

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MARCH 4, 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 **PROPOSED AMENDMENT TO ZONING BY-LAWS
NUMBERED 10245, 3014, AND 2076-80, AS AMENDED –
CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1069
OWNER/APPLICANT: CITY OF BELLEVILLE**

Notice of Meeting

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – LOTS 35 & 36, CONCESSION 2, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1072
OWNER/APPLICANT: JOHN BELANGER (JENLAND PROPERTIES LIMITED)
AGENT: FOTENN CONSULTANTS INC. & AINLEY GROUP

Notice of Meeting and Map

2

- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 2 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1073
OWNER: MOHAMMAD SHALID (INTEGRATED REAL ESTATE INVESTMENT PLATFORM INC.)
APPLICANT/AGENT: ALEXANDER WILSON ARCHITECT INC. (SANDY WILSON)

Notice of Meeting and Map

4

- 3.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS OF LOTS 1 & 2, CONCESSION 3, SETTLERS RIDGE SUBDIVISION, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1074 / 12T-12503
OWNER/APPLICANT: COVINGTON CRESCENT J/V
AGENT: AINLEY GROUP

Notice of Meeting and Map

6

- 3.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 20-80 WIMS WAY, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1075
OWNER/APPLICANT: STAIKOS HOMES (2014) LTD.
AGENT: VANMEER LIMITED

Notice of Meeting and Map

8

- 3.6 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
10245 AS AMENDED – 250 SIDNEY STREET, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1076
OWNER/APPLICANT: 2589989 ONTARIO INC.
AGENT: RFA PLANNING CONSULTANT INC.**
- Notice of Meeting and Map 10
-
- 3.7 **PROPOSED AMENDMENT TO ZONING BY-LAWS
NUMBERED 10245, 3014, AND 2076-80 AS AMENDED –
CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1077
OWNER/APPLICANT: CITY OF BELLEVILLE**
- Notice of Meeting 12
-
4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

MARCH 4, 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 February 4, 2019

4. DEPUTATIONS

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAWS
NUMBERED 10245, 3014, AND 2076-80, AS AMENDED –
CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1069
OWNER/APPLICANT: CITY OF BELLEVILLE**
-

Policy Planner's Report No. PP-2019-07

13

RESOLUTION

“THAT Report No. PP-2019-07 dated March 4, 2019 regarding Introductory Public Meeting for Proposed Amendment to Zoning By-laws Numbered 10245, 3014 and 2076-80, as Amended – update to cannabis terminology 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 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
2076-80, AS AMENDED – LOTS 35 & 36, CONCESSION 2,
FORMER TOWNSHIP OF SIDNEY, NOW CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1072
OWNER/APPLICANT: JOHN BELANGER (JENLAND
PROPERTIES LIMITED)
AGENT: FOTENN CONSULTANTS INC. & AINLEY GROUP**
-

Policy Planner's Report No. PP-2019-11

19

RESOLUTION

“THAT Report No. PP-2019-11 dated March 4, 2019 regarding Proposed Amendment to Zoning By-law Number 2076-80, as amended – Bell Boulevard – Lots 35 & 36, Concession 2, former Township of Sidney, 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.”

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 2 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1073
OWNER: MOHAMMAD SHAHID (INTEGRATED REAL ESTATE INVESTMENT PLATFORM INC.)
APPLICANT/AGENT: ALEXANDER WILSON ARCHITECT INC. (SANDY WILSON)
-

Policy Planner’s Report No. PP-2019-10

67

RESOLUTION

“THAT Report No. PP-2019-10 dated March 4, 2019 regarding Proposed Amendment to Zoning By-law Number 10245, as Amended – 2 Dundas Street West, 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.”

- 6.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS OF LOTS 1 & 2, CONCESSION 3, SETTLERS RIDGE SUBDIVISION, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1074 / 12T-12503
OWNER/APPLICANT: COVINGTON CRESCENT J/V
AGENT: AINLEY GROUP
-

Policy Planner's Report No. PP-2019-16

90

RESOLUTION

"THAT Report No. PP-2019-16 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-law Number 3014, as Amended – Parts of Lots 1 & 2, Concession 3, of Settlers Ridge Subdivision Phase 5, 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."

- 6.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 20-80 WIMS WAY, CANNIFF MILLS ESTATES – NORTH (PHASES 8+), FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1075
OWNER/APPLICANT: STAIKOS HOMES (2014) LTD.
AGENT: VANMEER LIMITED

Policy Planner's Report No. PP-2019-17

120

RESOLUTION

"THAT Report No. PP-2019-17 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 3014, As Amended – 20-80 Wims Way, Canniff Mill Estates – North (Phases 8+), 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."

- 6.6 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245 AS AMENDED – 250 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1076
OWNER/APPLICANT: 2589989 ONTARIO INC.
AGENT: RFA PLANNING CONSULTANT INC.

Policy Planner's Report No. PP-2019-15

143

RESOLUTION

“THAT Report No. PP-2019-15 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to Zoning By-law Number 10245, as Amended – 250 Sidney 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.”

- 6.7 **PROPOSED AMENDMENT TO ZONING BY-LAWS NUMBERED 10245, 3014, AND 2076-80 AS AMENDED – CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1077
OWNER/APPLICANT: CITY OF BELLEVILLE

Policy Planner's Report No. PP-2019-08

163

RESOLUTION

“THAT Report No. PP-2019-08 dated March 4, 2019 regarding Introductory Public Meeting for Proposed Amendment to Zoning By-laws Numbered 10245, 3014 and 2076-80, as Amended – add public use terminology and general provisions 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 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 5 SCENIC DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1070
OWNER/APPLICANT: MARTIN J. GEERTSMA

Policy Planner's Report No. PP-2019-09

173

RESOLUTION

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

“THAT Application B-77-1070 to amend Zoning By-law Number 3014, as amended, for land described as 5 Scenic Drive, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from the current Low Density Residential Type 1 (R1) Zone to Low Density residential Type 1 (R1-22) Zone with special provisions to be consistent with the zoning along Scenic Drive by permitting an increase in lot coverage and a reduction in front yard and interior side yard depths.”

- 7.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 473 WILLET ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1071
APPLICANT: JAIME CASEY
OWNER: BLAINE M. CASEY
AGENT: RFA PLANNING CONSULTANT INC.

Policy Planner's Report No. PP-2019-12

189

RESOLUTION

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

“THAT Application B-77-1071 to amend Zoning By-law Number 3014, as amended, for land described as 473 Willet Road, Belleville, County of Hastings be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from the current ‘PA – Prime Agricultural’ Zone to ‘RR- Rural Residential’ Zone to fulfill a condition of consent for applications B32/18 and B33/18.”

- 7.3 **REGISTRATION OF INTENT TO UTILIZE PROGRAMS –
135 STATION STREET AND 50 ALBION STREET, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-85-10-9
APPLICANT: 1993388 ONTARIO INC. O/A KGF CAPITAL
REALTY**
-

Policy Planner’s Report No. PP-2019-18

213

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that Application B-85-10-9 for Registration of Intent to Utilize Programs under the City’s Brownfields Community Improvement Plan by 1993388 Ontario Inc. O/A KGF Capital Realty for the subject lands located at 135 Station Street and 50 Albion Street, City of Belleville, County of Hastings, be **APPROVED** as follows:

1. That Program 3 – The City of Belleville Environmental Site Assessment Grant Program be considered for the above application subject to:
 - a. Submission of the cost to conduct a Phase I and II Environmental Site Assessment for the subject lands;

- b. Submission of paid invoices to conduct the Phase I and II Environmental Site Assessment for the subject lands, prior to the distribution of any funds for the Phase I and II Environmental Site Assessments, and
2. Approval in principle of the Building Permit Grant Program, Development Charge Grant Program, Tax Increment Equivalent Grant Program and Tax Cancellation Assistance Program subject to the strict eligibility requirement of each of these programs being adhered to and implemented by City Staff once the results of the Environmental Site Assessment demonstrate the degree and seriousness of contamination and remediation needs for the subject lands.”

7.4 **REGISTRATION OF INTENT TO UTILIZE PROGRAMS –
170 COLEMAN STREET, 180 COLEMAN STREET AND 2
DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY
OF HASTINGS
FILE NUMBER: b-85-10-10
APPLICANT: INTEGRATED REAL ESTATE INVESTMENT
PLATFORM INC. AND INTERCONTINENTAL HOLDINGS
CORPORATION**

Policy Planner’s Report No. PP-2019-19

224

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that Application B-85-10-10 for Registration of Intent to Utilize Programs under the City’s Brownfields Community Improvement Plan by Integrated Real Estate Investment Platform Inc. and Inter-Continental Holdings Corporation for each of the three properties located at 170 Coleman Street, 180 Coleman Street and 2 Dundas Street West, City of Belleville, County of Hastings, be **APPROVED** as follows:

1. That Program 3 – The City of Belleville Environmental Site Assessment Grant Program be considered for the above application subject to:

- a. Submission of the cost to conduct a Phase I and II Environmental Site Assessment for each of the three properties;
 - b. Submission of paid invoices to conduct the Phase I and II Environmental Site Assessment for each of the three properties, prior to the distribution of any funds for the Phase I and II Environmental Site Assessments, and
2. Approval in principle of the Building Permit Grant Program, Development Charge Grant Program, Tax Increment Equivalent Grant Program and Tax Cancellation Assistance Program subject to the strict eligibility requirement of each of these programs being adhered to and implemented by City Staff once the results of the Environmental Site Assessment demonstrate the degree and seriousness of contamination and remediation needs for each of the three properties.”

8. INFORMATION MATTERS

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

Report to March 4, 2019

247

9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



CITY OF BELLEVILLE

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the City of Belleville has received a City initiated complete application for an amendment to the City's Zoning By-laws and will hold a Public Meeting on **Monday, March 4, 2019** at 5:30 p.m. in the Council Chambers, 4th Floor, City Hall, 169 Front Street, Belleville, to consider proposed amendments to Comprehensive Zoning By-laws Numbered 10245, 3014, and 2076-80 in accordance with Section 34 of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

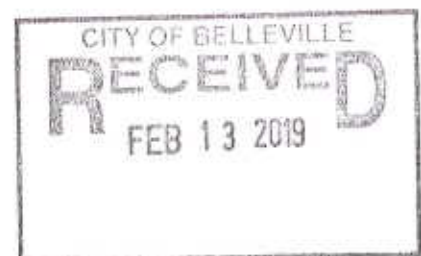
THE PURPOSE of the application is to amend the Zoning By-laws to update terminology and definitions contained within these by-laws related to cannabis (marijuana, marihuana) uses ensuring they are in accordance with the new Federal and Provincial legislation concerning cannabis legalization that was recently passed. The proposed amendment applies to the entire municipality and therefore a Key Map is not provided.

IF YOU WISH TO BE NOTIFIED of the decision of the City of Belleville in respect to the proposed amendment, you must submit a written request 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 file number(s).

ADDITIONAL INFORMATION that will enable the public to understand the proposed amendment is available for inspection upon request in the City's Planning Section, Engineering and Development Services Department, City Hall under **File Number B77-1069** during regular office hours or by contacting 613-967-3288.

Matt MacDonald, Secretary
Planning Advisory Committee

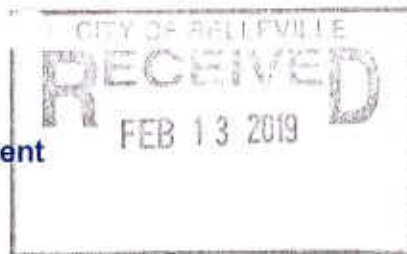
DATED AT THE CITY OF BELLEVILLE THIS 13th DAY OF February, 2019.





City of Belleville

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



File No.: B-77-1072

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
Lots 35 & 36, Concession 2,
former Township of Sidney, now City of Belleville, County of Hastings**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, March 4, 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, March 4, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 2076-80, as amended, for a property located north of Bell Boulevard, east of Jack Ellis Way, and west of Hanna Court, which is known as **Lots 35 & 36, Concession 2, former Township of Sidney, now City of Belleville, County of Hastings.**

The property has approximately 365 metres of frontage on Bell Boulevard. The Applicant requests a rezoning of a portion of the subject lands from Highway Commercial/ Special Industrial (CH28/MS-H) to Highway Commercial with special provisions (CH-34) to expand the list of permitted commercial uses on the subject lands with reduced setbacks and require 5.5 spaces of off-street parking per 100 square metres of floor space.

In the Loyalist Secondary Plan, the subject land is designated as "Employment Area".

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.

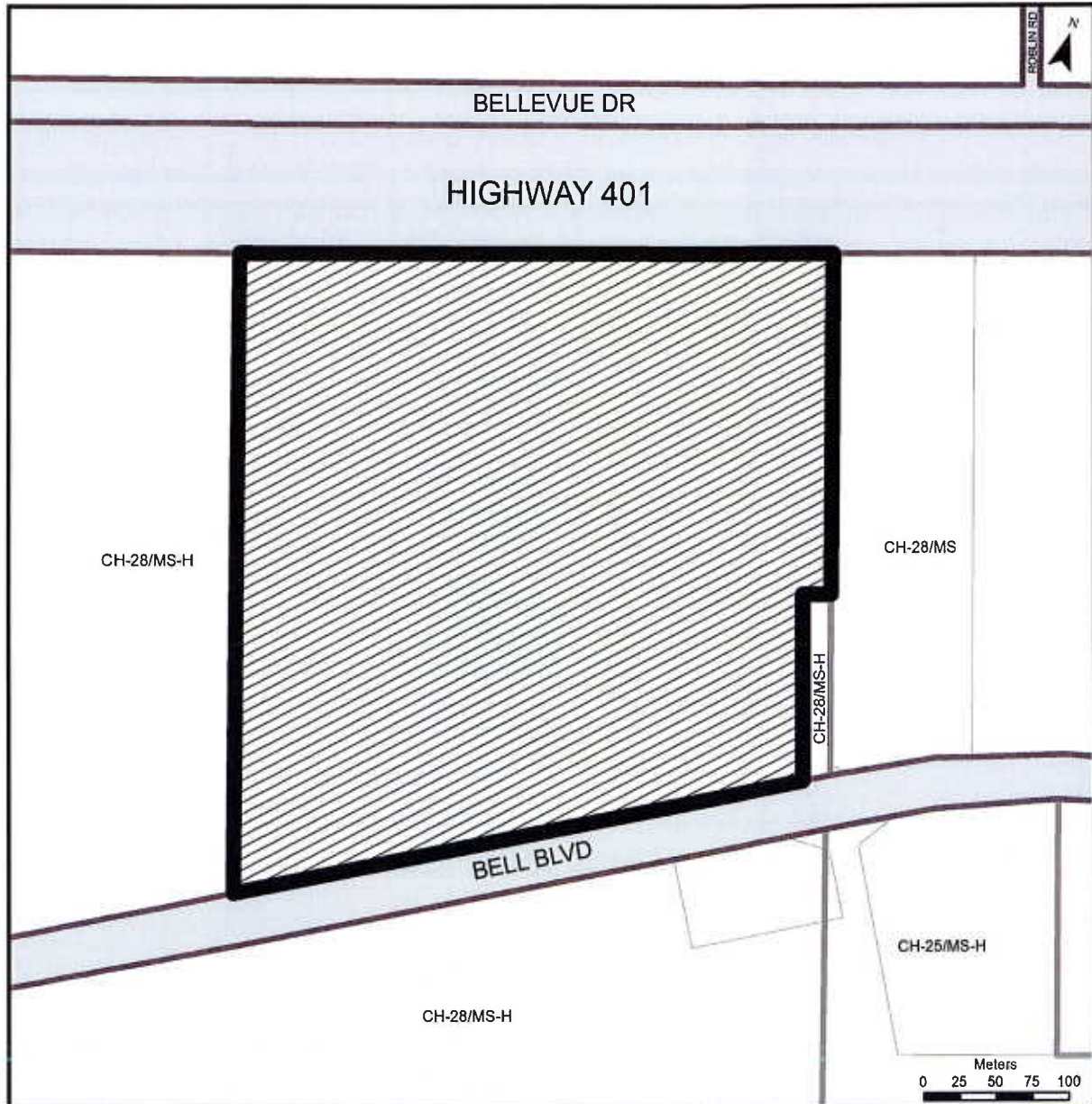
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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 February, 2019.

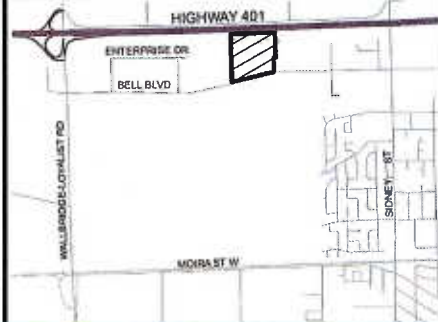
APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: BELL BLVD

 - PROPOSED ZONING CHANGE FROM CH-28/MS-H (HIGHWAY COMMERCIAL/ SPECIAL INDUSTRIAL - HOLDING) TO CH WITH SPECIAL PROVISIONS



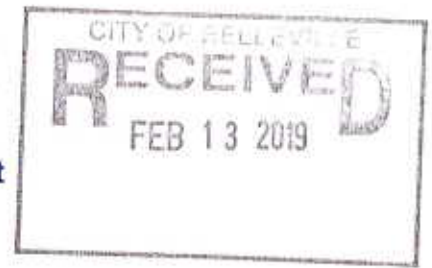
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1072



City of Belleville

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



File No.: B-77-1073

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
2 Dundas Street West**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, March 4, 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, March 4, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 10245, as amended, for a property located north of Dundas Street West, east of James Street, and west of Coleman Street, which is municipally known as **2 Dundas Street West**.

The property has approximately 45.99 metres of frontage on Dundas Street West. The Applicant requests a rezoning from Motor Vehicle Commercial (C7-2) Zone to General Commercial (C2-49) Zone with special provisions to permit mixed use commercial and residential development with reduced parking requirements. A Location Plan is shown on APPENDIX 1 which is attached.

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

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.

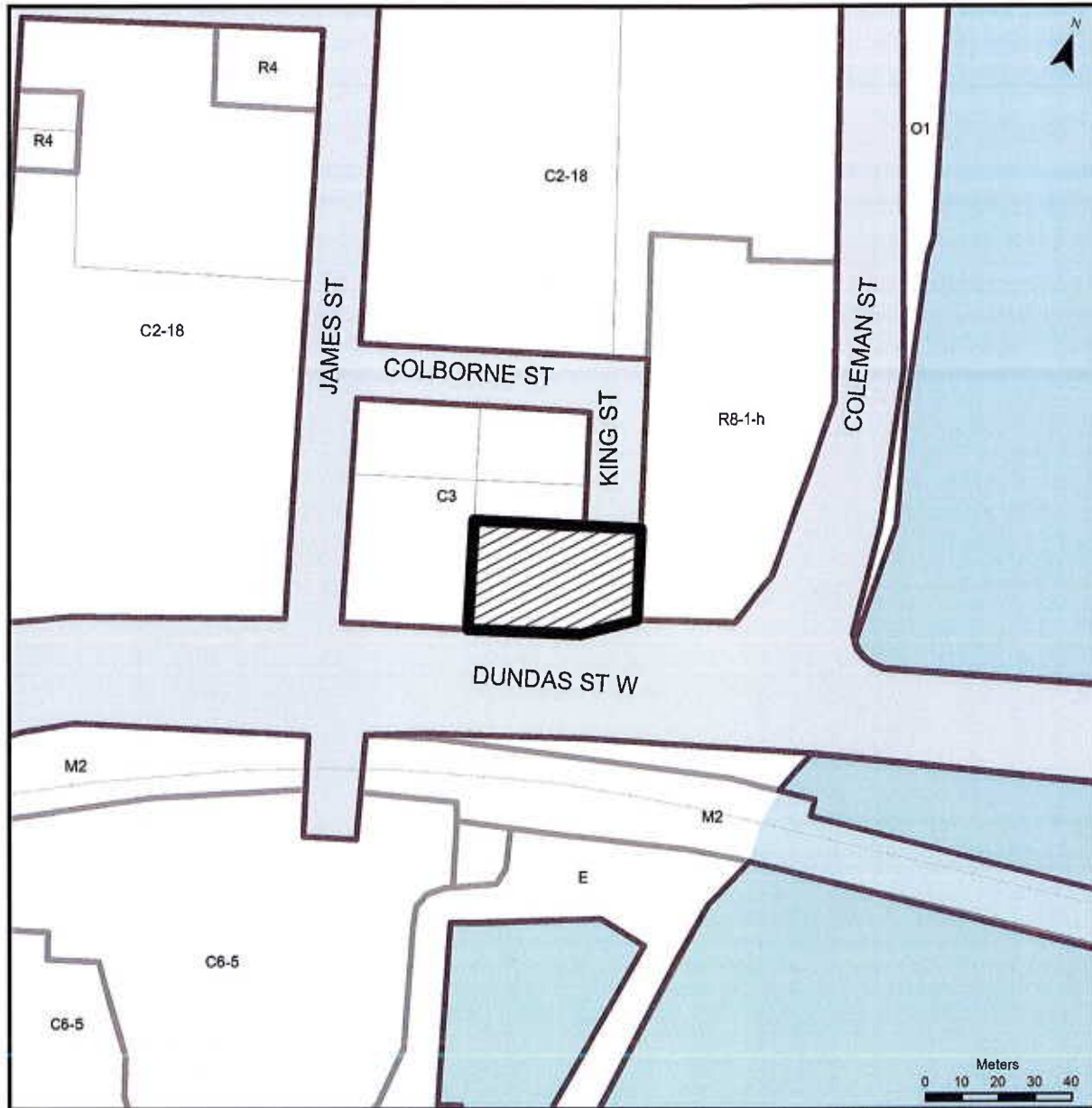
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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 February, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 2 DUNDAS ST W

 PROPOSED ZONING CHANGE FROM C7-2 (MOTOR VEHICLE COMMERCIAL WITH SPECIAL PROVISIONS) TO C2 (GENERAL COMMERCIAL) WITH SPECIAL PROVISIONS



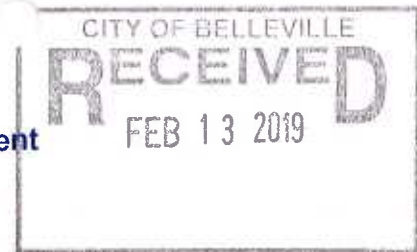
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1073



City of Belleville

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



File No.: B-77-1074

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
Parts of Lots 1 & 2, Concession 3, of Settlers Ridge Subdivision,
former Township of Thurlow, now City of Belleville, County of Hastings.**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, March 4, 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, March 4, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for a property located south of Kempton Avenue, east of Sidney Street North, and west of Hampton Ridge Drive, which is known as **Parts of Lots 1 & 2, Concession 3, of Settlers Ridge Subdivision, former Township of Thurlow, now City of Belleville, County of Hastings.**

The area has an approximate area of 1.23 hectares. The Applicant requests a rezoning from Low Density Residential Type 1 (R1-17, R1-23) Zones to High Density Residential (R4-2) Zone with special provisions to permit 40 townhouse units. In addition, a 60 metre walk path is no longer required by the City and will be rezoned from Community Facility (CF-10) Zone to Low Density Residential Type 1 (R1-17) and merge with the two adjacent residential lots. A Location Plan is shown on APPENDIX 1 which is attached.

