-24 South Church Street in the area known as Harbour landing. Since moving to this home almost 6 years ago, we have seen an incredible amount of money invested in the neighbourhood. The new homes are valued at well over \$600,000, one recently selling for over \$1,000,000 and one currently on the market for over \$2,000,000. Other homes are being beautifully renovated. This area is becoming a jewel in the heart of Belleville, adding to the on-going upgrades of the downtown core which is only a short walk away from us.

This area is also used extensively by people from all over the area because of the waterfront trail, the Jane Forrester park and Meyers Pier.

While Mayor Panciuk, in his announcement, indicated that the new proposed location of the methadone clinic was "much more appropriate" and "more commercial", it is not any more commercial than the original location in the downtown core and it is less than a block from the residential neighbourhood south of Dundas Street.

Additionally, it will be close to Pho Viet and Dairy Queen which are meeting places for high school students in the area, so while not necessarily close to schools, it will be close to places where the students congregate.

We believe that methadone clinics are useful and needed in our community, however, we feel that moving the clinic to this location is short sighted and a full study needs to be done to determine the best location for the users as well as those living in close proximity to the clinic. There are currently other places to get methadone in Belleville and all of these locations need to be taken into account when re-locating this clinic.

Thank you,
[REDACTED]

From: [Sheila Fox](#)
To: [Mayor Panciuk](#); [Culhane, Pat](#); [Kelly, Sean](#); [Malette, Chris](#); [McCaw, Kelly](#); [Thompson, Garnet](#); [Sandison, Bill](#); [Carr, Paul](#); [MacDonald, Matthew](#); [Baldwin, Erin](#)
Subject: Methadone Dispensary at 125 S Church St
Date: Friday, April 26, 2019 9:21:21 AM

April 26, 2019

City of Belleville – Planning Committee

I am writing in response to the application for 125 South Church Street amending of the Zoning By-Law 10245 and rezone the subject lands from General Commercial (C2) Zone and Non-Retail commercial (C5) Zone to General Commercial (C2-49) Zone with special provisions to permit a Methadone Dispensary.

“Mayor Mitch Panciuk, who announced the move at a press event April 16, 2019 at the BDIA offices on Front Street, said the city appreciated the “necessary service” provided by the methadone clinic, but noted the move out of the downtown core should be positive for everyone involved.”

Please explain how this is a positive move for the residential and business area that you have already relocated the methadone clinic too? Despite not having it rezoned yet, work has already started at the site.

I am REALLY NOT impressed with your new location being 50 ft. from where I work and park my vehicle. I will no longer work in a safe neighbourhood. Your attempt to make the downtown more “walkable and positive for the people” will in turn make the area unsafe that I presently work, park at and go for lunch hour walks in. 125 Church St. is a 2 minute walk from a residential area.

I noticed that the press release didn’t note what type of problems the methadone clinic created in downtown Belleville.

These are some of the problems London had in relation to their methadone clinic

- Male charge with assault & uttering threats
- Police called to methadone clinic for a male with a gun
- Vehicle broken into and items stolen
- Male charge with uttering threats
- Client had their vehicle keyed
- Employee contacted police as they observed male selling drugs in the clinic
- Window of pharmacy broken
- Two females got into a physical altercation with one threatening the other
- Person offences (weapons, assault, threats, trouble with person)
- Property offences (break and enter, theft, property damage)

- Other offences (drugs, fraud, mental health, disturbance, breach etc)
- Male in front of methadone clinic with a gun
- Female threatened

I am concerned for my physical wellbeing, the safety of my vehicle and the Allergy Clinic where I work, being broken into. I am always the last person leaving work and have no option but to go out to my vehicle by myself.

I will now have to lock the door at work to prevent loiterers from entering the office. Our patients and delivery people will have to knock for admission to the office as the neighbourhood will no longer be safe for a person to work alone in an office with an open door policy.

I Strongly object to the new location of the Methadone Clinic.

Sincerely

Sheila Fox

XXXXXXXX XXXXX, X.X.
Allergy, Asthma and Immunology

(OPERATES AS MEDICAL PROFESSIONAL CORPORATION)
Fellow of the Royal College of Physicians and Surgeons (C)
Fellow of the American Academy of Allergy, Asthma & Immunology
Phone: X-XXX -XXX-XXXX Fax: X-XXX-XXX-XXXX

59 Dundas St. E., Belleville, ON K8N 1B7

April 23, 2019

Belleville Planning Committee
City of Belleville

RE: Application for 125 South Church St re zoning to General Commercial (C2-49) zone with special provisions to permit a Methadone Dispensary.

I strongly object to the re zoning of this property which is located approximately 50 ft. from my Allergy Clinic. My practice has been located in this building for over 20 years and I am concerned about the safety of my staff, my patients attending appointments and their vehicles. As well as the possibility of the medical office being broken into, loitering at the plaza, unauthorized parking and garbage in the surrounding area just to name a few problems and concerns that could arise.