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

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.

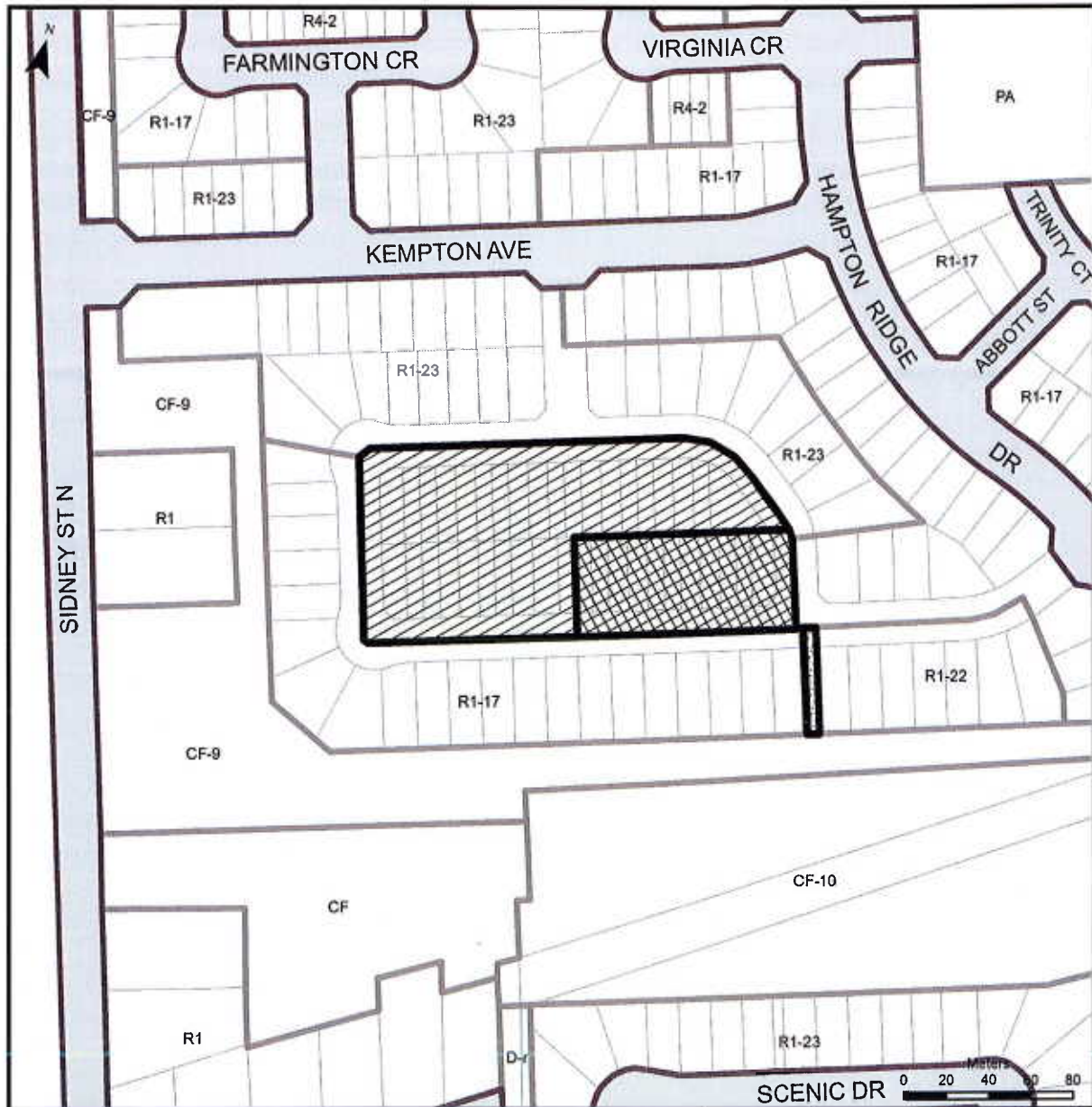
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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 February, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: SETTLERS RIDGE PHASE 5

-  PROPOSED ZONING CHANGE FROM R1-23 (LOW DENSITY RESIDENTIAL - TYPE 1 WITH SPECIAL PROVISIONS) TO R4-2 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS)
-  PROPOSED ZONING CHANGE FROM R1-17 (LOW DENSITY RESIDENTIAL - TYPE 1 WITH SPECIAL PROVISIONS) TO R4-2 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS)
-  PROPOSED ZONING CHANGE FROM CF-10 (COMMUNITY FACILITY - WITH SPECIAL PROVISIONS) TO R1-17 (LOW DENSITY RESIDENTIAL TYPE 1 WITH SPECIAL PROVISIONS)

B-77-1074



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



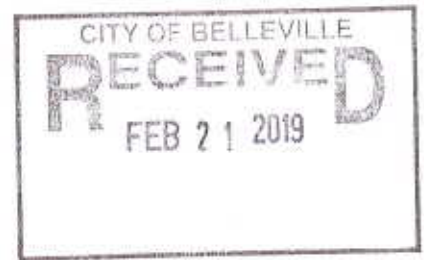
City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262



File No.: B-77-1075

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
20-80 Wims Way**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, March 4, 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, March 4, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for lands located east of Farnham Road, and west of Essex Drive, which are municipally known as **20-80 Wims Way**.

The Applicant requests a rezoning of the subject lands south of Wims Way from High Density Residential (R4-4) to Low Density Residential Type 1 (R1-23) Zone with special provisions to permit single detached dwellings and rezone the subject lands north of Wims Way from Low Density Residential Type 1 (R1-23) Zone and High Density Residential (R4-4) to High Density Residential (R4-2) with special provisions to permit townhouse units with reduced setback requirements and increased lot coverage. A Location Plan is shown on APPENDIX 1 which is attached.

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

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.

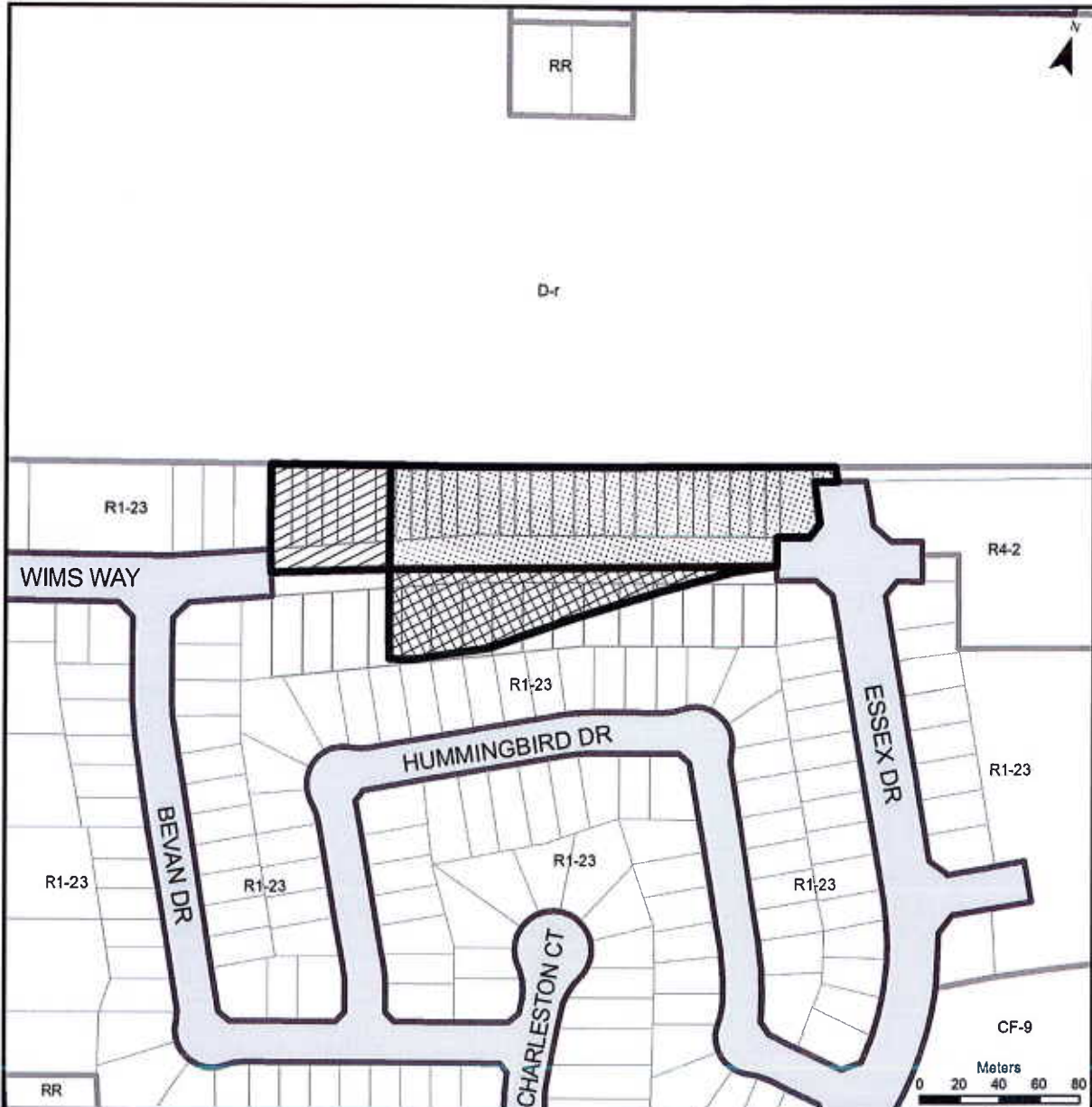
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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 February, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: WIMS WAY

-  PROPOSED ZONING CHANGE FROM R1-23 (LOW DENSITY RESIDENTIAL - TYPE 1 WITH SPECIAL PROVISIONS) TO R4-2 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS)
-  PROPOSED ZONING CHANGE FROM R4-4 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS) TO R1-23 (LOW DENSITY RESIDENTIAL TYPE 1 WITH SPECIAL PROVISIONS)
-  PROPOSED ZONING CHANGE FROM R4-4 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS) TO R4-2 (HIGH DENSITY RESIDENTIAL WITH SPECIAL PROVISIONS)

B-77-1075

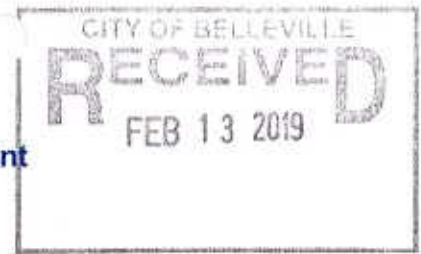


CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



City of Belleville

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



File No.: B-77-1076

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
250 Sidney Street**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, March 4, 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, March 4, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 10245, as amended, for a land located west of Sidney Street, north of Bridge Street West, and south of Wilson Avenue, which are municipally known as **250 Sidney Street**.

The property has approximately 253.2 metres of frontage on Sidney Street. The Applicant requests a rezoning to add Cannabis Processing Facility as a permitted use to the Restricted Industrial (M1-11) Zone. A Location Plan is shown on APPENDIX 1 which is attached.

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

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.

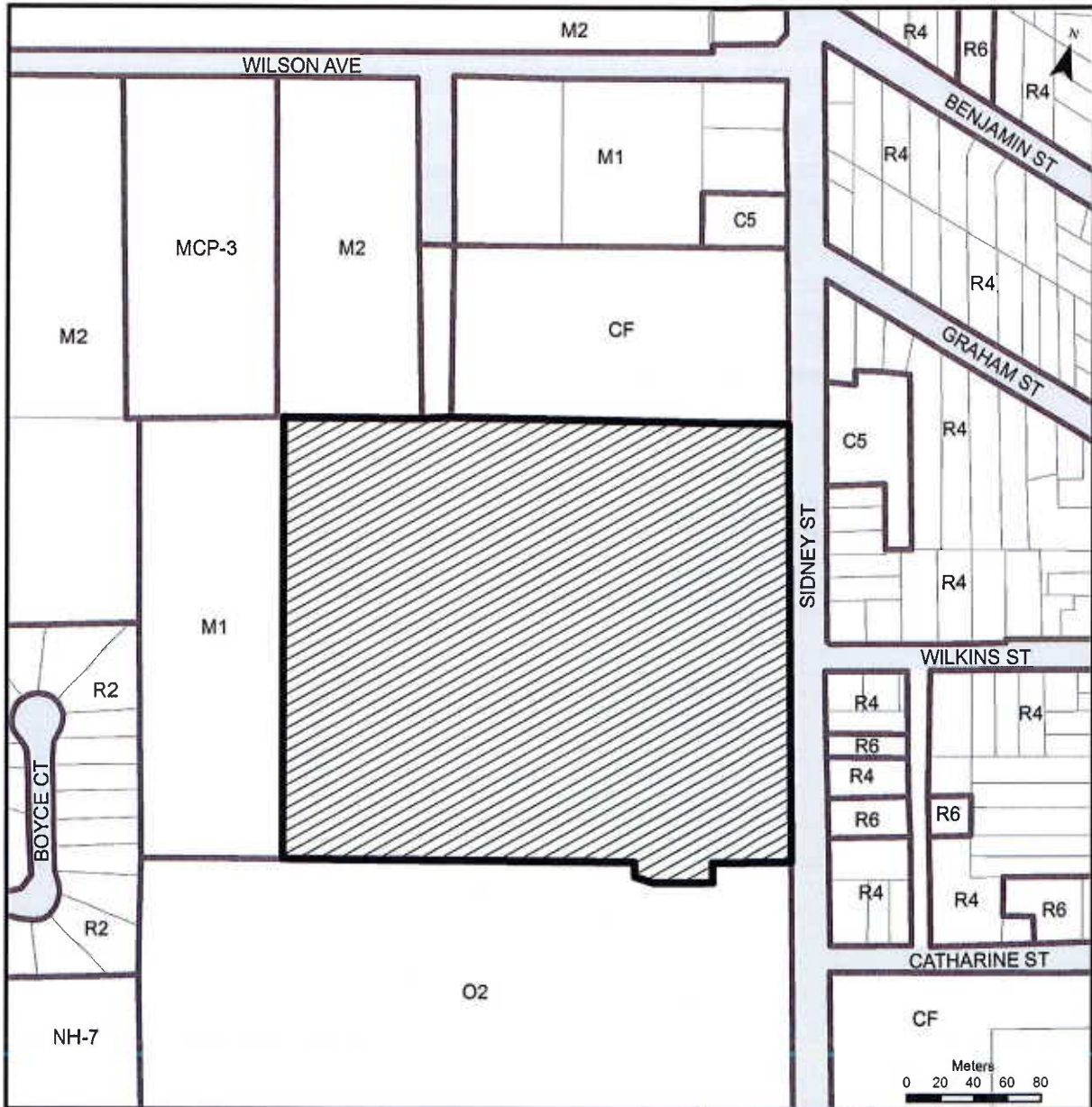
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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 February, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 250 SIDNEY ST



PROPOSED ZONING CHANGE FROM M1-11 (RESTRICTED INDUSTRIAL WITH SPECIAL PROVISIONS) TO AMENDED M1-11 ZONE



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1076



CITY OF BELLEVILLE

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

TAKE NOTICE that the City of Belleville has received a City initiated complete application for an amendment to the City's Zoning By-laws and will hold a Public Meeting on **Monday, March 4, 2019** at 5:30 p.m. in the Council Chambers, 4th Floor, City Hall, 169 Front Street, Belleville, to consider proposed amendments to Comprehensive Zoning By-laws Numbered 10245, 3014, and 2076-80 in accordance with Section 34 of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

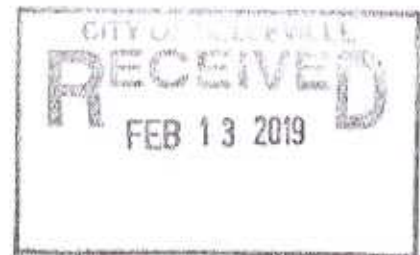
THE PURPOSE of the application is to amend the Zoning By-laws to define public uses and to add general provisions in relation to those uses. The proposed amendment applies to the entire municipality and therefore a Key Map is not provided.

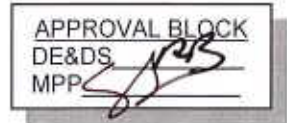
IF YOU WISH TO BE NOTIFIED of the decision of the City of Belleville in respect to the proposed amendment, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca) and indicate the file number(s).

ADDITIONAL INFORMATION that will enable the public to understand the proposed amendment is available for inspection upon request in the City's Planning Section, Engineering and Development Services Department, City Hall under **File Number B77-1077** during regular office hours or by contacting 613-967-3288.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED AT THE CITY OF BELLEVILLE THIS 13th DAY OF February, 2019.





CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-07
March 4, 2019

To: Belleville Planning Advisory Committee

Subject: Introductory Public Meeting
For Proposed Zoning By-law Amendments (By-laws 10245, 3014
and 2076-80) Regarding Definitions for Cannabis Uses
City of Belleville
APPLICANT: City of Belleville

File: B-77-1069

Recommendation:

"That Report No. PP-2019-07 dated March 4, 2019 regarding Introductory Public Meeting For Proposed Amendment to Zoning By-Laws Numbered 10245, 3014 and 2076-80, as Amended – update to cannabis terminology 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:

Federal regulations to access cannabis for medical purposes were established by Health Canada in July 2001. On January 11th, 2016, The City of Belleville passed By-Laws Numbered 2016-02, 2016-03 and 2016-04 to amend Zoning By-Laws Numbered 10245, 2076-80 and 3014 to define a "Marihuana Dispensary" and an "Medical Marihuana Production Facility", and to amend existing definitions to clarify that agriculture, farm, manufacturing, assembling, fabricating or processing plant, market garden, nursery or garden centre, or retail store shall not include uses otherwise defined in the By-Laws; specifically, medical marihuana uses.

On October 17th, 2018, the Federal Government of Canada legalized recreational cannabis including production of cannabis. Health Canada previously oversaw the licensing of all medical cannabis producers in the country and continues this responsibility for recreational cannabis production

following legalization.

The Alcohol and Gaming Commission of Ontario (AGCO) has the responsibility to regulate cannabis retail use. Through provincial legislation, cannabis retail stores, or dispensaries, are no longer permitted to be regulated by municipal zoning.

As a result of both federal and provincial legislation regarding cannabis, the City's existing cannabis terminology and policies have become outdated and unnecessarily restrictive.

The proposed update was referenced in the January 14th, 2019, Report PP-2019-01 Cannabis Retail Stores.

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.

Proposal:

The City is proposing to add definitions for "Cannabis Production Facility", "Cannabis Processing Centre" and "Cannabis Testing and Research Facility" to Zoning By-laws Numbered 10245, 3014, and 2076-80 in response to the legalization of cannabis production through federal and provincial legislation. The proposed terms and definitions are as follows:

1. 'Cannabis Production Facility' as meaning a premise used for primarily growing and processing of cannabis authorized by a license issued by Health Canada. Testing, research, storing, and/or distribution of cannabis may be permitted as an accessory use.
2. 'Cannabis Processing Centre' as meaning a premise used for primarily processing of cannabis authorized by a license issued by Health Canada. Testing, storing, and/or distribution of cannabis may be permitted as an accessory use.
3. 'Cannabis Testing And Research Facility' shall mean a premise where any analytical testing, including any third party testing, and research and development of new products, improve existing products or to increase knowledge of cannabis authorized by a license issued by Health Canada.

The City is also proposing to remove older, outdated definitions. These definitions are as follows:

1. 'Marihuana Dispensary' shall mean a main use of land or occupancy of a building or structure for the purpose of selling or dispensing marihuana or cannabis products. (By-Law 10245)
2. 'Medical Marihuana Production Facility' shall mean premises used for growing, producing, testing, destroying, storing, or distribution of medical marihuana or cannabis authorized by a license issued by Health Canada. (By-Law 10245)
3. 'Marihuana Dispensary' shall mean the principal use of a building or structure where marihuana or cannabis products are sold or dispensed. (By-Law 3014)
4. 'Medical Marihuana Production Facility' shall mean premises used for growing, producing, testing, destroying, storing, or distribution of medical marihuana or cannabis authorized by a license issued by Health Canada. (By-Law 3014)
5. 'Marihuana Dispensary' shall mean a main use of land or occupancy of a building or structure for the purpose of selling or dispensing marihuana or cannabis products. (By-Law 2076-80)
6. 'Medical Marihuana Production Facility' shall mean premises used for growing, producing, testing, destroying, storing, or distribution of medical marihuana or cannabis authorized by a license issued by Health Canada. (By-Law 2076-80)

Previously, the City has permitted a medical marihuana production facility through rezoning of two properties to the General Industrial (M2-10) Zone with special provisions to permit a "Medical Marihuana Production Facility". Through this amendment process the City would update this term to "Cannabis Production Facility" for the General Industrial (M2-10) Zone.

Provincial Policy Statement, 2014

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;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;

Official Plan:

The current Official Plan was adopted by City Council on June 18, 2001. 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 Official Plan states the City will foster a climate for innovative economic opportunities, with cooperation among members of the community and all levels of government. More non-residential taxable assessment will be promoted to lessen the dependency on existing and future residents.

Zoning By-law:

In regards to zoning, the City of Belleville's zoning by-laws currently provide for medical marihuana production facilities under site specific zoning and define the use as:

'Medical Marihuana Production Facility' shall mean premises used for growing, producing, testing, destroying, storing, or distribution of medical marihuana or cannabis authorized by a license issued by Health Canada."

The zoning by-laws also contain the term and definition for marijuana dispensary which is no longer relevant as the provincial government has removed municipal jurisdiction over cannabis retail.

Public Comments:

On February 13th, 2019, a written notice was published in The Intelligencer. The notice provided information to the general public that a public meeting was scheduled for March 4, 2019.

The notice was also published on the City's website notifying the general public that a public meeting was scheduled for March 4, 2019.

Both notices state that additional information is available at the City's Planning Department 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, 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.

Transportation & Operations Department 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.

Considerations:**Public**

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

Financial

Not applicable.

Impact on and input from other Departments/Sources

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

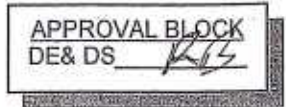
Conclusion:

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 amendment to the City of Belleville Zoning By-laws Numbered 10245, 3014, and 2076-80. 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



CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-11
March 4, 2019

To: Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-law # 2076-80
Bell Boulevard - Lots 35 & 36, Concession 2; former Township of
Sidney, now City of Belleville, County of Hastings

APPLICANT: John Belanger (Jenland Properties (Ltd.)
OWNER: John Belanger (Jenland Properties (Ltd.)
AGENT: Mike Keene, Fotenn Consultants Inc. and Caitlin
Sheahan, Ainley Group

File: B-77-1072

Recommendation:

That Report No. PP-2019-11 dated March 4, 2019 regarding Proposed Amendment to Zoning By-Law Number #2076-80, as amended – Bell Boulevard - Lots 35 & 36, Concession 2, former Township of Sidney, 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 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 located north of Bell Boulevard, and west of a hotel known as TownePlace Suites by Marriott.
Site Size	14.6 hectares
Present Use	vacant
Proposed Use	A shopping centre consisting of 14 commercial buildings and a gas bar. A number of uses are proposed including large-format retail, food store, fitness centre, banks, restaurants, and personal service shops.
Belleville Official Plan Designation	Loyalist Planning Area
Loyalist Secondary Plan	Employment Area
Present Zone Category	CH-28 (Commercial Highway with Special Provisions) /MS (Special Industrial)-Holding Zone
Proposed Zone Category	CH (Commercial Highway with Special Provisions)/MS (Special Industrial Zone)
Land uses to the north	Highway 401
Land uses to the east	Hotel and Casino
Land uses to the south	vacant
Land uses to the west	vacant

In support of the application, the following was submitted:

- Planning Justification Report (Attachment # 2)
- Conceptual Site Plan (Attachment #3)
- Traffic Impact Study
- Building Elevations
- Plan of Survey
- Retail Market Impact & Fiscal Benefits Analysis
- Servicing Report
- Stormwater Management Memo
- Watermain Design Brief

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

Proposal

The Applicant proposes to rezone the subject lands from CH-28 (Commercial Highway with Special Provisions) /MS (Special Industrial)-Holding Zone to CH (Commercial Highway with Special Provisions)/MS (Special Industrial

Zone). The new zone would permit additional commercial uses for the site as well as providing for special provisions. Special provisions include reduced front yard depth of 3 metres, a reduced exterior side yard depth of 3 metres, and minimum parking of 5.5 spaces per 100 square metres. Additional proposed uses include coin operated laundry, dry cleaning distribution station, dry cleaner establishment, hobby beer and wine making establishment, medical clinic, microbrewery or craft brewery, pet grooming establishment, rental outlet, drive-in restaurant, retail store, shopping centre and veterinarian clinic.

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

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.

In addition to the Official Plan, the City adopted the Loyalist Secondary Plan

on November 8, 2010 which established detailed land use policies for the Loyalist planning Area which is the area subject to this application.

Planning Staff will use the policies within the Official Plan and Loyalist Secondary Plan to make a recommendation on the application. The subject land is part of the Loyalist Planning Area within the City's Official Plan. The subject land is identified as Employment Area in the Loyalist Secondary Plan. (Attachment #4 – Loyalist Secondary Plan Designation Map).

Section 2.2 of the Loyalist Secondary Plan states that the purpose of the plan is to guide a wide range of development opportunities in the area to the year 2030 and provide a wide range of residential, employment, institutional and recreational land uses.

Specific to the Employment Area policies of Section 3.2, state that the intention of these lands are for a full range of commercial and industrial land uses while providing employment opportunities to the residents of the region and are located primarily on major transportation routes to ensure maximum exposure to the traveling public and to facilitate ease of access.

Specific commercial policies are provided for through section 3.2.1 which states that uses "that are intended to service the community or regional markets should be directed to areas that are readily accessible from the arterial road network." Section 3.2.1 b) further states "In general, commercial employment uses to be permitted within areas designated Employment Area would include business and professional offices, retail establishments, places of entertainment, assembly halls, restaurants, hotels and motels, personal service uses, automotive uses, community facilities and recreational uses."

Section 3.2.1 d) states "Commercial development is dependent upon vehicular access. Points of ingress and egress should be established to ensure safe movement of:

- vehicular traffic on the public street;
- vehicular traffic on the subject and adjoining lands; and
- pedestrian and cyclist traffic along the street.

Further, commercial development should have sufficient parking on-site to meet the needs of customers and staff.

Section 3.2.1 e) ii) states "The following design policies should be applied to all commercial employment development:

ii) The appearance of parking lots, loading facilities and service areas should be enhanced through appropriate landscaping, with appropriate

lighting of such areas to ensure public safety, which should be oriented away from nearby residential properties and not interfere with visibility on public streets.

Section 3.2.1 e) iv) further details that facilities for safe pedestrian access and circulation on-site should be provided.

Section 3.2.1 f) states "Developments adjacent to Highway 401 should ensure that the portion of the property facing the Highway is developed with a high standard of urban design."

Zoning By-law

The subject lands are currently zoned CH-28 (Commercial Highway with Special Provisions) /MS (Special Industrial)-Holding Zone. The application proposes to amend the zoning to a CH (Commercial Highway with Special Provisions)/MS (Special Industrial Zone) to allow additional commercial uses and to allow special provisions including reduced front yard setback and exterior side yard setback as well as a parking ratio of 5.5 parking spaces per 100 square metres.

Additional commercial uses requested include: coin operated laundry, dry cleaning distribution station, dry cleaner establishment, hobby beer and wine making establishment, medical clinic, microbrewery or craft brewery, pet grooming establishment, rental outlet, drive-in restaurant, retail store, shopping centre and veterinarian clinic.

Required zoning provisions of the CH - Commercial Highway Zone along with requested special provisions are included in the table below:

Current Regulations	Required	Special Provisions Requested
Front Yard Depth	12 m	3 m
Exterior Side Yard Width	12 m	3 m
Commercial Parking Requirements	1 space per 18.5 sq.m. (retail/service) 1 space per 4 persons accommodated (restaurant) 1 space per 4.5 sq m. (drive-in restaurant)	An overall parking requirement of 5.5 spaces per 100 sq.m. for the site

Public Comments

On February 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 March 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 4, 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, the City has received one email requesting notification of Council's decision.

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.

Transportation & Operations Department and Belleville Fire and Rescue 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 Industrial and Commercial Development,

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

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 2076-80. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted

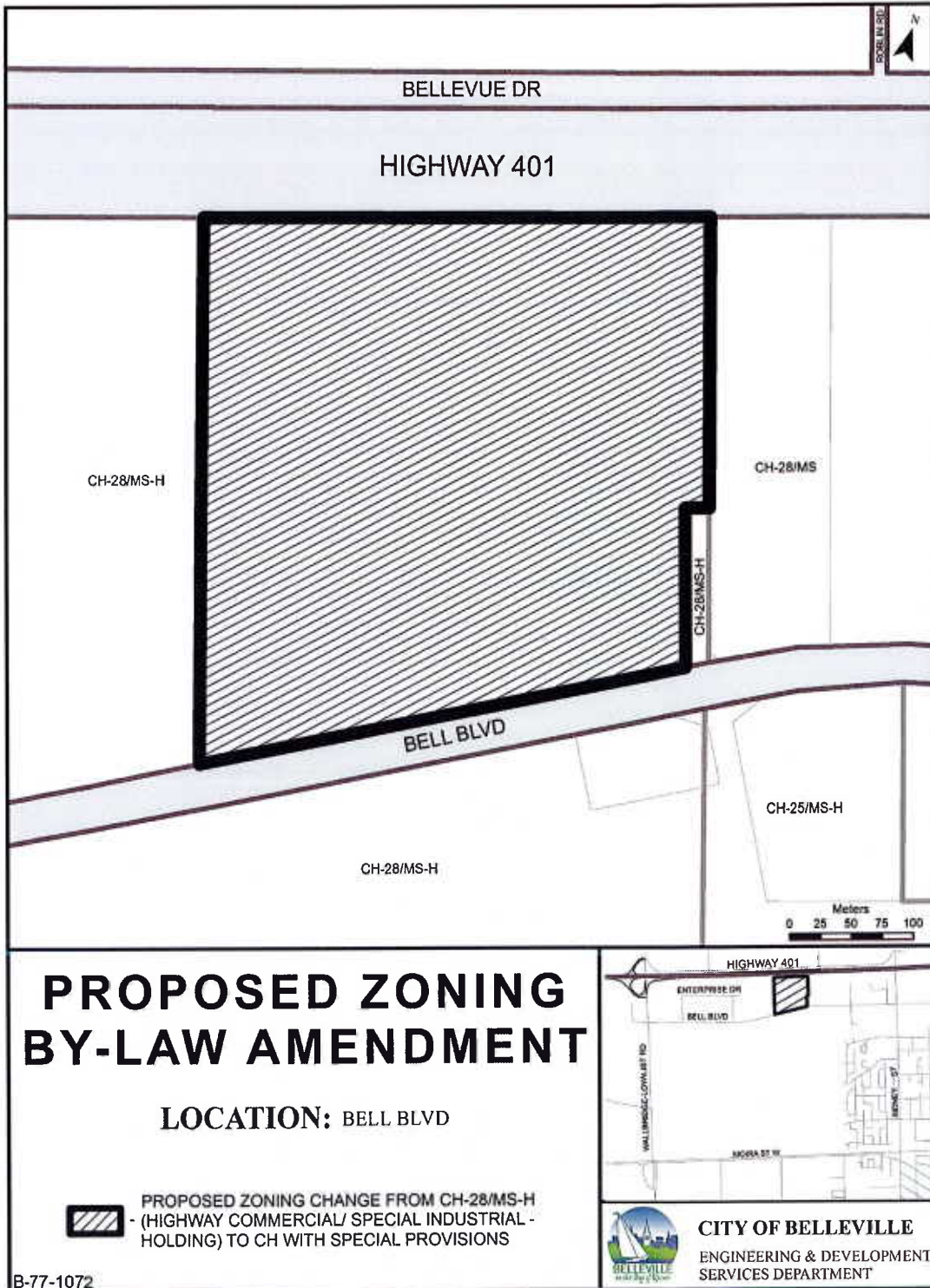


Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 - Location Map
- Attachment #2 - Planning Justification Report, Fotenn Planning and Design, January 17, 2019
- Attachment #3 - Conceptual Site Plan, Rice Group, Drawing #A1-4, December 18, 2018
- Attachment #4 - Loyalist Secondary Plan Designation Map

Attachment #1 – Location Map



Attachment #2 – Planning Justification Report

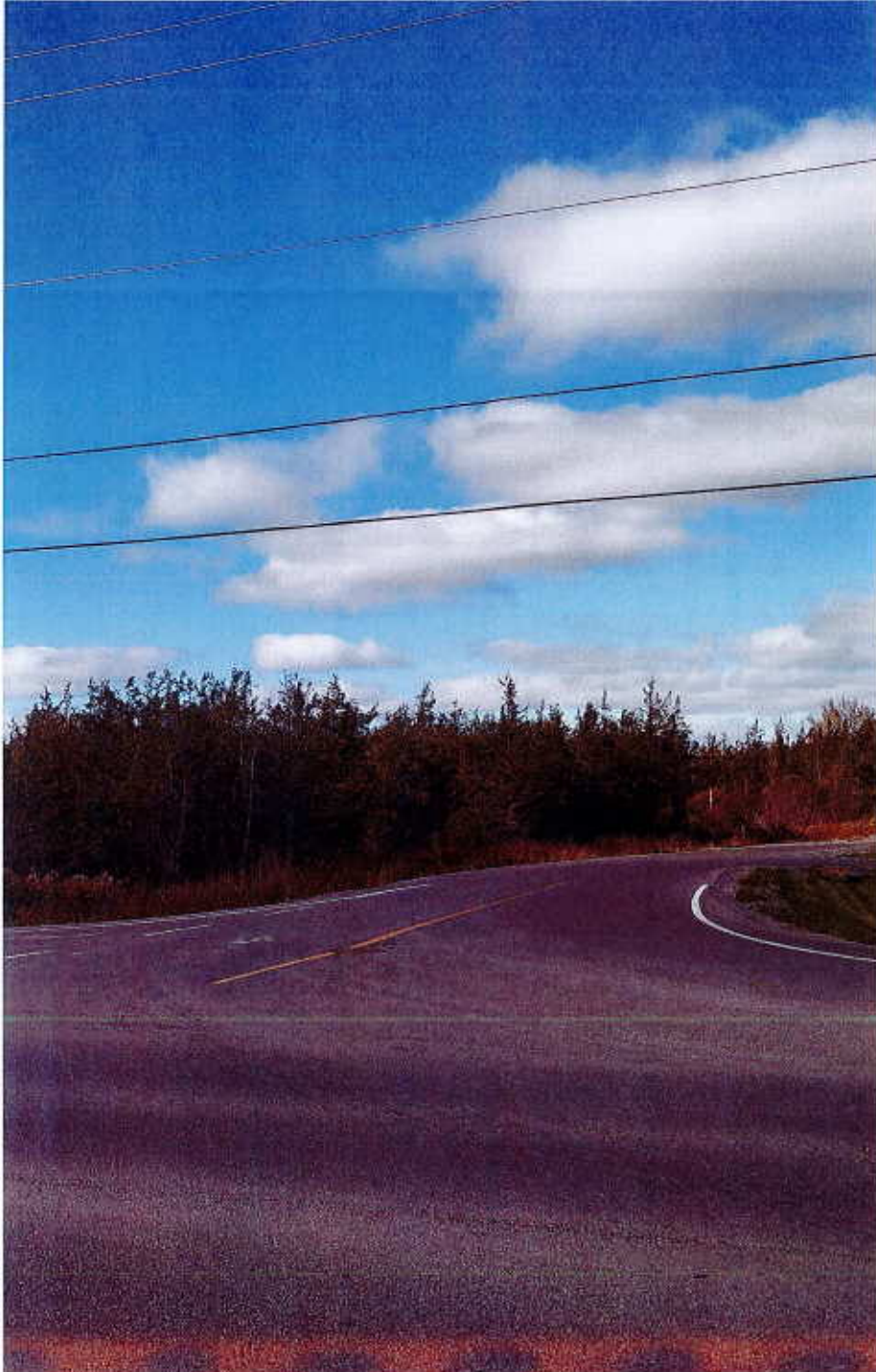
FOTENN

Bell Boulevard

Planning Justification Report



Attachment #2 – Planning Justification Report



Prepared for:

Jenland Properties Limited

Prepared by:

FOTENN Planning
+ Design

Fotenn Planning + Design
The Woolen Mill
6 Cataraqui Street, Suite 108
Kingston, ON K7K 1Z7
T 613.542.5454
fotenn.com

January 17, 2019

Attachment #2 – Planning Justification Report

CONTENTS

1.0 Introduction	2
1.1 Development Applications	2
2.0 Surrounding Area + Context	3
2.1 Development Proposal	6
3.0 Supporting Studies	9
3.1 Traffic Impact Study	9
3.2 Stormwater Management Memo	9
3.3 Servicing Brief	9
3.4 Watermain Design Brief	9
3.5 Retail Market Impact & Fiscal Benefits Analysis	9
4.0 Policy + Regulatory Framework	10
4.1 Provincial Policy Statement (2014)	10
4.2 City of Belleville Official Plan	12
5.0 Current & Proposed Zoning	22
6.0 Conclusion	33
7.0 Zoning By-law Amendment	34

Attachment #2 – Planning Justification Report

1.0 INTRODUCTION

This planning justification report has been prepared by Fotenn Consultants Inc. on behalf of Jenland Properties Limited, in support of an application for zoning by-law amendment at the property legally described as part of Lots 35 and 36, Concession 2, former Township of Sidney, now City of Belleville, Hastings County. The purpose of the proposed zoning by-law amendment is to bring the current zoning of the subject lands into conformity with the policies of the Official Plan and the Loyalist Secondary Plan. The rezoning application will permit the construction of a shopping centre. The conceptual site plan contains fourteen (14) commercial buildings and a gas bar by expanding the list of permitted commercial uses on the subject lands, as well as by describing appropriate performance standards for the subject site.

The purpose of this planning justification report is to assess the appropriateness of the proposed development in the context of the surrounding community as well as the relevant policy and regulatory framework applicable to the subject site. The proposed development consists of an amendment to establish a new site-specific zone to expand the list of permitted uses for the site and describe appropriate performance standards.

Supporting technical studies, including a stormwater management memo, a servicing brief, a traffic impact study, and a retail market impact and fiscal benefits analysis, have evaluated the technical aspects of the proposed development. These studies support the proposal and describe the technical needs and requirements of the proposed development.

The proposal is consistent with the Provincial Policy Statement, the City of Belleville Official Plan, and the Loyalist Secondary Plan, in that it represents an appropriate commercial use of the site which services both community and regional markets. The zoning by-law amendment will establish a new site-specific zone which reflects the intended range of permitted uses for the lands, as per the policies of the Official Plan and the Secondary Plan.

A formal pre-application meeting was held on October 5, 2018, with Township staff which identified the application requirements. Accordingly, the following are submitted in support of the application:

- / Application fees;
- / Application forms;
- / Conceptual Site Plan;
- / Elevation and Floor Plans;
- / Stormwater Management Memo;
- / Servicing Brief;
- / Watermain Design Brief;
- / Traffic Impact Study;
- / Retail Market Impact & Fiscal Benefits Analysis;
- / Survey;
- / This Planning Justification Report.

1.1 Development Applications

The subject property is located within the Loyalist Secondary Plan area, as shown on Schedule B – Land Use Plan: Urban Serviced Area, in the City of Belleville Official Plan. The site is designated Employment Area on Schedule A – Land Use, in the Loyalist Secondary Plan and zoned Special Highway Commercial/Special Industrial (CH-28/MS-H) on Map 1 (Sidney) in the former Township of Sidney Zoning By-law 2076-80.

The City of Belleville Official Plan and the Loyalist Secondary Plan permit a full range of commercial and industrial land uses on the subject lands. While the CH-28/MS-H zone permits a variety of uses, it does not reflect the full breadth of commercial uses which are proposed. As such, a zoning by-law amendment is required to expand the list of permitted uses on the subject lands, in conformity with the policies of the Loyalist Secondary Plan. It is proposed to establish a new site-specific Special Highway Commercial (CH-X) Zone to permit the proposed uses.

A subsequent application for Site Plan Control will be submitted in the future.

Attachment #2 – Planning Justification Report

2.0 SURROUNDING AREA + CONTEXT

The subject lands are vacant, located in the western portion of the urban area of the City of Belleville within the urban boundary. The site is located on the north side of Bell Boulevard, between Wallbridge Loyalist Road and Sidney Street. The subject site has an area of approximately 12 hectares (29.5 acres) and approximately 365 metres of frontage along Bell Boulevard. The rear of the site abuts Highway 401 to the north, which runs east-west.

The adjacent lands to the south and west of the subject site are predominantly undeveloped at the time of writing this report, however the lands to the east contain multiple developments, most notably the Towne Place Suites by Marriott Hotel and the Shorelines Casino. An existing full-movement intersection is located at the southeastern corner of the subject site. The intersection connects to a short right-of-way which provides access to the adjacent Townplace Suites by Marriot Hotel. At the time of writing this report, available aerial imagery does not show the full extent of existing development in the area, including the casino and hotel.



Figure 1: Looking North-West along Bell Blvd. – southeastern frontage of site (source: Fotenn).

Attachment #2 – Planning Justification Report

4



Figure 2: Looking North – intersection located at southeastern corner of site (source: Fotenn).



Figure 3: Looking North-East along Bell Blvd. – Marriot Hotel (left) & Shorelines Casino (right) (source: Fotenn).

Attachment #2 – Planning Justification Report

The surrounding area contains a variety of uses, including residential, agricultural, commercial, open and recreational space, and some industrial uses. Much of the adjacent lands to the west and south of the site are currently vacant. The rear of the site abuts Highway 401 to the north, with the nearest access ramp to the highway being located approximately 1 kilometre west of the subject lands, along Wallbridge Loyalist Road. Quinte Mall is located approximately 1 kilometre east of the subject lands along Bell Boulevard. To the southeast of the subject lands is the West Park Village neighbourhood, a residential area. The Loyalist College campus is located approximately 2.8 kilometres south of the subject lands along Wallbridge Loyalist Road.

The following uses are located in the immediate vicinity of the subject lands:

- North:** Highway 401
- East:** Commercial
- South:** Vacant
- West:** Vacant



Figure 4: Aerial image – surrounding area (source: Ontario AgMaps).

Attachment #2 – Planning Justification Report

6



Figure 5: Site Context (source: Ontario AgMaps).

2.1 Development Proposal

The proposed development consists of a shopping centre. The conceptual plan includes 14 commercial buildings and a gas bar. The shopping centre will include a variety of commercial uses, including large-format retail, a gas bar, a fitness centre, banks, restaurants, and personal service shops, covering approximately 3.14 hectares (21.5%) of the 14.6-hectare site.

The site has been designed so as to orient Retail Buildings B – H and K – M along Bell Boulevard and the future road allowance on the west side of the site. By locating the majority of retail buildings around the peripheries of the site, a street wall will be formed along existing and future road allowances. The street wall will allow for enhanced landscaping and visual appeal of the site from Bell Boulevard, as well as make the site more accessible by way of active transportation.