I fail to see how (to quote the Mayor) “this will be positive for everyone involved”. What the mayor is doing is sending the aggravation to another neighbourhood. It is quite hypocritical to say this would be positive to everyone involved. I strongly disagree. It will be a matter of time before my office and the pharmacy next door are broken into by people looking for drugs. For any damage incurred by my office I will hold the city responsible.

Mr. Mayor it is very unethical to say “not in my backyard but in any one else’s will be ok”

Sincerely

X.X. Xxxxx, X.X., X.X.X.X. (C)

From: [Ralph Neale](#)
To: [Mayor Panciuk](#); [Culhane, Pat](#); [Kelly, Sean](#); [Malette, Chris](#); [McCaw, Kelly](#); [Thompson, Garnet](#); [Sandison, Bill](#); [Carr, Paul](#); [MacDonald, Matthew](#); [Baldwin, Erin](#); [Williams, Ryan](#)
Subject: re METHADONE DISPENSARY
Date: Friday, April 26, 2019 4:21:32 PM
Attachments: [image001.png](#)

Hello,

I am writing to you to express my concern along with my families concern with the proposed location of the dispensary .

You are considering a move to South Church – all of the same reasons that it should NOT be downtown exist with that South Church location .

More thought needs be put into the exact location where it will not impact resident and commercial property values as well as the safety of citizens - we need to look at models of what other city's have done .

South Church has homes located just blocks from the proposed location that are worth anywhere from \$600,000 to \$2,000,000 .

Spending money on the waterfront would be pointless if this is permitted to be put on this location .

It is totally unfair to expect surrounding business owners to absorb the kind of grief that will be associated with negative traffic – safety issues - police activity – crime increase – break ins etc .

I ask you all if this was proposed to be within 2 blocks of your residence or within ear shot of your business would you support it . Most of the councillors including the mayor are all associated

With local business – not one of you would support this in your backyard – please do not put it in ours .

Thank you for your consideration on this matter .

Regards,

Ralph Neale
President – Dealer Principal
XXX-XXX-XXXX Ext. XXX – Office
XXX-XXX-XXXX – Mobile
XXX-XXX-XXXX – Fax

From: [Daria Mocanu](#)
To: [MacDonald, Matthew](#)
Cc: [Baldwin, Erin](#)
Subject: File # B.77-1083
Date: Friday, May 03, 2019 8:12:53 PM

Ref. file number and zoning 125 South Church street.

I do oppose the rezoning as listed, because our house is single building surrounded by city parking lot, no neighbours around us, and we do not feel safe with the purpose of the zoning. If I have any issue with the safety caused by this rezoning, I will have the City Hall responsible.

From: [MacDonald, Matthew](#)
To: [Bovay, Rod](#); [Ashton, Stephen](#); [Pinchin, Greg](#); [Deming, Thomas](#)
Cc: [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: Fwd: By-law amendment application 125 South Church St.
Date: Saturday, May 04, 2019 8:40:42 AM

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From: "xxxx & xxxxxx xx" <xxxx.xxxxxx@gmail.com>
Date: Fri, May 3, 2019 at 3:52 AM -0400
Subject: Re: By-law amendment application 125 South Church St.
To: "MacDonald, Matthew" <mtmacdonald@belleville.ca>

Hi Mr. MacDonald,

I would like to be notified of the decision of the City of Belleville in regards to the application to permit a Methadone Dispensary. File No: B-77-1083

We own the residential property next to the proposed amendment area and are strongly against the proposed changed. One of our neighbors is unable to attend the meeting on Monday, would they be able to send a letter of objection with us in their absence?

Sincerely,

xxxx & xxxxxx xxxx
(xxx) xxx-xxxx
49A George St.
Trenton, ON, K8V1R4

From: [em](#)
To: [Mayor Panciuk](#)
Cc: [Culhane, Pat](#); [Kelly, Sean](#); [Malette, Chris](#); councillor.mccaw@belleville.ca; [Sandison, Bill](#); councillor.carr@belleville.ca; [MacDonald, Matthew](#); [Baldwin, Erin](#); [Thompson, Garnet](#)
Subject: Belleville Dairy Queen, 125 South Church St. proposed rezoning
Date: Sunday, May 05, 2019 10:40:43 AM

Dear Mayor Panciuk and Councillors

I am writing this letter to voice my concerns regarding the proposed zoning changes of 125 South Church St. to allow the property to be used as a Methadone Dispensary. While I do understand the need for such services in our community I feel that allowing such practices to operate in a residential / business area can have a drastic effect on established residents and businesses. Moving the clinic from its current Front St. location seems to be a positive initiative for the downtown core and a positive for the downtown businesses and patrons. Having said that, how can the move to another business area of Belleville prove to be a positive for businesses or patrons in the new location. The Dairy Queen has been in its current location and been owned by the same family since 1967, over the years we have made considerable investments in our property, building and our community to grow our business and will continue to do so. As small business owners we have literally employed thousands of Belleville residents of all ages over the years. It would be a shame to see local businesses adversely affected in any way in order to "create an experience and wanting to make downtown something that is walkable and positive for the people". What about us ?