Parking will be located internally within the site, rather than in the front yard of the proposed development, providing a more visually appealing site design. The conceptual plan shows 1,919 parking spaces, providing a parking ratio of 6.1 spaces per 100 square metres of gross floor area across the entire site. Of the 1,919 spaces, 42 spaces will be barrier-free. Barrier-free parking spaces are designed and provided at a rate which is compliant with the requirements of the AODA. A total of 16 loading spaces are provided across the site to service the various commercial buildings.

Access to the site will be available via two-full movement intersections at the south-eastern and south-western corners of the site, as well as via a right-in and right-out driveway located roughly midway along the site's Bell Boulevard frontage. The western-most full movement intersection will extend from Bell Boulevard towards the rear of the site, providing access to the internal parking areas and gas bar at the rear of the site. This right-of-way will be conveyed to the municipality upon full build-out of the project. The right-in and right-out driveway will provide two-way vehicular movement to the site, however, will only be accessible by west-bound traffic along Bell Boulevard.

Attachment #2 – Planning Justification Report

The eastern-most full movement intersection is existing and will provide vehicular access to the subject site, as well as the adjacent Townplace Suites by Marriot Hotel. The existing right-of-way will be extended northwards towards the rear of the site, providing access to the internal parking areas and various commercial businesses within the site. The length of the right-of-way extensions will be determined through site plan control in consultation with municipal staff. An easement will be placed over this right-of-way to maintain access to the Marriott site, with the intention of conveying the right-of-way to the municipality in the future.



Figure 6: Typical Retail Design (source: Turner Fleischer).

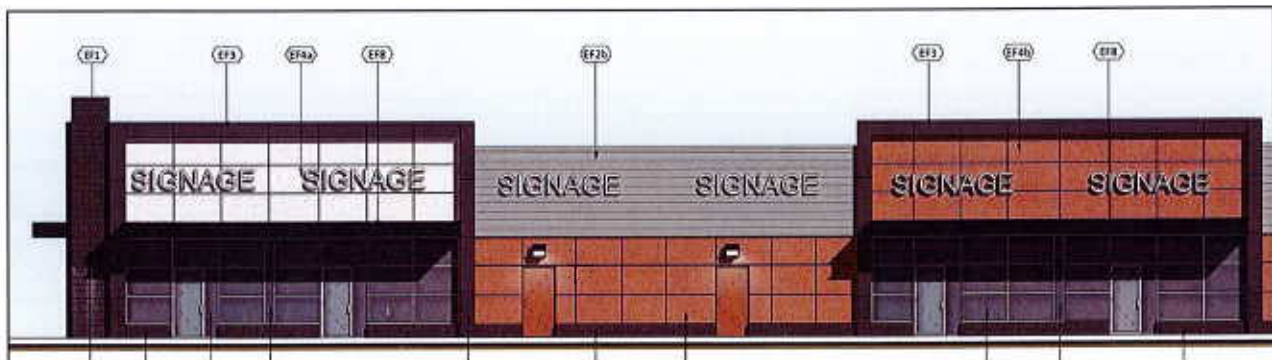


Figure 7: Typical Retail Elevations (source: Turner Fleischer).

Attachment #2 – Planning Justification Report

8

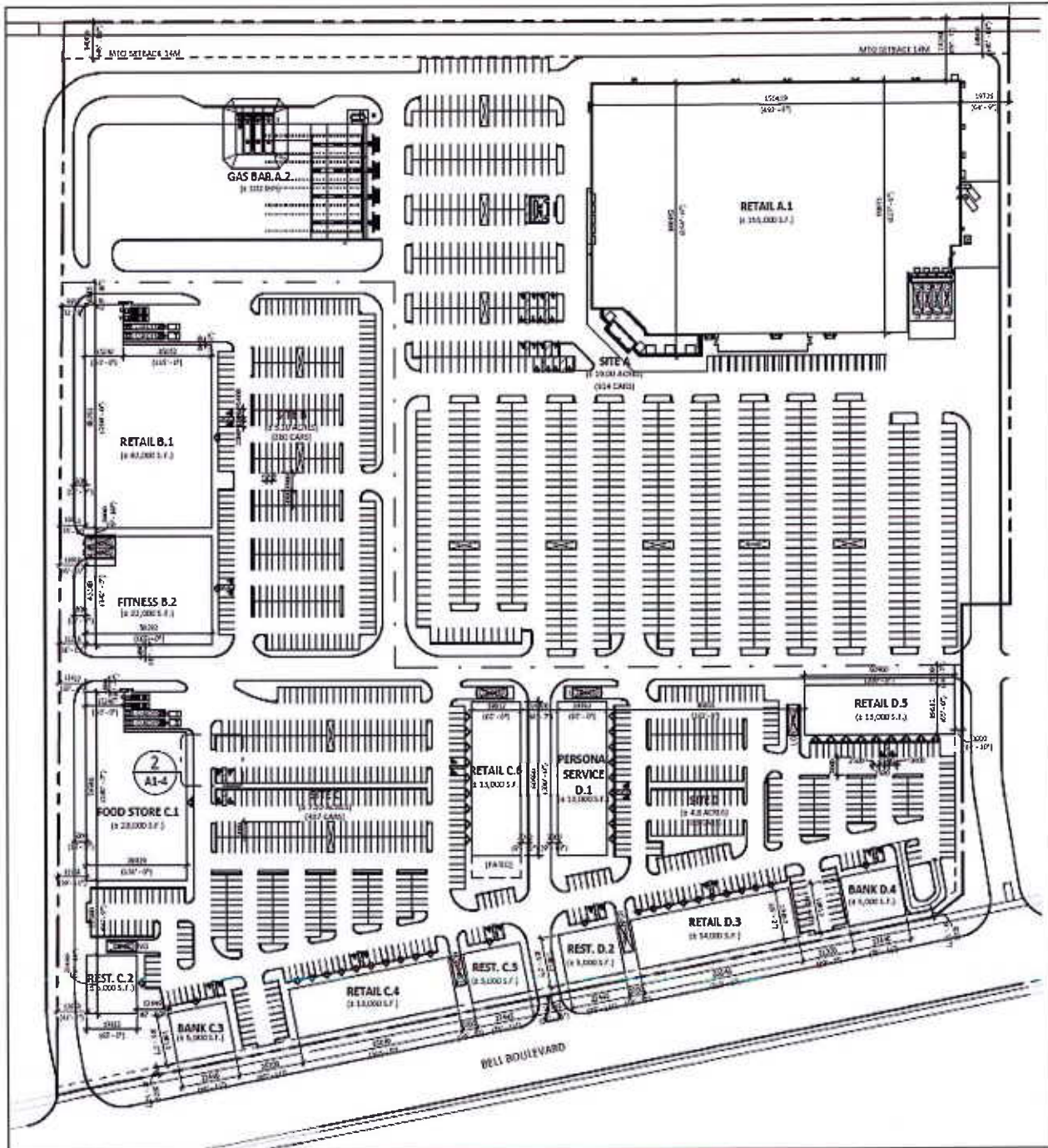


Figure 8: Conceptual Site Plan (source: Turner Fleischer).

Attachment #2 – Planning Justification Report**3.0
SUPPORTING STUDIES****3.1 Traffic Impact Study**

A Traffic Impact Study (TIS) was completed by Ainley Group, dated October 2018. The study considers current traffic conditions at the existing intersection of Bell Boulevard and the Marriot Hotel entrance road, the subject site's trip generation, distribution and assignment, future background traffic plus the site traffic condition upon full build-out and identifies any potential traffic impacts and mitigating measures. The traffic study concluded that the proposed development will be able to accommodate projected traffic demands. A traffic signal is warranted at the existing Bell Boulevard and Marriot entrance intersection and the proposed western intersection by the year 2023. Additional recommendations are made to ensure that turn lanes are long enough to accommodate peak traffic queue lengths. The traffic flow requirements of the site should be re-assessed when Bell Boulevard is widened to four lanes.

3.2 Stormwater Management Memo

A Stormwater Management Memorandum was completed by Ainley Group on January 3, 2019. The memo summarizes the stormwater management measures in place for the proposed development, including storm sewers and swales. No on-site stormwater mitigation is required, and all drainage will be conveyed to the pond via overland drainage and roadside ditching. A new centerline culvert across Bell Boulevard will be required.

3.3 Servicing Brief

A Servicing Brief was completed by Ainley Group in January 2019. The brief summarizes the servicing requirements for the proposed development. The development will be accessible via three locations along Bell Boulevard, one of which is existing while the other two connections are proposed intersections. Stormwater Management for quantity and quality control will be provided in the Facility 6 wet pond. The site will be serviced by municipal water and sewage systems.

3.4 Watermain Design Brief

A Watermain Design Brief was completed by Ainley Group in January 2019. The proposed watermain design is anticipated to meet the minimum required 20 psi under maximum day demand plus fire flow. Under normal conditions, the proposed watermain works are anticipated to be 48 psi and therefore meet the minimum 40 psi. The proposed works are not anticipated to exceed the maximum 100 psi. The design layout should conform to the design considerations to be applied for the hydraulic evaluation and design layout, outlined in Section 6 of the brief.

3.5 Retail Market Impact & Fiscal Benefits Analysis

A Retail Market Impact & Fiscal Benefits Analysis was completed by Urban Metrics Inc. in January 2019. The analysis was conducted to determine whether there is sufficient market demand to support the proposed commercial development without creating severe impacts on the planned function of any existing or proposed commercial areas in proximity to the subject site. Furthermore, the analysis includes an evaluation of the potential financial and employment related benefits that could be generated by the subject development upon full build-out.

The analysis concludes that no significant sales impacts on existing commercial areas are anticipated as a direct result of the proposed development in coming years. The proposed development is expected to generate a variety of economic benefits for the City and surrounding community, including up to 848 full-time jobs, approximately \$2.1 million in one-time fees (i.e., planning fees, development charges, and building permits), and approximately \$1.3 million in revenue generated annually by the City from property tax revenue.

Attachment #2 – Planning Justification Report

4.0

POLICY + REGULATORY FRAMEWORK

4.1 Provincial Policy Statement (2014)

The 2014 Provincial Policy Statement (PPS) provides high-level land use policy direction on matters of provincial interest as they relate to land use planning in Ontario municipalities. Decisions of municipal councils must be consistent with the PPS, which provides direction for issues such as the efficient use of land and infrastructure, the protection of natural and cultural heritage resources, encouraging economic development, protection of human health and safety, and preserving natural resources for their future use. In relation to the proposed development, the 2014 PPS includes the following considerations (with policies cited in *italics*):

Section 1.0 – Building Strong Healthy Communities

Section 1.0 of the PPS provides policy direction to ensure efficient land use and development patterns which support sustainability. The PPS promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1 deals with managing and directing land use to achieve efficient land and resilient land use patterns. Policies from this section which are of direct relevance to the proposed development include:

Section 1.1.1 Health, 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.*

The proposed development is an efficient use of land which will support the financial well-being of the municipality and the region. The lands have been identified for development as employment uses, including a wide variety of community and regional commercial uses. The site location is ideal for the proposed development, being located along an arterial road with nearby access to Highway 401, as well as being located adjacent to complementary commercial uses. An established residential neighbourhood is located to the southeast of the subject site. The subject lands are located within the Loyalist Secondary Plan area, an area which is largely undeveloped as this time. The master plan for these lands promotes their development with employment uses. As such, the proposed development will not prevent the efficient expansion of the settlement area but will instead assist with the planned expansion of the settlement area. The proposed development will comply with the requirements of the AODA to ensure accessibility for all persons. As per the findings of the servicing report, the necessary infrastructure and servicing to meet the future needs of the site are available.

Section 1.1.3.1 – Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Attachment #2 – Planning Justification Report

11

The proposed development represents a significant opportunity for growth and development within the urban settlement area. The subject lands have been identified in the Loyalist Secondary Plan as a desirable location for development of employment and commercial uses. The proposed uses will complement the existing adjacent commercial developments. As is demonstrated by the Retail Market Impact & Fiscal Benefits Analysis, the proposed development will not result in any significant impacts to other existing commercial areas. The economic benefits of the shopping centre include significant job creation, as well as significant one-time and long-term revenue generation for the City. These benefits will promote the vitality of the City and will benefit both the local community and the broader region.

Section 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*

The proposed commercial development is consistent with the vision of the Loyalist Secondary Plan for the subject lands. Given the location of the subject lands along a major arterial road with nearby access to Highway 401, the proposed development represents an efficient use of land, resources, and infrastructure. As the site will draw on community and regional markets, it is imperative that the site location be readily accessible by community members, staff, and freight transportation services. The Belleville Transportation Master Plan (2014) has identified that Bell Boulevard is intended to be widened to four lanes in the future, in anticipation of the growth and development which is intended to occur in this area.

Section 1.3.1 – Planning authorities shall promote economic development and competitiveness by:

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

The proposed development will result in a wide range of employment uses, generating as many as 848 new full-time jobs in accordance with the findings of the Retail Market Impact & Fiscal Benefits Analysis. The shopping centre will include a wide variety of uses, such as banks, restaurants, and retail. These uses are complementary to one another and the existing adjacent commercial developments. The development will draw on community and regional markets, thus supporting the vitality and economic competitiveness of the City.

Section 1.3.2.3 – Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

Given the location of the subject lands along a major arterial road with nearby access to Highway 401, the proposed development represents an efficient use of employment lands adjacent to major goods movement and transportation corridors. As the site will draw on community and regional markets, it is imperative that the site location be readily accessible by community members, staff, and freight transportation services. The Belleville Transportation Master Plan (2014) has identified that Bell Boulevard is intended to be widened to four lanes in the future, in anticipation of the growth and development which is intended to occur in this area.

Attachment #2 – Planning Justification Report

12

Section 1.7.1 – Long-term economic prosperity should be supported by:

a) *promoting opportunities for economic development and community investment-readiness;*

As noted by the Retail Market Impact & Fiscal Benefits Analysis, the proposed development will support the long-term economic prosperity of the City by generating up to 848 new full-time jobs, as well as generating approximately \$1.3 million in City-revenue from property taxes. These long-term benefits will support the City's vitality and community-investment readiness.

Section 2.0 – Wise Use and Management of Resources

The PPS provides policy direction for protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental, and social benefits. These benefits will support Ontario's long-term prosperity, environmental health, and social well-being. All natural heritage features and networks in the master planned lands in the Loyalist Secondary Plan area have been identified in the Secondary Plan. The subject site has not been identified as containing any significant natural heritage or cultural heritage features.

Section 3.0 – Protecting Public Health and Safety

Section 3.0 of the PPS provides policy direction to reduce the potential for public cost or risk to residents from natural or human-made hazards. Development shall be directed away from areas where hazards have been identified and pose an unacceptable risk to public health and safety or of property damage. No natural or human-made hazards have been identified on the subject site.

It is our professional planning opinion that the proposed development conforms with the policies of the Provincial Policy Statement.

4.2 City of Belleville Official Plan

The City of Belleville Official Plan was adopted on June 18th, 2001 and was approved by the Ministry of Municipal Affairs and Housing on January 7th, 2002. The planning horizon for the Plan is the year 2021 and it is intended to provide direction for future development and growth in the City of Belleville. The Official Plan provides policy direction on matters relation to development, environmental and physical resources, growth pressures and patterns, economic development, agricultural, tourism, commerce and industry, social needs, and linkages.

Section 2 – A Vision for the City of Belleville

Section 2 of the Official Plan outlines the Vision Statement within which the long-range planning of the City of Belleville should occur. With regards to the proposed commercial development, the following sections of the Vision Statement are of particular relevance:

Section 2.2.3 – Growth Pressures

The City's population is projected to increase by 7,500 people by 2021 to approximately 54,000 inhabitants, a growth rate of roughly .7% per year. However, two trends may result in a growth rate up to twice the above rate (leading to a population of approximately 62,000 inhabitants by the year 2021):

- l the trend towards expansion of smaller urban communities within easy traveling distance to large metropolitan urban centres; and*
- l the trend towards the City's expansion as the regional employment and service centre for the Quinte region and areas beyond.*

This additional growth can be managed by the Municipality through capital planning to expand infrastructure as necessary and through appropriate amendments to the land use schedules to establish additional serviced development lands. The Municipality currently has the servicing infrastructure in place to accommodate the anticipated growth. Growth will be accommodated through efficient use of existing serviced land, the logical extension or improvement of services, and appropriate infilling. In preparing for growth, careful planning and decision-making will ensure the unique and desirable characteristics of the City are not lost in accommodating growth pressures.

Attachment #2 – Planning Justification Report

13

The proposed development will draw on community and regional markets, providing a variety of short and long-term services and economic benefits to the City, as per the findings of the Retail Market Impact & Fiscal Benefits Analysis. As such, the proposed shopping centre will further promote the trend towards the City's expansion as the regional employment and service centre. Due to its location in proximity to Highway 401 and Bell Boulevard, a major arterial road, the subject lands represent a desirable location for a commercial shopping centre of this scale. The subject lands have been identified as suitable for employment uses and new development by the City in the Loyalist Secondary Plan.

Section 2.2.5 – Economic Development

The economic success of the City is due largely to the community's geographic location within easy travel distance to the Cities of Toronto, Ottawa and Montreal, the U.S. border, and its vicinity to the Bay of Quinte. Among the most important reasons for the City's prosperity have been and will continue to be the excellent quality of life afforded the City's residents, the excellent transportation linkages to major markets, and the highly diverse economic base.

Employment opportunities will be provided through a balance of manufacturing, research and development, education, agriculture, tourism, and commercial and industrial uses in areas designated and determined to be best suited for each economic sector. A well rounded, vibrant community with economic opportunities for people of all ages will be an objective of the Municipality.

Due in part to the fact that the City of Belleville includes the largest urban area in the region, the City will continue to be the centre of economic activity and employment opportunities for the entire region.

In planning for the community, the Municipality will give consideration to the downtown core and industrial areas being defined in whole or in part as enterprise zones. Enterprise zones are defined as areas where land use and development control policies would be strongly oriented towards encouragement for investment, development and innovation, accomplished by employing considerable flexibility in the manner land use and development is regulated.

The Municipality will foster a climate for innovative economic opportunities, with cooperation among members of the community and all levels of government. More nonresidential taxable assessment will be promoted to lessen the dependency on existing and future residents. In addition to attempting to attract new commercial and industrial development, the Municipality will encourage existing businesses to expand as a generator of local employment. The Municipality will give due consideration to the residential/non-residential assessment ratio and endeavour to maintain a favourable balance of assessment to ensure a sound economic future for the City, essential to the well-being of all businesses and the residents of the community.

As per the findings of the Retail Market Impact & Fiscal Benefits Analysis, the proposed development will draw on community and regional markets, providing both short and long-term economic benefits. The proposed shopping centre will assist in promoting the City's economic development as a regional employment and service centre. The diversity of proposed uses within the shopping centre will provide varied employment opportunities and services which will attract a diverse population. The subject lands have been identified as suitable for employment uses and new development by the City in the Loyalist Secondary Plan.

Section 2.2.8 – Commerce and Industry

The commercial service sector comprised of community, business and personal services will be encouraged to expand and diversify. The urban serviced area will be the focus of the majority of future commercial and industrial activity. Expansion of the retail commercial sector will be promoted to expand the City's primary and secondary market area. The City Centre will be strengthened as a focal point for the City by encouraging the development of a wide variety of compatible land uses with emphasis on retail and office commercial uses and residential projects, the improvement of its urban design and functional characteristics, and diversity through a wide variety of commercial, social and cultural activities.

Attachment #2 – Planning Justification Report

14

This Plan will endeavour to ensure the availability of sufficient industrial and commercial land with access to full municipal services and public and private transportation systems in the urban serviced area to meet a wide range of development needs.

The proposed development will contain a diverse array of non-residential uses, including personal service shops, retail, and banking institutions. As such, the project will expand the City's retail commercial sector, as well as complementing existing adjacent commercial developments.

Section 3 – Land Use Policies

Section 3 of the Official Plan provides policy direction for the orderly development of the City within the framework of the Vision Statement. Land use designations are identified on Schedules A, B, and C of the Official Plan. As per Schedule B – Land Use Plan: Urban Serviced Area, the subject lands are designated as part of the Loyalist Secondary Plan area. As such, the land use policies pertaining to the subject lands are identified within the Loyalist Secondary Plan. The relevant land use policies of the Secondary Plan are discussed below (Section 4.2.1).

Section 4 – Special Policy Areas

Section 4 of the Official Plan provides land use policy direction in addition to those laid out in Section 3 of the Plan. The subject site is located within an approximately 950-hectare area, located west of the downtown core, which is subject to the Loyalist Secondary Plan, as per Schedule B of the Official Plan. Land use designations for the subject lands are identified within the Secondary Plan. The policies of the Official Plan continue to apply to the lands contained within the Secondary Plan area; however, where the policies of the Official Plan and the Secondary Plan conflict, the policies of the Secondary Plan take precedence. Section 4.4 of the Official Plan provides policy direction for the creation of the Loyalist Secondary Plan. The relevant policies of the Secondary Plan are discussed in detail below (Section 4.2.1).

Section 5 – Servicing Policies and Utilities

Section 5 of the Official Plan provides policy direction with regards to the provision of services and utilities throughout the City. The policies of Section 5, together with the policies of Section 6, address matters pertaining to roads and other transportation systems, as well as the provision and use of services and utilities.

Section 5.1 – Access to Public Roads

- a) *All new development should have frontage on and direct access to an improved public road which is maintained on a year round basis by the Municipality or the Ministry of Transportation, with sufficient capacity to accommodate traffic generated by new development.*

The proposed development has frontage and direct access to Bell Boulevard. As per the findings of the Traffic Impact Study, Bell Boulevard has enough capacity to accommodate the traffic generated by the proposed development.

Section 5.2 – Municipal Sanitary Sewer and Water Systems

- a) *Development should not be permitted within the urban serviced area identified on Schedule 'B' of this Plan unless adequate municipal water and sewer services are available, except as may otherwise be permitted by specific policies of this Plan. Before committing services to any area or development proposal, Council should be satisfied that sufficient uncommitted reserve capacity exists in the municipal sewage and water systems to meet the needs of the proposed development.*

As per the findings of the Servicing Memo, adequate municipal sewage and water servicing capacity is available to support the proposed development.

Section 5.5 – Stormwater Management

- a) *Stormwater management is an important component of the City's broader interest in protecting water quality. Since development affects the quality and quantity of stormwater run-off, the*

Attachment #2 – Planning Justification Report

15

Municipality should ensure that adequate consideration is given to stormwater management prior to permitting development to proceed.