I am sure Mayor Panciuk and councillors that you can appreciate the fact that Dairy Queen clientele is a huge percentage of teens, families of all ages, seniors and sports teams of all ages. Many kids visit our location using many modes of transport in all seasons and it would be terrible for kids to miss out on the opportunity and the freedom of being kids due to the proximity of a Methadone Dispensary.

My feeling is the new clinic should be located in a medical building, which would provide greater anonymity to the clients, or an industrial setting where there is going to be fewer store fronts frequented by the public and negligible residential areas. The Belleville City Council and The Mayor of Belleville need to make decisions that are good for all involved, not just those in the downtown core.

Sincerely, xxxxx xxxxxxxx
Dairy Queen
74 Dundas St. E.
Belleville, xxx-xxx-xxxx

From: [MacDonald, Matthew](#)
To: [Bovay, Rod](#); [Ashton, Stephen](#); [Pinchin, Greg](#); [Deming, Thomas](#)
Cc: [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Baldwin, Erin](#)
Subject: Fwd: Methadone clinic complaint
Date: Sunday, May 05, 2019 8:53:37 PM

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From: "xxxxxx xxxxxxxx" <xxxxxxxxxxxxxxxxxxxx@gmail.com>
Date: Sun, May 5, 2019 at 8:49 PM -0400
Subject: Methadone clinic complaint
To: "MacDonald, Matthew" <mtmacdonald@belleville.ca>

Hi Matt this is xxx xxxxxxxxx I am writing to you about the proposed methadone clinic that would be directly behind my house I live at 130 south john street. I do agree that a methadone clinic should not be located in the down town core but I disagree that it should be moved away from businesses to a residential area. I purchased my house 3 and a half years ago by my self and was in the works to sell and build my own house my boss was even going to buy it in a months time since the announcement on the radio he has backed out and now I'm left frustrated and unsure what to do. I am very upset about all of this and will be attending tomorrow.

Meyers Creek Brewing Company Inc.
60 Dundas Street East
Belleville, Ontario
K8N 3P1
meyerscreekbrewing.ca
xxxx@xxxxxxxxxxxxxxxxxxxxx.ca

May 5, 2019

Matt MacDonald
Secretary, Planning Advisory Committee
City Hall
169 Front Street
Belleville, Ontario
K8N 2Y8
mtmacdonald@city.belleville.on.ca

Re: Zoning By-law Amendment Application B-77-1083 for 125 South Church Street

Dear Mr. MacDonald,

Meyers Creek Brewing Company (MCBC) is asking members of the Planning Advisory Committee to deny the application for a zoning change that would permit a methadone dispensary at 125 Church Street South in Belleville.

MCBC believes that while OATC provides an important service to our community, the impact of its location within the city must be carefully considered. MCBC is asking members of the planning committee to consider the following.

More appropriate locations

Does this application align with The Downtown Belleville Master Plan? Consider that the subject of this zoning application is directly adjacent to a district known in the plan as The Village - a "civic, retail, dining and entertainment destination" and a primarily residential area known as "Downtown Bayshore". If the City is to move forward with this strategic plan it must consider the impact of businesses such as OATC in such close proximity to these areas.

Services of the type provided by the OATC are available in Belleville's east end. A location in the west end or north end of Belleville should be considered to provide better service coverage across the city. Concentrating these services in Belleville's east end alone provides poor access to these services.

MCBC is located at 60 Dundas Street East - very close to 125 Church Street South. Locating an addiction treatment centre approximately 70 metres from a brewery and one block from The Beer Store is not appropriate nor safe. "About half of the patients who seek treatment for methadone addiction are also addicted to alcohol."(1). Mixing methadone and alcohol is dangerous.

Impact on local businesses and residents

MCBC believes approval of the zoning application will have a significant negative impact on neighbouring businesses and residents. Members of the community have voiced a variety of specific concerns regarding safety, crime, etc. MCBC has the same concern voiced by the Mayor regarding the OATC's current location downtown - that people avoid the area. If The Village is to become a civic, retail, dining and entertainment district the committee must reject those applications for zoning changes that are likely to cause people to avoid the area.

MCBC is supportive of the City's plan to develop the waterfront and the areas south of Dundas Street with new residential developments and commercial developments like the recently approved popup shops. 125 Church Street South is directly adjacent to this area as well. This zoning application does not appear to align with the City's vision for the waterfront. If the zoning application is approved people will avoid the area for the same reasons they currently avoid downtown.