As per the findings of the Stormwater Management Memo, adequate stormwater management measures are in place for the proposed development, including storm sewers and swales. No on-site stormwater mitigation is required, and all drainage will be conveyed to the pond via overland drainage and roadside ditching. A new centreline culvert across Bell Boulevard will be required.

Section 6 – Transportation Policies

Section 6 of the Official Plan provides policy direction for matters relating to maintaining a functional transportation network in the City. The transportation network includes roads, railways, recreational trails, sidewalks, cycle routes, airport facilities, and parking.

Section 6.1.4 – Design Criteria

a) The Municipality should have regard for the following matters when reviewing new development proposals:

- i. Where new roads are required to serve a developing area, a logical hierarchy of roads should be identified and designed with the capacity to accommodate anticipated traffic generated by the development.*
- ii. The design of the road should provide for the safe movement of vehicles and pedestrians.*
- iii. The carrying capacity of the adjacent roads should be sufficient to accommodate the anticipated traffic generated by the proposed development, as well as anticipated growth in levels of background traffic.*
- iv. The carrying capacity of existing and proposed arterial and collector roads should be protected by:*
 - the use of shared access, where appropriate, for new development;*
 - limiting the number of entrances/exits for non-residential developments located adjacent to these roads; and*
 - limiting the number of intersections of local streets with arterial and major collector roads.*

The proposed development will feature two-full movement intersections at the south-eastern and south-western corners of the site, as well as via a right-in and right-out driveway located roughly midway along the site's Bell Boulevard frontage. As per the conclusions of the Traffic Impact Study, the proposed development will be able to accommodate projected traffic demands and provide for the safe movement of vehicles and pedestrians. A traffic signal is warranted at the existing Bell Boulevard and Marriot entrance intersection and the proposed western intersection by the year 2023. Additional detailed recommendations are made to ensure that turn lanes are long enough to accommodate peak traffic queue lengths. The traffic flow requirements of the site should be re-assessed when Bell Boulevard is widened to four lanes, as per the recommendations of the Belleville Master Transportation Plan (2014).

Section 6.3.1 – Parking Facilities

a) As parking is an integral component of the road transportation system, this Plan encourages the location and design of parking facilities that support the efficient and safe functioning of the transportation system.

The proposed parking facilities will support the efficient and safe function of the transportation system. All parking spaces are proposed to be located internally within the site, meaning that there will be no front yard parking. This will serve to limit the visual disruptions along Bell Boulevard. A traffic impact study has been prepared which concludes that the proposed development will be able to accommodate projected traffic demands and provide for the safe movement of vehicles and pedestrians.

c) The Municipality should have regard to the following factors when considering the approval of individual parking lots and the parking component of a larger development:

- i. Access and exit to parking areas should be located so that:*

Attachment #2 – Planning Justification Report

16

- *visibility of other vehicles is not hindered by inadequate sight triangles or buildings set too close to public streets or the internal road system;*
 - *visibility is maintained between vehicles entering/exiting the site and pedestrians along the property frontage in order to minimize conflict;*
 - *there is minimal disruption to the function of the adjacent road by providing turning lanes where required; and*
 - *where practical, adjoining land uses on arterial, major collector and collector roads share access points in order to minimize traffic hazards.*
- ii. *Parking for persons with disabilities should be provided and located in respect to convenience of the user, proximity to building access points or public sidewalks.*
 - iii. *Illumination of public parking areas should be provided to increase the safe and secure use of parking facilities, but should be oriented so as to prevent glare onto adjoining lands or public roads.*
 - iv. *Parking areas should be designed to control storm water runoff in a manner that does not adversely impact abutting lands and which does not promote pooling on water on-site.*
 - v. *Pedestrian circulation routes through parking areas should respect natural pedestrian travel routes, minimize hazards and inconvenience and maximize pedestrian security.*

The proposed parking facilities will support the efficient and safe function of the transportation system. All parking spaces are proposed to be located internally within the site, meaning that there will be no front yard parking. This will serve to limit the visual disruptions along Bell Boulevard. Parking for persons with disabilities is provided throughout the site in accordance with the standards and policies of the AODA. A traffic impact study has been prepared which concludes that the proposed development will be able to accommodate projected traffic demands and provide for the safe movement of vehicles and pedestrians. As per the findings of the Stormwater Management Memo, adequate stormwater management measures are in place for the proposed development. More detailed review of the proposed parking facilities will be conducted through the site plan control review process.

4.2.1 Loyalist Secondary Plan

The Loyalist Secondary Plan was adopted by City Council on November 8th, 2010. The Secondary Plan was adopted as an amendment to and forms part of the Official Plan. Where the policies of the Official Plan and Secondary Plan conflict, the policies of the Secondary Plan prevail. The Secondary Plan area encompasses approximately 950 hectares (2,347 acres) of land located east of Wallbridge Loyalist Road, South of Highway 401, and north of the Boy of Quinte. The lands were annexed by the City of Belleville from the former Township of Sidney and the City of Quinte West. The Secondary Plan is intended to guide development in the area to the year 2030. The relevant policies of the Secondary Plan to the proposed development are noted below in *italics*. The following sections of the Secondary Plan are relevant to the proposed development:

- / Section 3 – Land Use
- / Section 8 – Implementation

Section 3 – Land Use

Section 3 of the Secondary Plan provides policy direction for each of the major land use designations identified on Schedule A – Land Use. As per Schedule A, the subject lands are designated Residential and Employment Area.

Section 3.2 of the Secondary Plan provides policy direction for those lands designated as Employment Area on Schedule A. Employment Area lands are intended to accommodate a full range of commercial and industrial land uses located primarily along major transportation routes.

Attachment #2 – Planning Justification Report

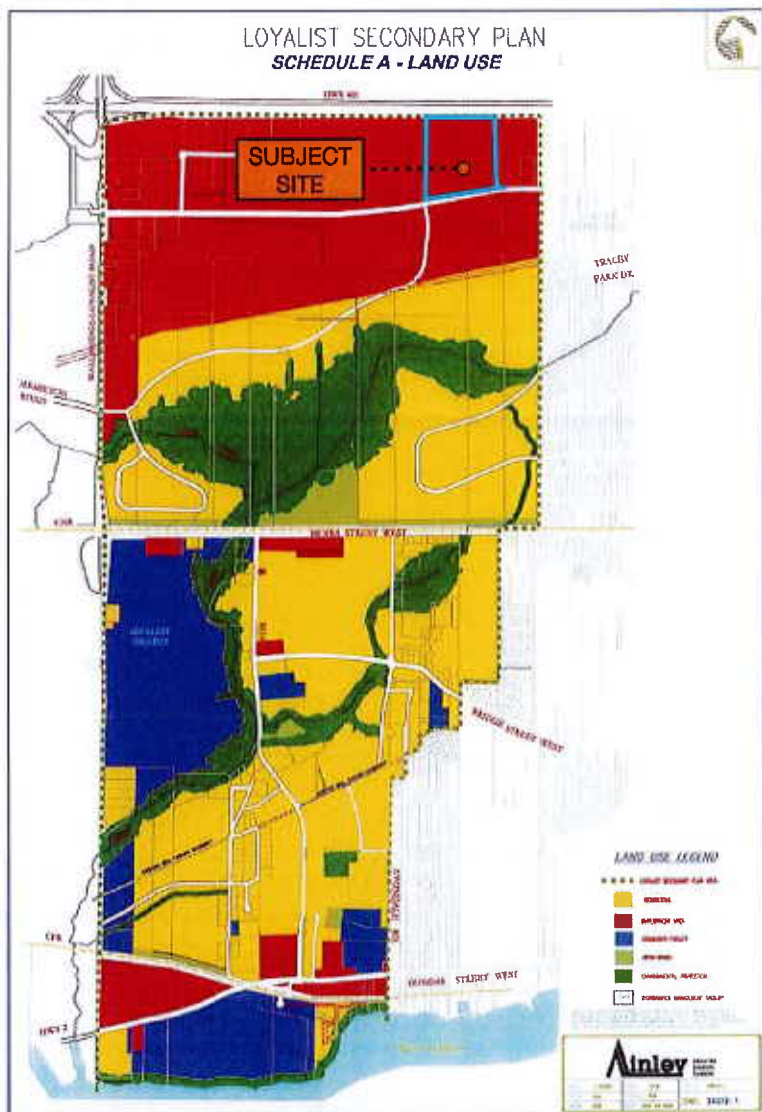


Figure 9: Schedule A – Land Use (source: Loyalist Secondary Plan).

Section 3.2.1 – Commercial Employment Use Policies

- a) Commercial employment uses permitted within areas designated Employment Area should be appropriate for the market area the commercial area is best suited or designed to service. Commercial uses that are intended to service the community or regional markets should be directed to areas that are readily accessible from the arterial road network. Commercial employment uses that are not along major thoroughfares should be limited to uses which cater to neighbourhood needs, or specialty markets. Further, regardless of the area's function or market orientation, care should be exercised to ensure only uses which address issues of land use compatibility, access, servicing, and related matters are permitted on specific sites.

The proposed development contains a variety of commercial uses which are intended to serve community and regional markets. The site is accessible via Bell Boulevard, an arterial road in the City of Belleville. Furthermore, an access ramp to Highway 401 is located within one kilometer to the west of the subject site. As per the Belleville Transportation Master Plan (2014), Bell Boulevard is planned to be widened to four lanes by the year 2026. The

Attachment #2 – Planning Justification Report**18**

location of the site, adjacent to the Marriott Hotel, the Shorelines Casino, and other as-of-yet undeveloped lands, make it an ideal location for the establishment of community and regional commercial uses.

- b) In general, commercial employment uses to be permitted within areas designated Employment Area would include business and professional offices, retail establishments, places of entertainment, assembly halls, restaurants, hotels and motels, personal service uses, automotive uses, community facilities and recreational uses. In some instances, particularly in the vicinity of residential areas, residential uses either as main uses or in concert with commercial development may be appropriate.*

The proposed uses for the subject site include a variety of commercial employment uses, including professional and business offices, retail establishments, restaurants, personal service uses, and medical and veterinary clinics. There are no existing residential uses in the immediate surroundings of the proposed development, although an existing residential neighbourhood is located to the southeast of the site.

- c) However, not every property designated Employment Area is suitable for all forms of commercial employment activity. The range of commercial uses permitted within each area should be established taking into account:*
- the nature and extent of the market area that is to be served by the property and the commercial development;*
 - the nature of abutting land uses and the potential impact of commercial development upon such uses, and the effectiveness of mitigative measures;*
 - the ease of access to the lands in question from the City's road system and the impact of commercial development upon traffic circulation;*
 - the potential and suitability of the location to achieve the market penetration needed to enable the commercial development to be successful;*
 - servicing implications; and*
 - urban design issues.*

The markets to be served by the proposed development are both the local community and the regional population. Abutting developed lands contain regional commercial uses, including the Townplace Suites by Marriott Hotel and the Shorelines Casino, both of which support regional markets. The proposed development will complement and enhance the abutting commercial land uses. The site will be accessible along Bell Boulevard via two full-movement intersections, as well as one right-in right-out driveway. The Traffic Impact Study has demonstrated that there are no concerns regarding the capacity of the road network to accommodate the increased traffic flow generated by the site, provided that certain recommendations are complied with. The Belleville Transportation Master Plan (2014) has identified that Bell Boulevard is intended to be widened to four lanes in the future. The location of the site on Bell Boulevard, an arterial road, provides ease of access to the site within the City of Belleville. The nearby access ramp to Highway 401 provides an opportunity for the regional population to easily access the site as well. As per the findings of the Market Analysis, the proposed development will not result in any significant adverse impacts to nearby existing commercial areas and will provide both short-term and long-term economic benefits to the City. As per the findings of the Servicing Study, there are no concerns regarding the serviceability of the site. All buildings will be subject to a high standard of design. Matters pertaining to building design will be addressed in through the site plan control review process.

- d) Commercial development is dependent upon vehicular access. Points of ingress and egress should be established to ensure safe movement of:*
- vehicular traffic on the public street;*
 - vehicular traffic on the subject and adjoining lands; and*
 - pedestrian and cyclist traffic along the street.*

Further, commercial development should have sufficient parking on-site to meet the needs of customers and staff.

Ingress and egress points for the site will be established via three primary locations. Access to the site will be available via two-full movement intersections at the south-eastern and south-western corners of the site, as

Attachment #2 – Planning Justification Report

19

well as via a right-in and right-out driveway located midway along the site's Bell Boulevard frontage. These access points will provide safe ingress to and egress from the site for vehicles and pedestrians alike. The traffic study demonstrates that the proposed development and existing road infrastructure will be able to appropriately accommodate projected vehicular traffic levels. Parking on the subject site will be provided in accordance with the minimum requirements of the zoning by-law. Safe sidewalks and pathways will be provided to accommodate active transportation modes.

- e) *The following design policies should be applied to all commercial employment development:*
- i. *Outdoor storage areas for garbage should be fenced or screened from adjacent uses and preferably located away from the public street.*
 - ii. *The appearance of parking lots, loading facilities and service areas should be enhanced through appropriate landscaping, with appropriate lighting of such areas to ensure public safety, which should be oriented away from nearby residential properties and not interfere with visibility on public streets.*
 - iii. *Loading facilities, parking lots and service areas should be located so as to minimize the effects of noise and fumes on any adjacent residential properties, and where possible, such facilities should be located in a yard that does not immediately abut a residential property, and where they do, measures to mitigate the impact of such a location by fencing or plantings, berming and buffer strips, or increased setbacks should be employed as required.*
 - iv. *Facilities for safe pedestrian access and circulation on-site should be provided.*

Any outdoor storage areas for garbage will be fenced or screened from adjacent uses and located away from the public street where possible. Parking lots, loading facilities, and service areas will be enhanced through landscaping and appropriate lighting to ensure public safety. There are no nearby residential properties. The proposed development will not result in any visual intrusions to the streetscape which might interfere with visibility. Internal circulation within the site will be facilitated by clearly marked pathways and sidewalks to provide pedestrians with safe access to all areas of the site.

- f) *Developments adjacent to Highway 401 should ensure that the portion of the property facing the Highway is developed with a high standard of urban design. Open storage areas and parking and loading areas shall be prohibited from areas facing the Highway unless it can be demonstrated that appropriate landscaping and screening to shield the open storage area will not detract from the intended character. All commercial activities shall be encouraged to locate within enclosed buildings unless it is essential for an activity to locate outdoors, in which case the commercial use will be suitably screened and buffered from the Highway.*

The portions of any buildings adjacent to Highway 401 will be built with a high standard of urban design as controlled through the site plan control process. Open storage areas and parking and loading areas will be oriented away from the Highway where possible, and in other instances will be screened using landscaping and other visual barriers. In this manner, the site will not detract from the intended character of the area. All commercial uses will be located within enclosed buildings, unless it is essential for an activity to locate outdoors. Any outdoor commercial uses will be appropriately screened and buffered from the Highway to mitigate any potential visual impacts.

- g) *Certain lands in the Secondary Plan are used for railway purposes. The following policies apply to areas used for railway purposes:*
- *Railway corridors should be buffered from adjacent non-compatible land uses as much as possible through such measures as landscaped strips, berms, plantings of trees, and fencing.*
 - *Care should be exercised at all level crossings to maintain good sight lines to protect public safety and to enable rail operations to continue with as much security as possible.*

As railway corridors are a major source of noise and vibration, the policies of this Plan set out in Section 5.4 and Section 6.7 of this Plan should be applied in new developing areas where development that may be subject to the impacts of rail operations is proposed in close proximity to railway lands.

Attachment #2 – Planning Justification Report

20

The subject site is not in proximity of lands used for railway purposes, nor is it adjacent to a railway.

Section 3.2.2 – Industrial Employment Use Policies

- a) *Industrial employment uses on land designated Employment Area are intended to serve as the major concentrations of industrial activity in the western portion of the City. Industrial employment uses are considered to be one of the City's major enterprise zones, and the policies of this Plan are intended to provide flexibility to enable firms to respond quickly to changing economic conditions. General industrial employment uses may be large or small scale and may or may not be in enclosed buildings and are usually incompatible with non-industrial uses. Service industrial uses are generally located within enclosed buildings with limited outdoor storage and do not produce levels of noise, dust or odours characteristic of general industrial uses which can be detected off-site.*

The proposed development includes a zoning by-law amendment to include a Microbrewery or Craft Brewery as a permitted use. Although micro/craft breweries are typically treated as a commercial use, it is understood that they require light manufacturing processes for brewing operations. Micro/craft breweries are different from large-scale breweries in that they typically produce relatively small quantities of beer each year and provide on-site food and drink services. These services may range from a tasting room to a full restaurant, or some combination thereof, featuring the craft beers produced on-site. The brewery component of micro/craft breweries are fully enclosed within buildings and are well-suited to being in proximity of other commercial uses as they do not generate significant levels of noise, dust or odours. Evidence of this can be found in many comparable urban commercial areas. Any potential adverse effects resulting from a micro/craft brewery use would be required to be appropriately mitigated through preventative measures identified by qualified professionals.

- b) *Industrial employment uses permitted on lands designated Employment Area include activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses.*

The proposed zoning by-law amendment includes a Microbrewery or Craft Brewery as a permitted use. Although micro/craft breweries are typically treated as a commercial use, it is understood that they implicitly include light manufacturing processes required for brewing operations. Micro/craft breweries are different from large-scale breweries in that they typically produce relatively small quantities of beer each year.

- c) *This Plan encourages diversification of the types and sizes of industrial activities in the Loyalist Planning area. Industrial uses should be permitted on lots of all sizes; for each lot, there should be sufficient area provided to accommodate buildings, parking and loading areas, and landscaping. Uses may be permitted either as a single use on a lot or in concert with other uses on the same lot, such as industrial malls or plazas.*

Any industrial development on the subject site would be subject to all relevant zoning provisions to ensure that appropriate performance standards are met. Although micro/craft breweries are typically treated as a commercial use, it is understood that they include light manufacturing processes required for brewing. A micro-craft brewery would serve to diversify both the commercial and industrial landscape of the Loyalist Secondary Planning area. Micro/craft breweries add diversity to standard food and retail commercial uses and represent a highly compatible and complementary use in the proposed shopping centre.

- d) *Certain lands designated Employment Area use are located immediately adjacent to residential areas or land uses that can be sensitive to the impacts of industrial activity. In such areas, the range of uses should be limited to service industrial uses which are less likely to cause significant off-site impacts. Industrial employment uses considered obnoxious may be prohibited from being established adjacent to residential uses, or alternatively may be directed to areas that are secluded and located a considerable distance from areas that may be impacted by such uses.*

Attachment #2 – Planning Justification Report

21

The subject site is designated Employment Area but is not located adjacent to any residential areas or land uses. It is not anticipated that there will be any significant adverse effects generated by the proposed micro/craft brewery use on any sensitive land uses.

- e) Where industrial development is proposed adjacent to lands designated or used for sensitive land uses such as residential development, the Municipality should determine, using the Ministry of Environment's guideline on compatibility between industrial facilities and sensitive land uses, the separation distances or mitigative measures that should be employed to reduce the potential of land use conflict. Separation distances may vary depending upon the nature of the proposed industrial use and the sensitive land use.*

The site is not located adjacent to sensitive land uses such as residential development, nor is any residential development proposed on the subject lands. As such, there are no potential compatibility issues to address between the proposed micro/craft brewery and residential uses.

Section 8 – Implementation

Section 8 of the Secondary Plan provides policy direction for matters relating to the applicability and appropriate implementation of the Plan.

Section 8.1.1 – Zoning By-laws

- a) City Council should adopt as necessary new zoning by-laws to define the limits of areas to be allocated to various land uses and establish appropriate development criteria in conformity with the policies of this plan.*
- b) In assessing the merits of new zoning by-laws or proposed amendments to zoning by-laws, City Council should consider the objectives and policies of this plan.*

The proposed zoning by-law amendment would broaden the permitted uses for the subject site, in conformity with the permitted uses listed in the Loyalist Secondary Plan and describe appropriate performance standards.

The proposed development conforms with the policies of the Loyalist Secondary Plan in that it is a commercial development on lands designated Employment Area. The proposed uses for the site will enable the establishment of a variety of commercial uses which serve both community and regional markets. These uses, including retail, personal service shops, restaurants, and more, will complement and enhance the existing adjacent hotel and casino uses. The site will be easily accessible via Bell Boulevard, an arterial road, with nearby access to Highway 401.

It is our professional planning opinion that the proposed zoning by-law amendment conforms with the policies of the City of Belleville Official Plan and the Loyalist Secondary Plan.

Attachment #2 – Planning Justification Report

22

**5.0
CURRENT & PROPOSED ZONING**

The subject site is zoned Special Highway Commercial/Special Industrial (CH-28/MS-H) in the former Township of Sidney Zoning By-law 2076-80. Given that the CH-28/MS-H zone is applicable to lands beyond the subject site, it is proposed to establish a new site-specific Special Highway Commercial (CH-X) zone which reflects the proposed uses for the subject site and describes appropriate performance standards.

The CH-28/MS-H contains two zone symbols, referring to both the Special Highway Commercial (CH-28) and Special Industrial (MS) zones. As per Section 2(7) of Part C of the zoning by-law, where a zone symbol is followed by a “/” and another zone symbol, as shown Schedule B, then the structures, and use of buildings, structures, and lands permitted by each of the two (2) respective zone symbols shown for the designated lands shall be permitted subject to the restrictions of the applicable zone which permits the buildings and structures, and use of buildings, structures and lands. In this instance, the CH-28/MS-H zone indicates that the permitted uses and provisions of both the CH-28 and MS zones are applicable to the subject site.

The CH-28/MS-H zone is a special exception zone, forming part of a series of related special exception zones to the parent CH zone, as follows:

- / The CH-28/MS-H zone permits a casino, in addition to those uses permitted under Section 7(26) of Part M of the Zoning By-law;
- / Section 7(26) refers to the CH-25/MS zone, which permits those uses listed under Sections 7(10) and 7(15) of Part M and Section 1(1) of Part Q-1 of the Zoning By-law; and,
- / Sections 7(10) and 7(15) of Part M permit a variety of uses in addition to those permitted under the parent CH zone, listed in Section 1(1) of Part M.
- / Section 1(1) of Part Q-1 lists the uses permitted within the MS zone.