Lack of community consultation

MCBC is concerned about the lack of community consultation by US-based Baymark Health Services (the owner / parent company of OATC) regarding this zoning application. Perhaps a more open public consultation would be a better approach in determining an appropriate location for the OATC clinic.

MCBC trusts the members of the committee will make a decision that is in the best interest of all concerned.

Let's all work together to build a better Belleville for all members of the community.

Sincerely,

xxxxxxx xxxxxxxxxxxx
 xxxxxx xxxxxxxx
 xxxxxxxx xxxxxxxx

References

1. <https://www.alcohol.org/mixing-with/methadone/>

From: [MacDonald, Matthew](#)
To: [Mayor and Council](#)
Cc: [Bovay, Rod](#); [Ashton, Stephen](#); [Pinchin, Greg](#); [Deming, Thomas](#); [Pallo, Cheryl](#); [Stitt, Jennifer](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#)
Subject: FW: 125 South Church Street Zoning Amendment
Date: Monday, May 06, 2019 3:42:47 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Please see attached.

Matt MacDonald
Director of Corporate Services/Clerk
Corporate Services Department
Corporation of the City of Belleville
ph. (613) 967-3256
fax (613) 967-3206



Follow us on:



From: Alex Soubliere [mailto:xxxx@xxxxxxxxxxxxx.ca]
Sent: Monday, May 06, 2019 2:58 PM
To: MacDonald, Matthew
Subject: 125 South Church Street Zoning Amendment

Dear Mr. MacDonald,

On Friday we received the letter of notice re the proposed Zoning Bylaw Amendment for 125 Church Street. As the owner of 69 Dundas Street East, our property abuts 125 Church Street.

We would like to add our names to the list of area residents who have concerns about this application. Less than one year ago, we purchased 69 Dundas Street East – a vacant building – and invested significant amounts of money in making the building and property more attractive. Our investment to date has totaled almost \$1,000,000. We wanted this building to be a showcase of the improving local economy, and cognisant that its one of the first corners as visitors enter Belleville's downtown area: we wanted a feature store and storefront. We made the decision to invest in the Belleville area based on the growing local economy, our positive experience of working with The City, and wanted to be a part of the improving area in the East end. We purchased this building after ensuring the zoning and neighbourhood around us would be conducive and complimentary to our operations. It would be unfortunate that with the paint barely dry on our renovations, that the City would change the zoning that we researched prior to making our decision.

Of added concern, is that our business is a specialty destination business who's main customers are from out of town. We attract hundreds of customers to the Belleville area. As our customers drive to our store, parking is an important issue and the limited parking available in the proposed Clinic area may affect our property and customers as well – not to mention some of the obvious challenges that come with a methadone clinic. Thank you for considering our concerns.

As new partners in Belleville, our experience so far with everyone at The City as well as Belleville area residents has been excellent. We truly hope our success can continue, and look forward to continuing to invest in Belleville for many years to come.

We would like to be notified of the decision from the City of Belleville with respect to this application.

Sincerely,

xxxx



Corporate Office
175 Commerce Valley West, Suite 300
Markham, Ontario L3T 7P6
T 1-844-955-5501 F 905-597-9282
www.oatc.ca

May 13, 2019

Dear Members of the City of Belleville Planning Department:

Canadian Addiction Treatment Centres provide Opioid Agonist Treatment (OAT, Buprenorphine and Methadone) in a comprehensive, evidence-based care model that meets the broader health care needs of our complex patient population. We offer harm reduction services, basic primary care, Hep C/HIV treatment and counseling. Our goal is to improve awareness and access to evidence-based care interventions that help people get their lives back on track – we refer to a home, a job, and a friend. In our recent patient survey (5000 respondents/15,000 patients); 60% of our patients reported being employed and 35% of them are College educated or above.

Our proposed new location at 125 Church St. will allow our Belleville care team, comprised of nurses, physicians and pharmacist, to provide care to our patients in a spacious, modern and well-maintained setting. The current location perpetuates the stigma of the “methadone clinic”, compounded by landlords who have not been responsive to the care and maintenance of the unit.

An ongoing challenge we face is a perception that our patients ‘cause trouble’. This could not be further from the truth. Several large-scale research studies have been done that confirm crime is lower near drug treatment centers than in other commercial areas^{1,2}. CATC also has a Code of Conduct, like any health care organization that we hold our patients accountable to.