The proposed site-specific CH-X zone will build upon the existing series of special exceptions to the parent CH zone. The proposed site-specific CH-X zone will expand the list of permitted uses on the subject site and describe appropriate performance standards for the proposed development.

The table below reflects the compliance of the proposed development with the provisions of the CH-28/MS-H zone, as well as the provisions of the other relevant sections of the zoning by-law:

Provision	Requirement	Proposed	Amendment Required?
CH-28/MS-H Zone – Part M, Section 7(29)			
Permitted Uses	Within the area zoned CH-28/MS, a casino shall be a permitted use in addition to those uses permitted by Subsection 7(26) of this Part M.	Uses permitted by Subsection 7(29) of this Part M, in addition to the following uses: i. Coin Operated Laundry (Laundromat) ii. Dry Cleaning Distribution Station iii. Dry Cleaner’s Establishment iv. Hobby Beer & Wine Making Establishments v. Medical Clinic vi. Microbrewery or Craft Brewery vii. Pet Grooming Establishment	Yes

Attachment #2 – Planning Justification Report

23

Provision	Requirement	Proposed	Amendment Required?
		viii. Rental Outlet ix. Drive-In Restaurant x. Retail Store xi. Shopping Centre xii. Veterinarian Clinic	
Casino Definition	For the purpose of this By-law a casino shall mean a gaming facility approved by the Ontario Lottery and Gaming Corporation.	N/A	No
CH-25/MS Zone – Part M, Section 7(26)			
Permitted Uses	Within the area zoned CH-25/MS, the uses of Sections 7(10) and 7(15) of Part M and Section 1(1) of Part Q-1 are permitted.	(see proposed permitted uses under CH-28/MS-H, above)	Yes
“Dry” Uses Definition	For the purposes of this section, a “dry” use would be a use which does not require water for cooling, washing and processing and whose subsurface sewage disposal systems are used solely for the disposal of domestic waste.	N/A	No
CH-14 Zone – Part M, Section 7(15)			
Permitted Uses	Notwithstanding the provisions of Section 1(1) of this Part M, within the area zoned CH-14, the following uses shall be deemed to be permitted uses in addition to those uses permitted by Section 1(1) of this Part M: <ul style="list-style-type: none"> • Furniture, Appliance and Interior Decoration Retail and Warehouse Operation; • Office Supply and Equipment Sales and Service; • Printing or Copy Service; • Retailing Warehouse Outlet; • Business, Professional and/or Administrative Office; • Motor Vehicle Parts and Accessories. 	(see proposed permitted uses under CH-28/MS-H, above)	Yes
Parking	Notwithstanding the requirements of Part C, Section 15, the minimum off street parking requirements for a Furniture, Appliance and Interior Decoration Retail and Warehouse Operation shall be 2.4 spaces per 100 square metres of G.F.A. (gross floor area).	N/A	No
CH-9 Zone – Part M, Section 7(10)			
Permitted Uses	Notwithstanding the provisions of Section 1(1) of this Part M, within the area zoned CH-9, a business, professional and/or administrative office and a retailing warehouse outlet shall be deemed to be permitted uses in addition to those uses permitted by Section 1(1) of this Part M.	(see proposed permitted uses under CH-28/MS-H, above)	Yes
CH Zone – Part M, Section 1(1)			
Permitted Uses	Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:	(see proposed permitted uses under CH-28/MS-H, above)	Yes

Attachment #2 – Planning Justification Report

24

Provision	Requirement	Proposed	Amendment Required?
	<p>Main Uses</p> <ul style="list-style-type: none"> i. Motor Vehicle Rental Agency ii. Motor Vehicle Repair Garage iii. Motor Vehicle Sales Room and Lot iv. Motor Vehicle Gasoline Bar v. Motor Vehicle Service Station vi. Recreation Vehicle Sales and Service vii. Rental Outlet, but not include outside storage viii. Eating Establishment ix. Hotel x. Motel xi. Farm Implement Sales and Service xii. Parking Lot xiii. Places of Amusement xiv. Convenience Store, with a GFA not exceeding 300 m² xv. Bank xvi. Service Shop xvii. Home Improvement and/or interior Decoration Centre xviii. Building Supply Centre xix. Nursery or Garden Centre xx. Monument Shop, but not including outside storage xxi. Banquet or Meeting Hall xxii. Church xxiii. Auction Sales Building xxiv. Mini Storage Building xxv. Existing Uses <p>Accessory Uses, Buildings, or Structures</p> <ul style="list-style-type: none"> i. Any use, building or structure which is subordinate and customarily incidental to a main use; ii. An existing single detached dwelling related to, or one dwelling unit in a commercial building, except in the case of a motor vehicle service station or motor vehicle repair garage where such dwelling shall not be permitted. 		
Min. Lot Frontage	30 m	Meets	No
Min. Front Yard Depth	12 m A strip of land with a depth of 1.5 metres abutting the street line shall be maintained as a landscaped area, except for ingress and egress.	3 m	Yes
Min. Rear Yard Depth	7.5 m Where the rear yard abuts a street line or a lot which is located in a residential zone, a strip of land with a depth of 1.5 metres abutting the rear lot line shall be maintained as a landscaped area.	Meets	No

Attachment #2 – Planning Justification Report

25

Provision	Requirement	Proposed	Amendment Required?
Min. Interior Side Yard Width	4.5 m Where the side yard abuts a lot which is located in a residential zone, a minimum side yard of 6.0 metres shall be provided, of which the 1.5 metres abutting the lot line shall be maintained as a landscaped area.	3 m	Yes
Max. Lot Coverage	50%	20%	No
Max. Building Height	13.5 m	Meets	No
Open Storage	Where open storage is located in a yard which abuts a residential, open space or community facility zone, or is visible from the street, such open storage shall be enclosed by adequate screening in the form of landscaping and/or fencing to a height of not less than 1.8 metres. No open storage shall be permitted within 3.0 metres of a lot line.	Meets	No
Requirements for Motor Vehicle Service Stations and Gas Bars	1) Minimum frontage on any street shall be 36.5 metres;	Meets	No
	2) No gasoline pump shall be located closer to any lot line than 6.0 metres;	Meets	No
	3) Notwithstanding the requirements of this By-Law, canopies over gas pumps are permitted provided: a. the minimum distance between ground at the base of the gas pumps and the lowest point of the canopy is 3.0 metres; and b. the nearest part of the canopy is not closer than 1.5 metres to any lot line.	Meets	No
	4) No buildings shall be erected closer to a street line than 9.0 metres nor closer to any other lot line than 3.0 metres;	Meets	No
	5) The width of any entrance or exit, or combined entrance or exit, measured at the street line, shall not be greater than 9.0 metres;	Meets	No
	6) The distance between the point of intersection of the street line and either side lot line and the nearest entrance or exit shall be at least 3.0 metres;	Meets	No
	7) On a corner lot, no entrance or exit shall be permitted within 7.5 metres of the intersection of the two street lines;	Meets	No
	8) A strip of land not less than 1.5 metres in width shall be provided for landscaping purposes between the working area and any adjacent lot line other than those sections used for ingress and egress;	Meets	No

Attachment #2 – Planning Justification Report

26

Provision	Requirement	Proposed	Amendment Required?
	9) No open storage of unserviceable cars and waste materials shall be permitted.	Meets	No
Requirements for Accessory Uses, Buildings or Structures	<p>In addition to the provisions of Part c, Section 7, the following requirements shall apply:</p> <p>a) Where the accessory building is in the form of a dwelling unit attached to a commercial building, such unit shall not be located in front of the commercial building;</p> <p>b) Where a dwelling unit is in the form of an existing single detached dwelling,</p> <p style="padding-left: 40px;">a. The provisions of Part E, Sections 2.(4) to (1) and Sections 3, 4, 5, 6, and 7 shall apply; and,</p> <p style="padding-left: 40px;">b. The minimum distance between such dwelling and the main building shall be one half of the combined heights of such dwelling and main building.</p> <p>c) The residential requirements shall be in addition to the zone requirements of this Part M.</p>	Meets	No
MS Zone – Part Q-1, Section 1(1)			
Permitted Uses	<p>Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes provided they are not obnoxious by reason of dust, smoke, fumes, gas, soot, cinders, glare, noise, vibration or waste.</p> <p>Main Use</p> <p>i. Manufacturing, processing and fabrication of goods and materials;</p> <p>ii. Warehousing and storage of goods but not including salvage yards;</p> <p>iii. Wholesale business;</p> <p>iv. Truck and/or Transportation Terminal;</p> <p>v. Rental Outlet;</p> <p>vi. Business and Industrial Incubator;</p> <p>vii. Motor Vehicle Repair Garage;</p> <p>viii. Motor Vehicle Body Shop;</p> <p>ix. Non-Personal Service or Repair Operation;</p> <p>x. Business, Professional or Administration Office, with a GFA not exceed 500 m²</p> <p>Accessory Uses, Buildings or Structures</p> <p>1) Any use, building or structure which is subordinate and customarily incidental to a main use. These would include a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the main building and occupies not more than five percent (5%) of the gross floor area</p>	(see proposed permitted uses under CH-28/MS-H, above)	Yes

Attachment #2 – Planning Justification Report

27

Provision	Requirement	Proposed	Amendment Required?
	of the main building or 100 square metres whichever is the lesser.		
General Provisions – Part C			
Minimum Off-Street Parking Requirements (Section 15)	For every building or structure erected, altered or enlarged after the passing of this By-Law, there shall be provided and maintained off street parking in conformity with the following Schedule: <ul style="list-style-type: none"> • Motel / Hotel = 1 space per sleeping room; • Tavern, restaurant, or eating establishment = 1 space for every 4 persons that can be accommodated at one time; • Retail Store, convenience store, service shop, or other similar establishment = 1 space for every 18.5 m² of GFA or part thereof; • Drive-in restaurant = 1 space for every 4.5 m² of GFA or part thereof; • Every building or structure not specified above, except for a building or structure permitted in an agricultural zone = 1 space for every 30 m² of GFA. 	5.5 spaces per 100m ² of GFA	Yes
Supplementary Off-Street Parking Requirements (Section 16)	The following supplementary requirements shall apply to all required parking areas in all zones except in the case of single detached dwellings, semi detached dwellings, duplex dwellings and horizontal multiple attached dwellings: <ol style="list-style-type: none"> a) Every parking space shall have a minimum width of 2.5 metres and a minimum length of 6 metres. No obstruction of a required parking space shall be permitted. Where a solid wall abuts a parking space, such parking space shall have a minimum width of 3 metres; b) All off street parking required for any main use shall be provided on the same lot on which such main use is located; c) Ingress and egress directly to and from any off street parking spaces shall be by means of an aisle having a width of at least 7 metres; d) The parking area shall be constructed of crushed stone, slag, gravel, having an asphalt or cement binder, or any type of permanent type surfacing with drainage facilities that comply with the requirements of the Corporation; 	Meets Standard spaces are measured 2.5m x 6m Barrier-free spaces are provided in compliance with AODA standards	No

Attachment #2 – Planning Justification Report

Provision	Requirement	Proposed	Amendment Required?
	<ul style="list-style-type: none"> e) Every driveway to a parking area shall be surfaced in the same or better manner as the parking area. Such driveway or driveways shall have a minimum width of 3 metres but shall not exceed 9 metres in width; f) The lights used for illumination of the parking area shall be so arranged as to divert the light away from adjacent lots; g) Driveways to a parking area shall not pass through zones other than the one containing such parking area. Further to this Section and Section 19 of this Part c, driveways, pedestrian access and off street parking areas shall be such that vehicular and pedestrian movement is not prevented during a regulatory flood; h) When a building or structure accommodates more than one type of use, the off street parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building or structure occupied by the separate types of use; i) Where parking is provided in any front yard or outside side yard, the parking areas shall be separated from any adjacent street line by a strip of land not less than 1.5 metres in width, which shall be reserved for landscaping purposes and such strip shall include a curb or similar barrier, except for a driveway or driveways; j) Where off street parking abuts a Residential Zone, the parking area shall be separated from the abutting lot line by a strip of land at least 1.5 metres in width. Such strip of land shall be retained for landscaping purposes, and shall include at least one row of hardy shrubs not less than 1.5 metres in height and shall be maintained in a healthy growing condition except for a driveway or driveways. 		
<p>Off Street Loading Requirements (Section 17)</p>	<p>For every building or structure hereafter erected for an industrial or commercial use, involving the frequent shipping loading or unloading of persons, animals, goods, wares or merchandise, there shall be provided and maintained for the premises, loading comprised of one or more</p>	<p>Meets</p>	<p>No</p>

Attachment #2 – Planning Justification Report

29

Provision	Requirement	Proposed	Amendment Required?
	loading spaces in accordance with the gross floor area of the building or structure as follows: <ul style="list-style-type: none"> - < 420 m² of GFA = 0 loading spaces - 420 – 2,300 m² of GFA = 1 loading space - > 2,300 m² of GFA = 2 loading spaces 		
Supplementary Off Street Loading Restrictions (Section 18)	<ol style="list-style-type: none"> 1) Each loading space shall not be less than 12 metres long and 4 metres wide and have a vertical clearance of not less than 4.5 metres. 2) Every loading space shall have unobstructed access to a public street or lane by means of a driveway having a minimum width of 6 metres. 3) Every loading space shall be constructed of crushed stone, slag, gravel, having an asphalt or cement binder, or any time of permanent type, surfacing, with drainage facilities that comply with the requirements of the corporation. 4) Every loading space shall be maintained with a single surface that is treated so as to prevent the rising of dust or loose particles. 5) Every driveway shall be surfaced in the same or better manner as the loading area. 6) Where the loading area is adjacent to a Residential Zone, any lighting facilities shall be so arranged as to deflect the light from the Residential Zone. 7) Where the loading zone is adjacent to a Residential Zone, a barrier at least 1.5 metres in height shall be erected on the abutting lot line where it abuts the Residential Zone. Such barrier shall be constructed of material and in a manner to effect complete visual screening of the loading area. 	16 loading spaces	No
Access to Lots (Section 19)	<ol style="list-style-type: none"> 1) Every lot shall be limited to the following number of driveways: <ol style="list-style-type: none"> a. Up to the first 10.5 metres of frontage – not more than one (1) driveway b. Greater than 10.0 meters of frontage but less than 30 metres of frontages – not more than two (2) driveways with a combined width not exceeding 30% of the lot frontage; and, c. One additional driveway for each additional 30 metres of lot frontage. 2) Notwithstanding Section 19(1) of this Part c or any other provision of the By-Law to the contrary, the number, width and location of driveways on a lot and the lot frontage abutting a street shall be in accordance with all requirements of and be satisfactory to the 	Meets	No

Attachment #2 – Planning Justification Report

Provision	Requirement	Proposed	Amendment Required?
	public authority having jurisdiction for the subject abutting street.		
Landscaping (Section 21)	Where this By-Law requires landscaping strips or areas space, the land provided for shall be graded, sodded and/or the provision of landscaped open landscaping strips seeded to grass and planted with trees and/or shrubs so as to form at provided for landscaped open space shall be graded, sodded and/or seeded to grass and planted with trees and/or shrubs. The said grassland, trees and/or shrubs shall be maintained or from time to time renewed by the landowner to provide and maintain a privacy screen for the residents of the area.	Meets	No

5.1 Permitted Uses

The site-specific Special Highway Commercial/Special Industrial (CH-28/MS-H) zone permits a variety of uses on the subject site. However, those uses do not reflect the full extent of the uses permitted by the Loyalist Secondary Plan. The Secondary Plan permits a full range of commercial uses, which generally includes business and professional offices, retail establishments, places of entertainment, assembly halls, restaurants, hotels and motels, personal service uses, automotive uses, community facilities and recreational uses. The proposed amendment will bring the zoning of the subject site into conformity with the policies of the Secondary Plan, maintaining the overall intent to permit a full range of commercial uses which will service community and regional markets.

The proposed uses for the site are consistent with those general commercial uses permitted within the lands designated Employment Area in the Loyalist Secondary Plan. The proposed uses for the subject site include:

- / Coin Operated Laundry
- / Dry Cleaning Distribution Station
- / Dry Cleaner’s Establishment
- / Hobby Beer & Wine Making Establishment
- / Medical Clinic
- / Microbrewery or Craft Brewery
- / Pet Grooming Establishment
- / Rental Outlet
- / Drive-In Restaurant
- / Retail Store
- / Shopping Centre
- / Veterinarian Clinic

These uses represent highly compatible commercial uses which will contribute positively to community and regional markets. As per the findings of the market study, the proposed uses will generate positive economic benefits for the City and the community and will not result in significant adverse impacts to other nearby commercial areas.

5.2 Required Yard Depths

The subject site is a regularly shaped lot with frontage along Bell Boulevard. However, the proposed development will result in the construction of a new road allowance along the western side of the property, as well as an extension to the existing right-of-way (ROW) at the south-eastern corner of the site, which currently provides access to the Townplace Suites by Marriot Hotel. Upon completion of these two ROWs, the subject site will effectively become a large corner lot, with street frontage along three of four lot lines.

Attachment #2 – Planning Justification Report

31

The Zoning By-law states that the 'front lot line' shall mean the boundary of a lot which is common with the street line, provided that, in the case of a corner lot, the shorter lot line that is common with the street line, shall be deemed to be the front lot line and the longer lot line shall be the 'outside lot line'. Based on this definition, any lot line which abuts a street, but which is not the front lot line, shall be defined as an outside side lot line. The southern lot line, which abuts Bell Boulevard along its entire length, will function as the front lot line of the site. As the site will be accessed by Bell Boulevard, this can be logically determined to be the front lot line. Opposite to the front lot line along Bell Boulevard, the site abuts Highway 401 to the north. The rear lot line is defined as the lot line opposite to the front lot line. As such, the northern lot line is determined to be the rear lot line. The remaining eastern and western lot lines, which will have frontage along the proposed future road allowances, are considered to be outside side lot lines.

Front Yard Depth

It is proposed to reduce the minimum required front yard depth of the site from 12 metres to 3 metres in the site-specific CH-X zone. The proposed reduction will enable buildings on the site to be located much closer to the street line while maintaining sufficient depth to accommodate high quality landscaping between the street and the proposed buildings. The intention of the proposed reduction is to prevent the need for front yard parking on the site and to establish a more visually appealing streetscape by ensuring that parking is located centrally within the site. A 3-metre setback would enable the proposed commercial buildings to form a dynamic street wall along the outer edge of the subject site along Bell Boulevard, resulting in a more pedestrian friendly design and one which will result in fewer visual intrusions to the streetscape. The proposed reduction to the front yard depth will not result in less total parking provided on the site, but rather will shift the location of the parking towards the centre of the site where it can be relatively well screened from view from Bell Boulevard. A reduced setback will therefore maintain a more visually appealing streetscape along Bell Boulevard by eliminating the potential for parking spaces to be located along the length of Bell Boulevard between the street and the proposed commercial buildings. Given the quantity of traffic that will be generated by the site and surrounding uses, as well as Bell Boulevard's status as an arterial road, it is important to develop Bell Boulevard with consideration to the design and aesthetic appeal of development.

Outside Side Yard Depth

The Zoning By-law does not include a provision for outside side yard depth in the parent CH zone. As such, the proposed site-specific CH-X zone will establish a minimum outside side yard width of 3 metres. The proposed outside side yard depth requirement will mirror the proposed front yard depth, thereby establishing a consistent streetscape along all street frontages of the site. Given that the site will ultimately have three street frontages (south, east, and west lot lines), it is important that the proposed buildings maintain a consistent presence along the streetscape. The 3-metre outside side yard width is consistent with the proposed front yard depth and will maintain a consistent setback among buildings along all street frontages. This will provide for a visually appealing and pedestrian friendly site-design, with minimal visual intrusions to the streetscape. As with the proposed front yard depth, the proposed outside side yard depth will allow the commercial buildings to address the streetscape, while parking is provided centrally within the site, eliminating the potential for front yard parking to dominate the streetscape. The proposed 3-metre outside side yard depth will also maintain sufficient yard depth to provide high quality landscaping between the proposed buildings and the street line, further enhancing the visual appeal of the streetscape.

5.3 Minimum Required Parking

Section 15 of Part C in the former Township of Sydney Zoning By-law 2076-80 provides minimum off-street parking requirements for various commercial land uses. Given the variety of proposed uses for the site, the scale of the development, and the integrated function of the site as a whole, it is proposed to establish a minimum off-street parking ratio for the entire site. A minimum parking ratio of 5.5 spaces per 100 square metres of gross floor area (GFA) is proposed for the entire site. A site-wide parking requirement will ensure that the entire site will continue to function as intended in the future.

Attachment #2 – Planning Justification Report

32

A ratio of 5.5 spaces per 100m² of GFA is appropriate for a shopping centre of this nature and scale and is consistent with minimum parking ratios for similar developments elsewhere. The Township of Kingston restricted area Zoning By-law 76-26 requires a minimum parking ratio of 5.4 spaces per 100m² of GFA for shopping centres. Similarly, the City of Quinte West Comprehensive Zoning By-law 18-009 requires a minimum parking ratio of 5.9 spaces per 100m² of GFA. Finally, the City of Oshawa Zoning By-law Number 60-94 requires a minimum parking ratio of 4.8 spaces per 100m² of GFA for shopping centres with more than 28,000m² of GFA.

The proposed development contains 1,919 parking spaces and a total of 31,411 square metres of planned GFA. This a parking ratio of 6.1 spaces per 100 square metres of GFA. This exceeds the proposed minimum required parking ratio. This will allow for some flexibility in the design of the site through the site plan control review process, where technical requirements and more detailed analysis may require some moderate changes to the layout of the site. By establishing a clear minimum parking ratio of 5.5 spaces per 100m² of GFA, there is assurance that the proposed development will maintain an appropriate minimum number of parking spaces.

5.4 Zoning to Apply to Entire Site

The subject site is proposed to be developed in its entirety as a commercial centre for community and regional markets, with the site intended to function as a whole. As such, should any future severance, partition, or division of the lands be undertaken, it is proposed that the provisions of the CH-X zone apply to the whole of the lands zoned CH-X as if no severance, partition or division occurred. This will ensure that, in the event that a portion of the site should be severed from the site in the future, the zone provisions will continue to apply to the lands as a whole. This provision is critical to ensure that any future division of the subject lands does not impact the future compliance of the proposed development with the provisions of the site-specific zone. For example, in the event that a portion of the subject site were to be severed, the Bell Boulevard frontage will continue to be interpreted as the front lot line of the lands contained within the site-specific CH-X zone for zoning purposes. This will ensure that, despite any future division of land, the proposed development will maintain compliance with the site-specific zone.