The treatment we provide is proven by decades of research that shows:

- reduced or stopped drug use
- reduced risk of overdose (treatment is proven to reduce overdose deaths by 50%³)

¹ <https://www.jhsph.edu/news/news-releases/2016/violent-crime-lower-near-drug-treatment-centers-than-other-commercial-areas.html>

² <https://vancouversun.com/health/local-health/sfu-researchers-methadone-treatment-helps-reduce-crime-rates-by-one-third>

³ <https://www.nytimes.com/2019/03/26/opinion/opioid-crisis-sacklers-purdue.html>



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Markham, Ontario L3T 7P6
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www.oatc.ca

- reduced risk of acquiring or transmitting diseases such as HIV, hepatitis B or C, bacterial infections, endocarditis
- reduced mortality
- reduced criminal activity
- improved family stability and employment potential
- improved pregnancy outcomes

Our communities need better access to high-quality addiction services. Our patients, once stable get back to work and back to life. Patients have become addicted because of overprescribing that has been rampant for years – this was NOT a choice they made, and they deserve to be helped. We ask that you consider evidence-based research that speaks to the misconceptions and stigma associated with Opioid Agonist Treatment.

Sincerely,



Sonya Lockyer
Chief Executive Officer

**3.3 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 288 PINE HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1082
APPLICANT: TOM REID
AGENT: ELEANOR MCEVOY
OWNER: TOM REID & ELEANOR MCEVOY**

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The property has approximately 85 metres of frontage on Clearview Road. The Applicant requests a rezoning of the subject lands from Prime. Agriculture (PA) Zone to Rural Residential (RR) Zone as a condition of consent for application 83/19.

In the Official Plan, the subject land is designated as 'Rural'."

Mrs. Eleanor McEvoy, Owner/Applicant, appeared in support of the application.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Culhane
Seconded by Councillor Kelly

THAT the "Tom Reid & Eleanor McEvoy" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED-

**3.4 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 125 SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1083
APPLICANT/OWNER: MEYERS CREEK DEVELOPMENT GROUP
AGENT: JOE SHUNOCK**

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The property has approximately 18.76 metres of frontage on South Church Street. The Applicant requests a rezoning of a portion of the subject lands from General Commercial (C2) Zone and Non-Retail Commercial (C5) Zone to General Commercial (C2-49) Zone with special provisions to permit a Methadone Dispensary.

In the Official Plan, the subject land is designated as 'City Centre'."

Kate Johnson, operator of OATC spoke of plans for the site, services available and the expanded hours.

Mr. Zuban Gillespie stated he has not witnessed any issues related to the OATC clinic while it was housed in the downtown near his building.

Mr. Barry Jukosky, Owner of The Dairy Queen, is concerned with the clinic being opened in close proximity to his business.

Ms. Ashley of 73 Dundas Street appeared and is concerned with clients of the clinic mixing with children at bus stop.

Mr. Denis Newman relayed his concerns about the impact the clinic will have on the area and wants City of Belleville to follow other communities leads and processes.

Mr. Michael Vout of Vouts Dental/Hearing Center on Dundas/Church Street spoke about his concerns with the notice, contact and appropriateness of site.

Mrs. F. Long a resident of 33 Dundas Street stated she wasn't opposed in general but feel it is not in keeping with community.

Mrs. Jean Cyczyro, Chair of Belleville Childrens' Safety Village is concerned that the Childrens' Safety Village was not mentioned in the report and stated that 134 classes visited in 2018.

Mr. Kevin Kehoe is concerned with the location being in a residential setting.

Mr. Brad Collin of 122 John Street South stated his concerns about traffic, parking, and impact on neighbours.

Mrs. Nicola Robertson relayed concerns about the impact the clinic will have on business and with safety.

Mrs. Beth Clancy of Split Second Printing presented a petition.

Dr. Chris Bardwell voiced concerns with littering, loitering and safety.

Mr. Richard Stinchcombe, Myers Creek Brewing Company stated his concerns about the location being mixed with residential area.

Mrs. Karen Shaw, Belleville Sport & Lawn relayed that she is concerned with the notice and impact on neighbouring properties.

Mr. Alex Soubliere, 69 Dundas Street is concerned with impact on property values.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Sandison
Seconded by Councillor Williams

THAT the "Myers Creek Development Group"
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED-

4 ADJOURNMENT

Moved by Councillor Kelly
Seconded by Councillor Culhane

THAT the Public Meeting be adjourned.

-CARRIED-

Committee Meeting held on April 1, 2019 be approved and adopted.

-CARRIED-

4. DEPUTATIONS

There were no items brought forward under this section of today's agenda.

5. COMMUNICATIONS

5.1 The following letters/emails were received regarding Zoning By-law Amendment Application B-77-1083 for 125 South Church Street:

- Dr. A. Belda
- S. Fox
- J. & M. Sherratt
- C. Truesdell
- R. Neale
- K. Shaw & B. Hadley

Moved by David Joyce
Seconded by Councillor Culhane

THAT the letters/emails received from Dr. A. Belda, S. Fox, J&M Sherratt, C. Truesdell, R. Neale, K. Shaw and B. Hadley regarding Zoning By-law Amendment Application B-77-1083 be received and referred to Referrals from Public Meeting Item 6.4.

-CARRIED-

5.2 Letters/emails regarding File No. B-77-1083 were received in the Clerk's office subsequent to Agenda release.

Moved by Councillor Sandison
Seconded by Paul Jennings

THAT the letters/emails received in the Clerk's office regarding File No. B-77-1083 be received and referred to Referrals from Public Meeting Item No. 6.4.

-CARRIED-

- 6.4 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 125 SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1083
APPLICANT/OWNER: MEYERS CREEK DEVELOPMENT GROUP
AGENT: JOE SHUNOCK

Moved by Councillor Culhane
Seconded by John Baltutis

THAT Report No. PP-2019-36 dated May 6, 2019 regarding Proposed Amendment to Zoning By-law Number 10245, as amended - 125 South Church Street, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

-CARRIED-

7. REPORTS

- 7.1 REQUEST FOR USE OF ONE STREET NAME, JENLAND DEVELOPMENT SOUTH OF BELL BOULEVARD
OWNER: JENLAND PROPERTIES

Moved by David Joyce
Seconded by Councillor Culhane

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

THAT Belleville City Council authorize the use of Jenland Way as a new street name for the Jenland development south of Bell Boulevard.

-CARRIED-

Ontario
Human Rights
Commission

Commission
ontarienne des
droits de la personne



Office of the Chief Commissioner
180 Dundas Street West, Suite 900
Toronto ON M7A 2R9

Cabinet du commissaire en chef
180, rue Dundas ouest, suite 900
Toronto (Ontario) M7A 2R9

Tel. : (416) 314-4537
Fax. : (416) 314-7752

Tél. : (416) 314-4537
Télééc. : (416) 314-7752

06 July 2012

VIA Email and Canada Post

Mayor Neil R. Ellis, Chair Tom Lafferty and
Members of the Planning Advisory Committee
City of Belleville
169 Front Street
Belleville, ON
K8N 2Y8

Your Worship,

I am writing to comment on proposed amendments to the city's zoning by-laws that would include new definitions for 'Opioid Substitution Therapy Clinics' and 'Methadone Dispensaries' and differentiate them from other clinics, medical clinics or professional offices. As noted in the City's staff report GP-2012-03, the effect of this differentiation would be to identify opioid substitution treatment and services as distinct uses and "to require any such new uses to be specifically zoned for that purpose".

The proposed amendments may limit how treatment services are provided to people with opioid addictions. Any regulations that the city may choose to impose on opioid substitution therapy clinics and methadone dispensaries are governed by section 1 of the Ontario *Human Rights Code* ("the *Code*"), which prohibits discrimination in services against people with disabilities, including addictions.

While the City considers imposing any such regulations, it must consider its obligations under the *Code*. Consistent with the *Code* and the Supreme Court of Canada's 1999 "Meiorin" decision (*British Columbia (Public Service Employee Relations Commission) v. BCGSEU*, [1999] 3 S.C.R. 3), the City:

- Must not discriminate against people with addictions. If regulations target or have an adverse impact on people with addictions, those regulations are illegal unless they were adopted in good faith and are necessary to accomplish a legitimate planning purpose.
- Must make sure that it makes all possible efforts, short of undue hardship, to accommodate the needs of people with addictions.

This approach was also supported by the Ontario Municipal Board (OMB) in *Kitchener (City) Official Plan Amendment No. 58*, [2010] O.M.D.B. No. 666, 64 O.M.B.R. 263. The OMB stated that a municipality that wants to justify a discriminatory bylaw must be able to show that the bylaw was established in good faith, was reasonable, and that real and substantial efforts were made to accommodate the needs of persons who were adversely affected.

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This is the law – but it also makes good sense. While mental health disabilities are commonplace in our communities, people with mental health disabilities (including addictions) face many barriers, both individual and institutional, that prevent them from fully taking part in society. These barriers result largely from negative societal attitudes about mental illness, and contribute to experiences of systemic inequality, including lack of access to appropriate treatment and support services. Discrimination can compound the effects of living with addiction disabilities by making it harder to seek treatment, triggering or making worse mental health disabilities and addictions, and making it harder to recover by limiting available supports.

People Zoning

The OHRC partners with individuals and communities throughout the province to end discrimination and to break down barriers that vulnerable groups face. One such barrier is “people zoning.”

In the *Kitchener* case, the OMB examined the issue of “people zoning”:

...when asked why counseling services were also being banned from [a particular] area, the City’s planner replied that the community did not want social service users walking through the neighbourhood to counseling: “That would add to the negative social environment.” That left little doubt that the focus was not on the uses, but the users.

We want to work with the City to make sure that any regulations it imposes do not “people zone.” Planning tools should neither target, nor have a discriminatory impact on people with addictions. There needs to be a genuine planning purpose for all decisions, and the City should work to ensure that the needs of people with addictions are accommodated in any planning changes it makes.