Attachment #2 – Planning Justification Report**6.0
CONCLUSION**

The applicant is seeking to construct a commercial plaza. The proposed development will include a variety of commercial uses including large-format retail, a gas bar, a fitness centre, banks, restaurants, and personal service shops, covering approximately 20% of the 15-hectare site. The commercial plaza will complement existing commercial uses along Bell Boulevard and benefit both community and regional markets.

The proposed development is consistent with the policies of the Provincial Policy Statement, the City of Belleville Official Plan, and the Loyalist Secondary Plan in that it proposes a commercial plaza with a full range of commercial uses that will draw on both community and regional markets. The proposed uses and built form are appropriate given the location of the subject lands along an arterial road in proximity to Highway 401.

A zoning by-law amendment is proposed to expand the list of permitted uses on the site to be consistent with the policies of the City of Belleville Official Plan and the Loyalist Secondary Plan. Further amendments are proposed to reduce the minimum required front yard depth and to establish a minimum outside side yard depth requirement. The front and outside side yard depths will permit the construction of commercial buildings which address the streetscape and provide a visually-appealing design by locating parking centrally within the site. The overall effect of the zoning by-law amendment will be to permit a regional commercial plaza which contributes positively to broader streetscape of Bell Boulevard.

The proposed zoning by-law amendment conforms to the policies of the Provincial Policy Statement and the City of Belleville Official Plan. It is our professional planning opinion that this development represents good planning.

Respectfully,



Mike Keene, MCIP RPP
Associate Director, Planning + Development
Fotenn Consultants Inc.

34

Attachment #2 – Planning Justification Report

APPENDIX A

ZONING BY-LAW AMENDMENT

1. The former Township of Sidney Zoning By-Law Number No. 2076-80 of the City of Belleville, as amended, is hereby further amended as follows:
 - 1.1 Schedule B1 – Township of Sidney, as amended, is hereby further amended by rezoning the lands described as part of Lots 35 and 36, Concession 2, former Township of Sidney, now City of Belleville, Hastings County, from the CH-28/MS-H Zone to Special Highway Commercial (CH-X), as shown on Schedule 'A' attached to and forming part of By-Law Number 2018-____.
 - 1.2 By adding a new subsection thereto, as follows:

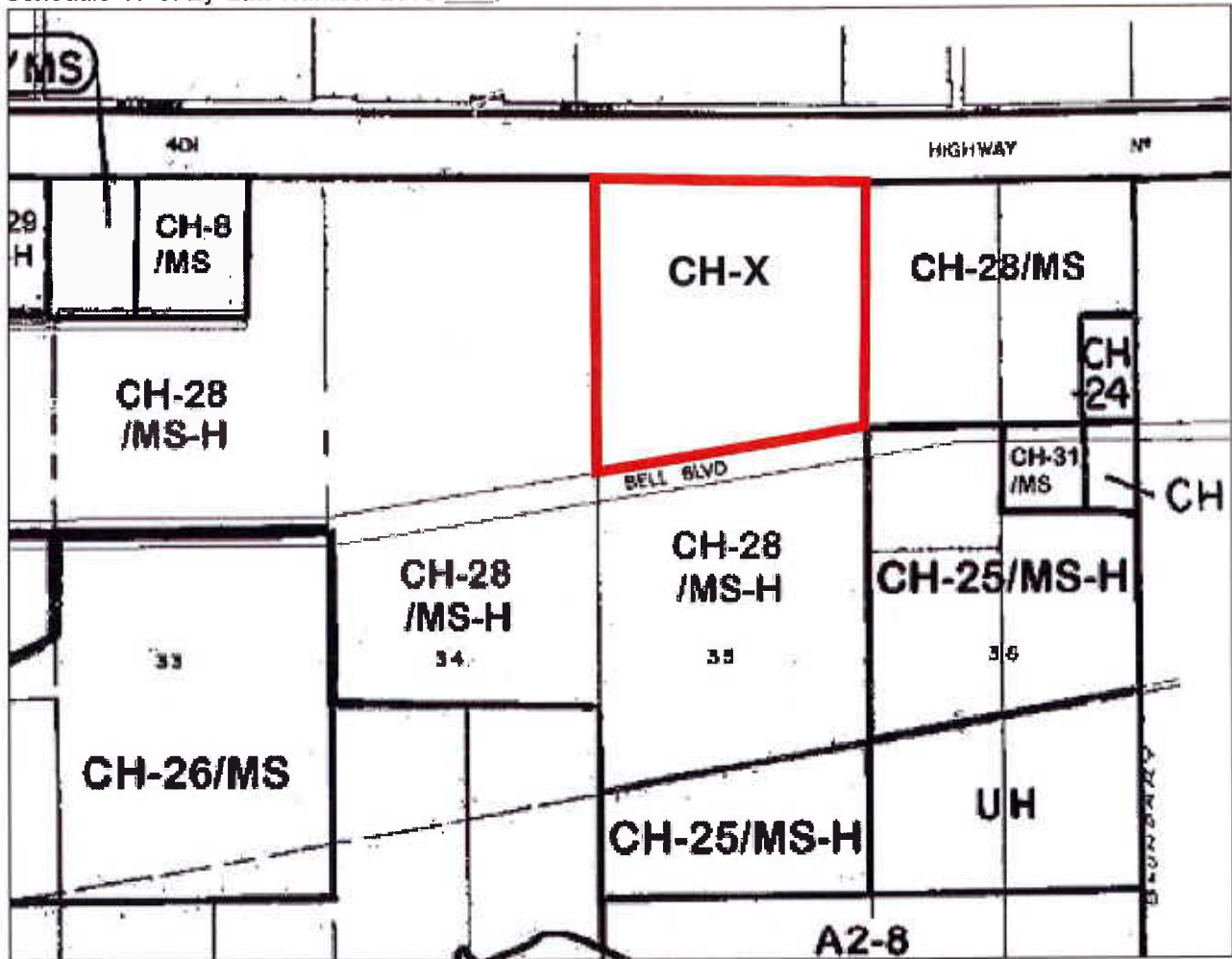
Part M – CH Highway Commercial Zone, Section 7(X) CH-X (Part of Lots 35 and 36, Concession 2, former Township of Sidney, now City of Belleville, Hastings County)

 - a) Notwithstanding any sections of Parts C, M, or Q-1 of this by-law to the contrary, the following special provisions shall apply within the area zoned CH-X:
 - i. The uses of Subsection 7(29) of this Part M shall be permitted in addition to the following uses:
 - Coin Operated Laundry (Laundromat)
 - Dry-Cleaning Distribution Station
 - Dry-Cleaning Establishment
 - Hobby Beer & Wine Making Establishments
 - Medical Clinic
 - Microbrewery or Craft Brewery
 - Pet Grooming Establishment
 - Rental Outlet
 - Drive-In Restaurant
 - Retail Store
 - Shopping Centre
 - Veterinarian Clinic
 - ii. Minimum front yard depth = 3 metres
 - iii. Minimum outside side yard depth = 3 metres
 - iv. Off Street Parking Requirement
 - i. 5.5 parking spaces for every 100 square metres, or part thereof, of gross floor area
 - v. Notwithstanding any severance, partition, or division of the Lands, the provisions of the CH-X Zone shall apply to the whole of the Lands as if no severance, partition or division occurred.

Attachment #2 – Planning Justification Report

35

Schedule 'A' of By-Law Number 2018-_____.



TURNER FLEISCHER

STATISTICS

TOTAL SITE	124.41 HA	124.41 ACRES
STY 1	27.28 HA	27.28 ACRES
STY 2	12.28 HA	12.28 ACRES
STY 3	15.94 HA	15.94 ACRES
STY 4	15.94 HA	15.94 ACRES
STY 5	15.94 HA	15.94 ACRES
STY 6	15.94 HA	15.94 ACRES
STY 7	15.94 HA	15.94 ACRES
STY 8	15.94 HA	15.94 ACRES
STY 9	15.94 HA	15.94 ACRES
STY 10	15.94 HA	15.94 ACRES
STY 11	15.94 HA	15.94 ACRES
STY 12	15.94 HA	15.94 ACRES
STY 13	15.94 HA	15.94 ACRES
STY 14	15.94 HA	15.94 ACRES
STY 15	15.94 HA	15.94 ACRES
STY 16	15.94 HA	15.94 ACRES
STY 17	15.94 HA	15.94 ACRES
STY 18	15.94 HA	15.94 ACRES
STY 19	15.94 HA	15.94 ACRES
STY 20	15.94 HA	15.94 ACRES
STY 21	15.94 HA	15.94 ACRES
STY 22	15.94 HA	15.94 ACRES
STY 23	15.94 HA	15.94 ACRES
STY 24	15.94 HA	15.94 ACRES
STY 25	15.94 HA	15.94 ACRES
STY 26	15.94 HA	15.94 ACRES
STY 27	15.94 HA	15.94 ACRES
STY 28	15.94 HA	15.94 ACRES
STY 29	15.94 HA	15.94 ACRES
STY 30	15.94 HA	15.94 ACRES
STY 31	15.94 HA	15.94 ACRES
STY 32	15.94 HA	15.94 ACRES
STY 33	15.94 HA	15.94 ACRES
STY 34	15.94 HA	15.94 ACRES
STY 35	15.94 HA	15.94 ACRES
STY 36	15.94 HA	15.94 ACRES
STY 37	15.94 HA	15.94 ACRES
STY 38	15.94 HA	15.94 ACRES
STY 39	15.94 HA	15.94 ACRES
STY 40	15.94 HA	15.94 ACRES
STY 41	15.94 HA	15.94 ACRES
STY 42	15.94 HA	15.94 ACRES
STY 43	15.94 HA	15.94 ACRES
STY 44	15.94 HA	15.94 ACRES
STY 45	15.94 HA	15.94 ACRES
STY 46	15.94 HA	15.94 ACRES
STY 47	15.94 HA	15.94 ACRES
STY 48	15.94 HA	15.94 ACRES
STY 49	15.94 HA	15.94 ACRES
STY 50	15.94 HA	15.94 ACRES
STY 51	15.94 HA	15.94 ACRES
STY 52	15.94 HA	15.94 ACRES
STY 53	15.94 HA	15.94 ACRES
STY 54	15.94 HA	15.94 ACRES
STY 55	15.94 HA	15.94 ACRES
STY 56	15.94 HA	15.94 ACRES
STY 57	15.94 HA	15.94 ACRES
STY 58	15.94 HA	15.94 ACRES
STY 59	15.94 HA	15.94 ACRES
STY 60	15.94 HA	15.94 ACRES
STY 61	15.94 HA	15.94 ACRES
STY 62	15.94 HA	15.94 ACRES
STY 63	15.94 HA	15.94 ACRES
STY 64	15.94 HA	15.94 ACRES
STY 65	15.94 HA	15.94 ACRES
STY 66	15.94 HA	15.94 ACRES
STY 67	15.94 HA	15.94 ACRES
STY 68	15.94 HA	15.94 ACRES
STY 69	15.94 HA	15.94 ACRES
STY 70	15.94 HA	15.94 ACRES
STY 71	15.94 HA	15.94 ACRES
STY 72	15.94 HA	15.94 ACRES
STY 73	15.94 HA	15.94 ACRES
STY 74	15.94 HA	15.94 ACRES
STY 75	15.94 HA	15.94 ACRES
STY 76	15.94 HA	15.94 ACRES
STY 77	15.94 HA	15.94 ACRES
STY 78	15.94 HA	15.94 ACRES
STY 79	15.94 HA	15.94 ACRES
STY 80	15.94 HA	15.94 ACRES
STY 81	15.94 HA	15.94 ACRES
STY 82	15.94 HA	15.94 ACRES
STY 83	15.94 HA	15.94 ACRES
STY 84	15.94 HA	15.94 ACRES
STY 85	15.94 HA	15.94 ACRES
STY 86	15.94 HA	15.94 ACRES
STY 87	15.94 HA	15.94 ACRES
STY 88	15.94 HA	15.94 ACRES
STY 89	15.94 HA	15.94 ACRES
STY 90	15.94 HA	15.94 ACRES
STY 91	15.94 HA	15.94 ACRES
STY 92	15.94 HA	15.94 ACRES
STY 93	15.94 HA	15.94 ACRES
STY 94	15.94 HA	15.94 ACRES
STY 95	15.94 HA	15.94 ACRES
STY 96	15.94 HA	15.94 ACRES
STY 97	15.94 HA	15.94 ACRES
STY 98	15.94 HA	15.94 ACRES
STY 99	15.94 HA	15.94 ACRES
STY 100	15.94 HA	15.94 ACRES



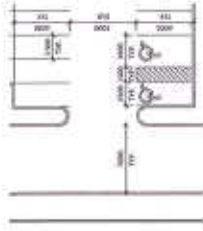
BELL BOULEVARD

RELEVILLE, ONTARIO
R2 303

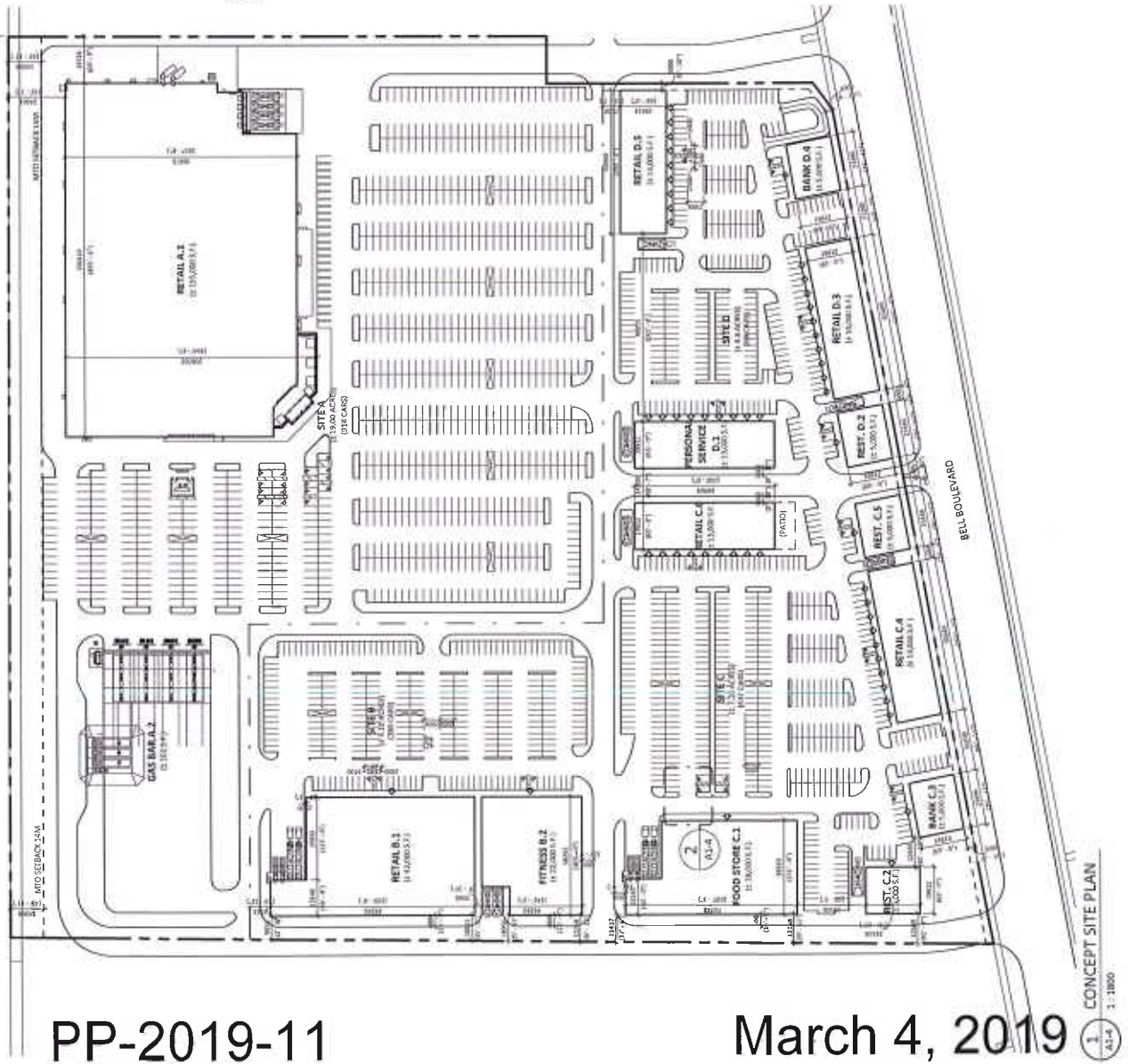
CONCEPT SITE PLAN

PRELIMINARY

DWG # A1-4
2018-03-01
SCALE = As Indicated



2 STANDARD PARKING DETAIL
A1-4 1:500



PP-2019-11

March 4, 2019

1 CONCEPT SITE PLAN
A1-4 1:2000

Attachment #4 – Loyalist Secondary Plan Designation Map

ROSLIN RD



BELLEVUE DR

HIGHWAY 401

EMPLOYMENT
AREA

EMPLOYMENT
AREA

EMPLOYMENT
AREA

BELL BLVD

EMPLOYMENT
AREA

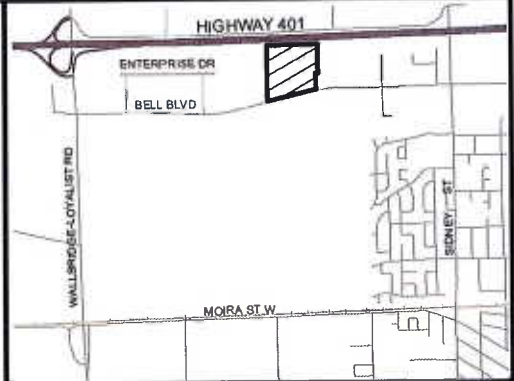


LOCATION MAP

LOCATION: BELL BLVD



- SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



APPROVAL BLOCK
DE& DS RS

CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-10
March 4, 2019

To: Belleville Planning Advisory Committee

Subject: Proposed Zoning By-law Amendment (By-Law 10245)
2 Dundas Street West
City of Belleville
APPLICANT: Sandy Wilson (Alexander Wilson Architect Inc.)
OWNER: Mohammad Shahid, Integrated Real Estate Investment
Platform Inc.
AGENT: Sandy Wilson (Alexander Wilson Architect Inc.)

File: B-77-1073

Recommendation:

That Report No. PP-2019-10 dated March 4, 2019 regarding Proposed Amendment to Zoning By-Law Number 10245, as Amended –2 Dundas Street West, 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 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 2 Dundas Street West and located north of Dundas Street, east of James Street, and south of Colborne Street
Site Size	1318.70 square metres
Present Use	vacant
Proposed Use	Multi-residential building with ground floor commercial
Belleville Official Plan Designation	City Centre
Present Zone Category	C7-2 Motor Vehicle Commercial Zone with Special Provisions
Proposed Zone Category	C2 – General Commercial Zone with special provisions to allow reduced parking and off-site parking
Land uses to the north	Vacant parcels immediately north and metered parking lot north of Colborne Street which is owned by the Province as part of the Court House and managed by the City
Land uses to the east	Proposed multi-residential and mixed use commercial buildings which form part of the overall development concept for this block of land
Land uses to the south	Proposed multi-residential buildings adjacent to the marina
Land uses to the west	Existing commercial building

In support of the application, the following was submitted:

- Planning Justification Report (Attachment #2)
- Site Plan of larger block (Attachment #3)
- Traffic Statement
- Servicing & Stormwater Management Report
- Post Development Drainage Plan
- Erosion & Sediment Control Plan
- Site Grading Plan
- Site Servicing Plan
- Legal Survey
- Site Plan

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

Proposal

The Applicant proposes to rezone the subject lands from C7-2 (Motor Vehicle

Commercial Zone with special provisions) to C2 (General Commercial Zone with special provisions to permit a 6-storey mixed use building with reduced parking requirements and off-site parking on adjacent sites that are also being proposed to be developed by the owner.

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.

1.7.1 Long-term economic prosperity should be supported by:

- a. promoting opportunities for economic development and community investment-readiness;
- b. optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;
- c. maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- d. encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- e. promoting the redevelopment of brownfield sites;

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.

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 #4 – Official Plan Designation Map).

Section 3.8 of the Official Plan contains the following general 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.

Development should increase the diversity and vitality of the downtown and create a lively and vibrant environment that supports a wide variety of living, shopping, leisure, cultural and working activities. Development that takes advantage of the Moira River and Bay of Quinte is strongly encouraged.

The City Centre contains significant heritage resources, buildings and sites that are a major part of the character and quality of the area, and are linked to the economic function. New private and public investment opportunities that protect and enhance these heritage resources are important to the economic success of the City Centre."

Section 3.8.1 of the City Centre Policies identifies permitted uses including:

- a) Commercial and employment uses, including hotels, conference facilities, retail uses, business, professional and administrative offices, outdoor cafes and restaurants, places of entertainment, private clubs, theatres, art galleries, marinas, recreational uses, all types of commercial services and parking lots.
- b) Medium and high density residential uses including seniors' residences and retirement communities, either as main uses or within mixed use developments.
- d) New automotive or industrial uses are discouraged from locating in the City Centre.

Section 3.8.2 contains a list of general development policies intensification of development with good urban design including:

- a) Many sites in the City Centre are vacant or under-developed and are expected to redevelop during the course of this Plan for commercial, residential and employment uses. The details of this planned intensification are set out in the Special Policies of Section 4.6 and are based on the City Centre Intensification Plan. The intensification of these sites will support the character and function

of the City Centre and are intended to have reasonable flexibility to avoid discouraging investment in the City Centre.