General Zoning Decisions

The City appears to be considering regulating opioid substitution therapy clinics and methadone dispensaries differently than standard clinics and pharmacies. We encourage the City to consider:

- Is this more restrictive regulation based on any discriminatory views about clients, instead of on legitimate planning purposes?
- In what ways might the proposed amendments limit the availability of services to people with opioid addictions?

Impact Assessment

As noted above, the City has a duty to consider the impacts of any regulations on people with addictions, and has a duty also to accommodate their disability.

We encourage the City to:

- Include references to the *Code* in any regulatory bylaws. These references educate the public about their rights under the *Code*, and reaffirm the City’s commitment and understanding that nothing in its Official Plan or bylaws can contravene the *Code*.

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- Make sure that people with addictions who rely on opioid maintenance treatment receive uninterrupted and convenient access to the services that they need.
- Make sure that public meetings and discussions do not discriminate or subject *Code*-protected groups to unwarranted scrutiny or personal attack. For example, it is important to avoid using or condoning stereotypes about people with opioid addictions, such as their being undesirable, prone to criminal behaviour, or not part of the community. We trust that, at public meetings, you will interrupt and address biased commentary, and redirect discussion to legitimate planning issues as the *Planning Act* requires.

Legitimate planning purposes

Regulations on opioid substitution therapy clinics and methadone dispensaries must meet legitimate planning purposes. We encourage the City to carefully examine the goals of any potential regulations, and make sure they relate to planning issues and could not better be met through other regulatory tools.

The OHRC has released a guide for municipalities [In the zone: Housing, human rights, and municipal planning](#). While the focus is on housing, the human rights principles and recommendations are also relevant to the service context. For example, you may wish to refer to sections on discriminatory neighbourhood opposition, on avoiding discrimination and harassment at community meetings, and on the concept of people zoning. The guide is available online on the OHRC website.

Moving Forward

I encourage you to consider the human rights impacts on the vulnerable people who already live and use services in your community, whose lives will be affected by the decisions you make. Reviewing any potential regulations through a human rights lens can help you make sure vulnerable people in your community are helped, not hindered.

The OHRC is available to assist you with this issue. For more information on human rights and planning, please contact Delna Karanjia at 416-314-4542 or via email at Delna.Karanjia@ohrc.on.ca

Yours truly,



Barbara Hall, B.A, LL.B, Ph.D (hon.)
Chief Commissioner

Cc: Honourable Deb Matthews

CCM# MGT2012-000159

**Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)**

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE RECD	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT. #	OF DAYS
B-77-1021	Regional & Janette Barkema/ G.D. Jewell Engineering Inc. c/o Steve Harvey	Trinity Court - Part Lot 2, Concession 3, Formerly Township of Thurlow Zoning By-Law amendment to permit a range of single detached residential lots and townhomes	PP-17-25 AP-18-07		Mar 21/17	Apr 11/17	May 1/17 Mar 5/18							
B-77-1040	Rosebush Properties Inc./ Bel-Con Design-Builders Ltd.	330 College Street East Zoning By-Law amendment to permit a convenience store and associated gas bar in addition to the permitted uses of the zone	PP-18-02		Jan 10/18	Feb 13/18	Mar 15/18							
B-77-1058	Paramathas Joseph Agent: Chris Nava	55 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-36		Aug 21/18	Sept 6/18	Oct 1/18	N	Oct 9/18	DENIED	Oct 12/18	Nov 9/18	APPEALED Hearing - May 10/19 * Motion Adjourned	
B-77-1059	Panagiotis Karagiannis Agent: Chris Nava	59 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-37		Aug 21/18	Sept 6/18	Oct 1/18	N	Oct 9/18	DENIED	Oct 12/18	Nov 9/18	APPEALED Hearing - May 10/19 * Motion Adjourned	
B-77-1069	Agent/Applicant/Owner: City of Belleville *CANNABIS*	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to update definitions relating to cannabis	PP-2019-07 PP-2019-22	2019-56 2019-57 2019-58	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	Apr 10/19	Apr 30/19	May 1/19	99 Days
B-77-1072	Owner/Applicant: Jeniland Properties Agent: Fortenn Consultants Inc.	Lots 35 & 36, Concession 2 (Bell Blvd) Zoning By-law amendment to rezone lands to allow additional uses including retail	PP-2019-11 PP-2019-26	2019-59	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	Apr 10/19	Apr 30/19	May 1/19	99 Days
B-77-1073	Agent/Applicant: Alexander Wilson Architect Owner: Integrated Real Estate Investment Platform Inc.	2 Dundas Street Zoning By-law amendment to rezone lands to permit mixed use commercial & Residential development with reduced parking requirements	PP-2019-10 PP-2019-23	2019-60	Jan 25/19	Feb 13/19	Mar 4/10 Apr 1/19	Y	Apr 8/19	Y	Apr 10/19	Apr 30/19	May 1/19	96 Days
B-77-1074	Owner/Applicant: Covington Crescent JV Agent: Ainley Group	Part of Lots 1 & 2, Concession 3 (Covington Crescent) Zoning By-law amendment to rezone lands to permit 40 townhouse units and remove walk path to merge two adjacent residential lots	PP-2019-16 PP-2019-25 PP-2019-31	2019-62	Jan 29/19	Feb 13/19	Mar 4/19 Apr 1/19	N	Apr 8/19 Apr 30/19	**TABLED** Y By-law Approved May 13 Council	May 15/19	Jun 4/19		
B-77-1075	Owner/Applicant: Strakos Homes Agent: vanMEER limited	Zoning By-law amendment to rezone lands to permit single detached dwellings and to permit townhouse units with reduced setback requirements and increased lot coverage	PP-2019-17 PP-2019-24	2019-61	Jan 30/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	Apr 10/19	Apr 30/19	May 1/19	91 Days

Engineering and Development Services Department (Policy Planning Section)
 Official Plan and Zoning By-Law Amendment Monitoring Report
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FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE RECD	CIRCULATION	PRC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.	# of DAYS
B-77-1076	Owner/Applicant: 2589889 Ont. Inc. Agent: RFA Planning Consultants	250 Sidney Street Zoning By-law amendment to Zoning By-law 10245 to add Cannabis Processing Facility as a permitted use to the Restricted Industrial Zone	PP-2019-15		Jan 30/19	Feb 13/19	Mar 4/19							
B-77-1077	Agent/Applicant/Owner: City of Belleville "PUBLIC USES"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to define public uses and to add general provisions in relation to those uses	PP-2019-08 PP-2019-23	2019-62 2019-63 2019-64	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	Apr 10/19	Apr 30/19	May 1/19	99 Days
B-77-1078	Owner/Applicant: Schnell Investment Agent: Siegbert Schnell	150 St. Paul Street Zoning By-law amendment to Zoning By-law 10245 to permit mixed use (commercial/ residential) in an existing building	PP-2019-27 PP-2019-37	2019-93	Feb 7/19	Mar 6/19	Apr 1/19 May 6/19	Y	May 13/19	Y	May 15/19	Jun 4/19		
B-77-1079	Agent/Applicant: RFA Planning Owner: Heritage Park J/V	427 Farnham Road Zoning By-law amendment to Zoning By-law 3014 to permit 13 townhouse units with reduced setbacks and increased lot coverage	PP-2019-28 PP-2019-45		Feb 27/19	Mar 6/19 May 10/19	Apr 1/19 Jun 3/19				Applicant to review public concerns and re-submit Public Meeting for revised Application			
B-77-1080	Agent/Applicant/Owner: Ray & Jean O'Neill	4807 Old Highway 2 Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture to Rural Residential and Rural as a condition of a consent	PP-2019-33 PP-2019-40		Mar 27/19	Apr 17/19	May 6/19 Jun 3/19							
B-77-1081	Agent/Applicant/Owner: City of Belleville "AGRI-TOURISM"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to define agri-tourism	PP-2019-34		Mar 27/19	Apr 17/19	May 6/19 Jun 3/19				Gathering more Information			
B-77-1082	Applicant: Tom Reid Owner: Tom Reid & Eleanor McEvoy Agent: Eleanor McEvoy	288 Pine Hill Crescent Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture to Rural Residential as a condition of consent	PP-2019-35 PP-2019-41		Apr 1/19	Apr 17/19	May 6/19 Jun 3/19							
B-77-1083	Owner/Applicant: Meyers Creek Meyers Creek Development Group Agent: Joe Shunock	125 South Church Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands to permit a methadone dispensary	PP-2019-36 PP-2019-38		Apr 2/19	Apr 17/19	May 6/19 Jun 3/19							
B-77-1084	Owner/Applicant: Mark Glassford	9 & 13 Wilkie Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands to recognize the existing dwelling units on the property	PP-2019-42		May 1/19	May 15/19	Jun 3/19							

**Engineering and Development Services Department (Policy Planning Section)
 Official Plan and Zoning By-Law Amendment Monitoring Report
 (Shaded Area Indicates that Application is Complete)**

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT. # of DAYS
B-77-1085	Applicant/Agent: Clint Hamilton Owner: Robert Rollins	1437 & 1455 Maudslayi Road Zoning By-law amendment to lands from Prime Agriculture (PA) and Rural (RU) to Rural Residential (RR) and Prime Agriculture with special provisions to prohibit future severances as a condition of Consent.	PP-2019-43		May 10/19	May 13/19	Jun 3/19						