- b) Residential uses on lands designated City Centre may be permitted in mixed use developments or as a primary single use on a lot, generally consisting of a medium and high density projects. Medium and high density residential uses as defined in Section 3.10 of this Plan are allowed throughout the City Centre according to the Special Policies of Section 4.6 of the Plan.
- c) This Plan encourages compact, intense development of lands designated City Centre in order to ensure that the core area remains a key focal point in the City. To achieve this objective, buildings that maximize land utility should be encouraged.
- d) Where practical, the massing and height of buildings should respect the heritage value of the immediate areas, and a balance between intensity and scale needs to be achieved in many parts of the City Centre.

Section 3.8.4 identifies parking strategies in the City Centre including:

- a) Vehicular parking is important to the success of the City Centre. The provision of public and private parking facilities is encouraged to meet the needs of all uses in the City Centre. In recognition of the concentration of uses and the frequency of multi-purpose trips to the City's core, parking standards in some parts of the City Centre may be reduced.
- b) Major new development should be encouraged to provide on-site parking; this is particularly important for residential uses. However, it may not always be practical or appropriate to provide on-site parking due to location or access concerns; in such instances, the cash-in-lieu provisions as set out in Section 8.1.5 b) of this Plan may be employed at the discretion of the Municipality.

Section 3.8.7 identifies policies to promote good quality urban design including:

- building setbacks from public roads should be minimized except where lands are required for sidewalks, road widening, or landscaping;

Section 4.6 of the Official Plan provides additional policies for the City Centre Planning Area which provides more detailed policies to guide intensification and redevelopment of the City Centre. The subject lands are within the

District referred to as "The Flats" and the intensification Plan is illustrated on Schedule D2 which shows that the recommended height for the subject lands would be 6 stories (See Attachment # 5).

Zoning By-law

The subject lands are currently zoned C7-2: Motor Vehicle Commercial Zone with special provisions. The application proposes to amend the zoning to C2 General Commercial with special provisions to allow reduced parking and off-site parking in addition to an increased height of 6 storeys.

Required zoning provisions of the C2 General Commercial Zone along with requested special provisions are included in the table below:

Current Regulations	Required	Special Provisions Requested
Maximum Height of Buildings	10.6 m	6 storeys
Front or Rear Yard Depth	nil	n/a
Exterior Side Yard Width	nil	n/a
Interior Side Yard Width	nil	n/a
Commercial Parking Requirements	3.5 spaces per 93.0 square metres	1.75 spaces per 93.0 square metres
Residential Parking Requirements	1.25 spaces per dwelling unit	1.00 spaces per unit including off-site parking on adjacent property

Public Comments

On February 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 March 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 4, 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, 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.

Transportation & Operations Department along with Belleville Fire and Rescue 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 Industrial and Commercial Development, Residential Development, City Centre Revitalization, Culture and Recreation, 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 Industrial and Commercial Development theme include:

- Encourage remediation and redevelopment of underutilized lands

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.

Strategic objectives of the Culture and Recreation theme include:

- Support the arts and preservation of our heritage
- Promote beautification of the community through excellence in urban design

Strategic objectives of the Tourism and Waterfront Revitalization theme include:

- 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

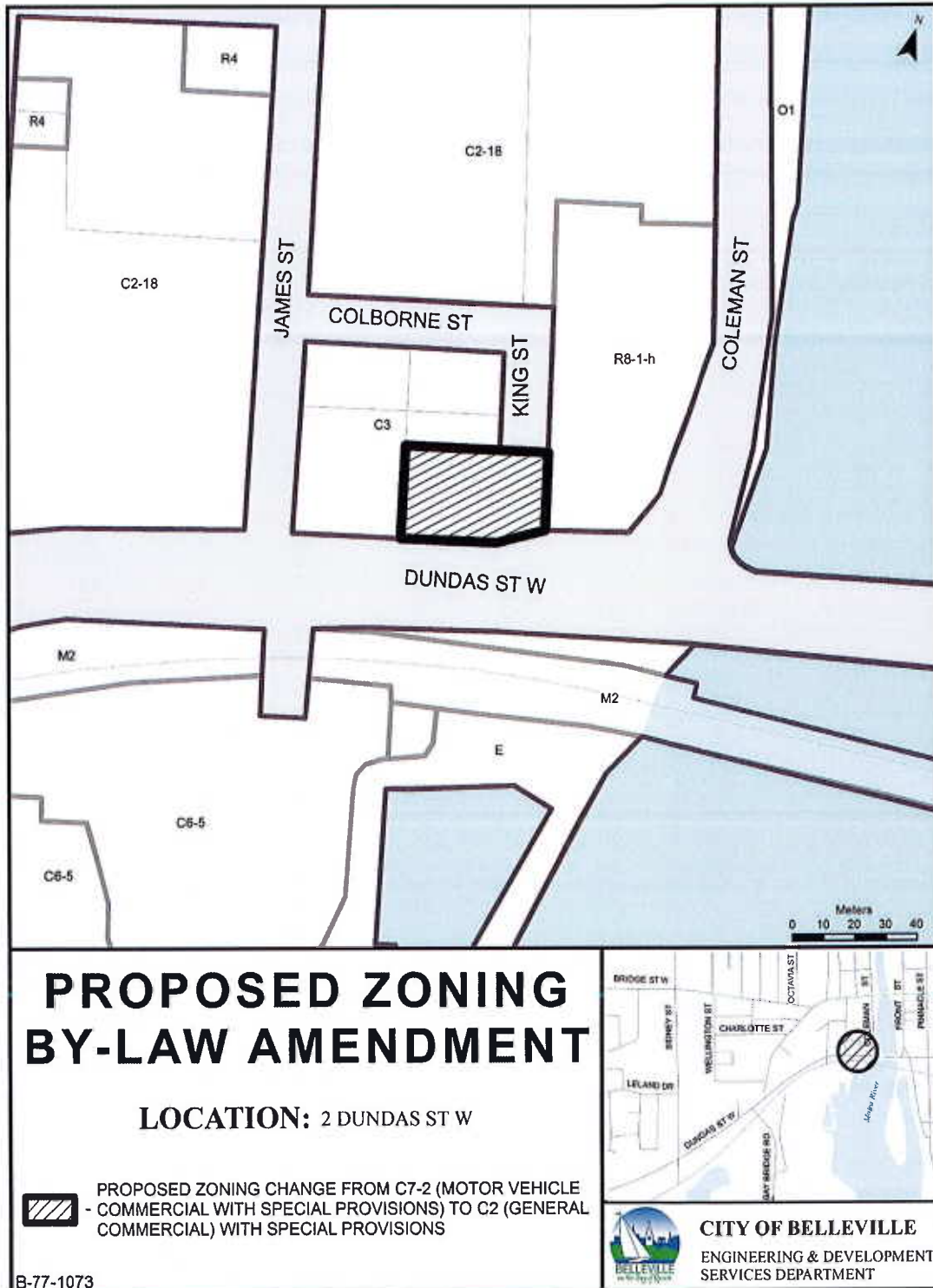


Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 - Location Map
- Attachment #2 - Planning Justification Report, Alexander Wilson Architect Inc., January 29, 2019
- Attachment #3 - Site Plan - Phase 4, Drawing No. SP01, Alexander Wilson Architect Inc., January 25, 2019
- Attachment #4 - Official Plan Designation
- Attachment #5 - Schedule D2, City of Belleville Official Plan, City Centre Districts and Neighbourhoods illustrating recommended heights

Attachment #1 – Location Map



Attachment #2 – Planning Justification Report

PLANNING JUSTIFICATION
PROPOSED ZONING BY-LAW AMENDMENT

HARBOUR VIEW DEVELOPMENT

2 DUNDAS STREET WEST, BELLEVILLE, ONTARIO.

BY ALEXANDER WILSON ARCHITECT INC.

JANUARY 29, 2019



Attachment #2 – Planning Justification Report

Table of contents

1.0	Introduction	3
2.0	Background and Masterplan	3
3.0	Studies	5
3.1	NextTrans Traffic Study	5
3.2	Altus Market Feasibility.....	5
3.3	Patterson Geotechnical.....	5
4.0	Proposed Use	5
5.0	Surrounding Areas	6
6.0	Current Zoning	6
6.1	Provincial Policy Statement.....	6
6.2	Official Plan.....	7
6.3	Courthouse District Design Guidelines.....	7
7.0	Proposed Zoning / Zoning Changes	7
7.1	Reduction of Residential Parking.....	8
7.2	Reduction of Commercial parking.....	8
7.3	Offsite Parking.....	8
8.0	Conclusion	9

Attachment #2 – Planning Justification Report

1.0 Introduction

This planning justification supports a Zoning By-law Amendment of By-Law 10245 to allow the development of a 6 storey, 29 unit, mixed use building with ground floor commercial. The parcel of land in Belleville, Ontario at 2 Dundas Street West, is currently zoned C7, Auto Motive Commercial. The owner wishes to rezone the property to a C2 Exception Zone, to allow for the aforementioned development.

The purpose of this report is to justify the rezoning of this property to C2 Exception Zone and outline additional special provisions for the site.

2.0 Background and Masterplan

Proposed is a 6 storey mixed use residential building with ground floor commercial. However, the development is part of a larger masterplan by owners iREIP and Inter-Continental Holdings Corporation, looking to develop Belleville's waterfront in accordance with the Courthouse District Design Guidelines and the official plan. The masterplan includes a design over three properties: 170 Coleman St, 180 Coleman St, and 2 Dundas Street West (highlighted in Yellow in Figure 1.) With Alexander Wilson Architect Inc. providing the architectural services, the masterplan has been designed with the following design intentions:

- Creating a cohesive development with common architectural themes and massing
- Creating a pleasant and interesting pedestrian experience with plenty of public and green space.
- Creating a development that compliments the existing residential and business stock in the area.



Figure 1. Site of three parcels

Attachment #2 – Planning Justification Report

The masterplan shown below consists of four buildings and two parking structures. Zoning is in place for all of these structures except that on 2 Dundas Street West, the subject of this Zoning By-law Amendment justification.

The full masterplan (see figure 2) includes:

- 170 Coleman St: A 6 storey 40,000SF office building with ground floor commercial and a 6 storey residential building with ground floor commercial. These buildings are set back from Coleman St to continue the public boulevard that the Belleville Courthouse has created. The buildings integrate the existing Historic Billa Flint house to create a public plaza that addresses the Moira River and the green space across from the site. A 2 storey parking garage connects both buildings together.
- 180 Coleman St: a 15 storey residential development is planned for the corner of this masterplan that addresses the corner of Dundas St W and Coleman St. The building’s gentle curve allows views to both the river and harbour to the residents. This building shares an entrance with the residential building on 170 Coleman St, to concentrate vehicular access and improve pedestrian experience over the whole site.
- 2 Dundas St W: The subject of this rezoning, is a 29 unit 6 storey residential mixed use building. This project is to visually tie-in with the residential building on 170—both of which frame the taller building on the corner of 180 Coleman.

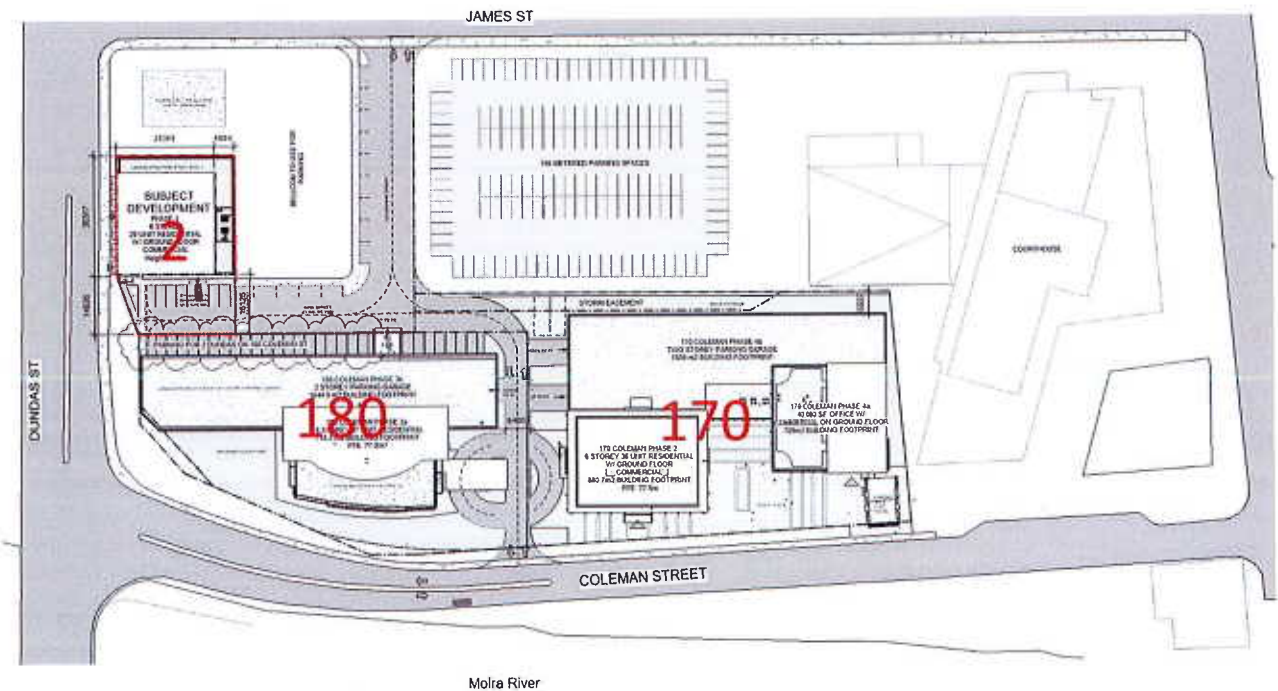


Figure 2. Masterplan, showing 2 Dundas Street (2), 180 Coleman St (180), and 170 Coleman St (170)

Attachment #2 – Planning Justification Report

3.0 Studies

3.1 NexTrans

NextTrans Consulting Engineers was retained by the owner to undertake a Transportation Impact Study specifically for a Zoning By-law Amendment. The study found that “the study area intersections and proposed vehicular access are expected to operate with acceptable levels of service.”

In addition to traffic levels, the owner asked nexTrans to assess the proposed reduction in parking (explained in further detail later in report). They found that the proposed number of parking spaces completely satisfies parking demand.

3.2 Altus Market Feasibility Study

Altus was retained by the owner to do an analysis of Belleville’s market feasibility, specifically in terms of developing rental apartments and condominiums.

Altus found that historically there has been a lack of residential development in Belleville, with only three units completed between 2012-2017. Since 1990 there have only been 154 condominiums to enter the market. Recent years have seen a growth in apartment completions with 174 units under construction as of November 20, 2018. Growth of demand in this market is projected, and it is indicated in the study that by 2026, renters will comprise 75% of household growth. This rises to 85% by 2031.

Overall, Altus states that the sites, including 2 Dundas have a number of positive attributes that would lend themselves to become sites for apartments or condominiums and that lease up would stabilize within 12 months.

3.3 Patterson Group Geotechnical Investigation

Patterson Group was retained by the owner to do a geotechnical investigation on the sites in November 2018. The site was deemed satisfactory for all the proposed developments. They expected the buildings to be founded on conventional shallow footings over clean, surface sounded limestone bedrock.

4.0 Proposed Use

The building’s ground floor will have commercial shops along Dundas Street W and offer covered parking in the north side of the ground floor. The main vehicular access points will be from Colbourne Street and Coleman Street. There will also be 21 surface parking spaces provided on the property to the East, on 180 Coleman (details about this in section 7.3). Physically, the building is to be a sister- building to the proposed mixed-use building on 170 Coleman – both having the same height, massing, programming, and zoning (see phase two on architectural plan).

Attachment #2 – Planning Justification Report

5.0 Surrounding Areas

To the south of the site are the CPR train tracks. The land use just beyond the tracks is for the Marina. The land to the West of the site is zoned as Highway Commercial and is currently occupied as a Hair/ Esthetics shop. Further west is the forthcoming Arabella Retirement Residence, zoned C2-18. To the east is a proposed 97 unit residential building, zoned R8-1. To the North, is another parcel zoned C2-18, where the mixed use residential project and an office building are situated. The zoning C2-18 (the proposed zoning for the parcel in question) is the most dominate use in the immediate area (see figure 3.)

6.0 Current Zoning

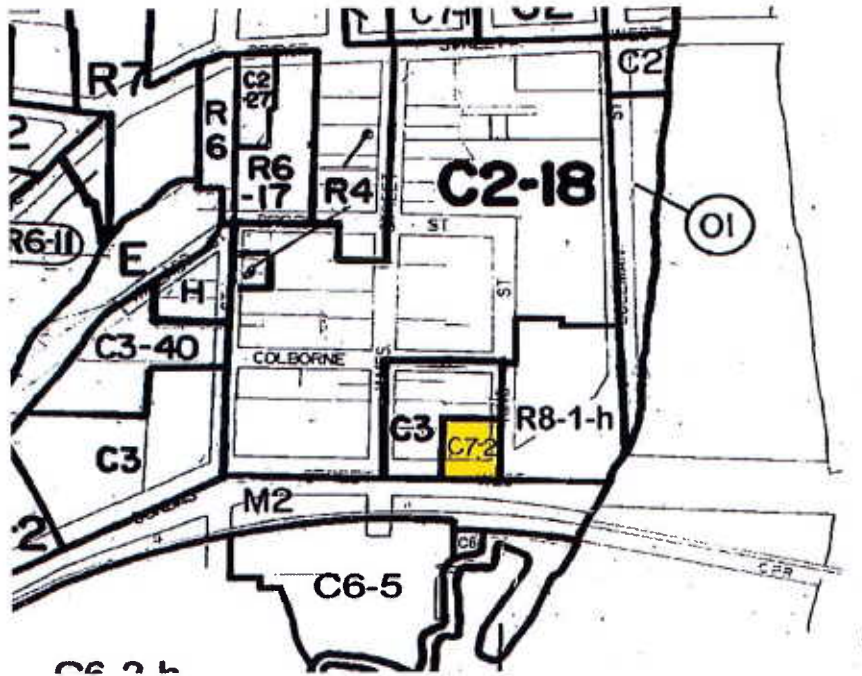


Figure 3. Segment of Belleville Zoning Map # 3, Quinte Planning Board. Subject property marked in yellow.

The land is currently zoned as C7- Motor Vehicle Commercial. This zoning is both out of date with what the Official plan, Courthouse District Guidelines, and the provincial policy statement describe for the area.

6.1 Provincial Policy Statement

The provincial policy statement provides initiatives put forth to build strong healthy communities. 1.1.1 describes that zoning should promote efficient development through land use patterns which are

Attachment #2 – Planning Justification Report

financially stable. This includes promoting a mix of residential with places of employment, recreation, and parks. The PPS also states that healthy communities are sustained by avoiding land use patterns which cause environmental, public health, and safety concerns. A C7 Motor Vehicle development in this area would cause conflicts in terms of noise, traffic circulation, pedestrian experience, and character of the community.

6.2 Official Plan

The official plan states that “New automotive or industrial uses are discouraged from locating in the City Centre.” (Official plan, 29). As part of the Official Plan’s *City Centre*, the land is intended to be a business and administrative center for Belleville (Official Plan, 28). In addition to its role as the center of business, the City Centre is also targeted as a residential intensification zone (Official Plan, 29). The current Motor Vehicle zoning does not align with the official plan in this regard. The presence of Auto Motive commercial goes against efforts, both physically and conceptually, to make the City Centre a zone accessible by pedestrians

6.3 Courthouse District Design Guideline

The Courthouse District Design Guideline (CDDG) also states that “the western waterfront edge is in an area of transition – emerging from its industrial past and becoming a new area to live & work” (Courthouse District Design Guidelines, 6). The other parcels of land along Dundas Street West and Coleman St have already made that transition (see fig. 3) but the parcel in question is still zoned according to the industrial past that the guideline describes. The guideline describes developing a network of walking paths along the river and connected green spaces, increasing the city’s connection with the river. The official plan states that intense developments minimize land-use conflict. The current motor vehicle zoning would instigate many conflicts including noise, air emissions, and character of use (Official Plan, 30). The proposed zoning change would allow the land to be developable in a way that aligns with both the Official plan and CDDG. This would not only avoid conflicts but strengthen the values set out in the Official Plan and The CDDG.

7.0 Proposed Zoning / Zoning Changes

A proposed zoning to a C2 Exception zone would allow the site to contribute to the city centre as a business and administrative centre while also addressing the residential intensification mentioned above.

The proposed zoning change is to a C2, with the exceptions detailed below, in addition to the special provisions already found in C2-18. Unlike the surrounding properties zoned C2-18, this property is fairly small being only 1,318.7 sq.m. In addition to this, there is a 15m wide easement on the site that prohibits any structure to be built upon said easement. Fortunately, there are two existing metered parking lots within walking distance of the site that are remarkably underused and the site is within a City Centre residential intensification area. Because of this, the following special provisions are proposed to ensure an appropriate parking scheme, all of which are supported and approved by nexTrans consulting engineers.

Attachment #2 – Planning Justification Report

7.1 RESIDENTIAL PARKING REDUCTION - Part N, Section 19 (i)

We propose a parking reduction from 1.25 parking spaces per unit to 1.00 parking spaces per unit. This reduction will allow the ground floor to be occupied by both parking and commercial, maintaining an engaging street façade along Dundas Street West. The attached report by nexTrans Consulting Engineers supports our reduced parking scheme, stating that the number of spaces proposed is sufficient.

7.2 COMMERCIAL PARKING REDUCTION – Part N, Section 19 (ii)

We propose a parking reduction from 3.5 parking spaces per 93.0 sq. m. of gross leasable floor area to 1.75 parking spaces per 93 sq.m. of gross leasable floor area. This reduction is needed because of the physical limitations mentioned above. In addition to the 1.75 parking spaces/ 93 sq. m. customers will also have the opportunity to park along Colbourne St., the end of King St., or in the metered parking lots adjacent to the site. Being in the City Centre, this condition is not unlike businesses across the river. nexTrans also supports this reduction in commercial parking, as well.

7.3 OFF SITE PARKING – Part C, Section 15 (i)(b)

We propose that off street parking for 2 Dundas will be permitted to be on 180 Coleman, the adjacent property. The site is designed holistically to ensure that there is a common thread between all elements, including vehicle movement, parking, amenity, pedestrian movement, and aesthetics. Because of the site's physical limitations we have placed some of the parking for 2 Dundas St W. along the West wall of the parking garage on 180. However, the spaces are directly outside the entrance of 2 Dundas Street and designed to appear as though they belong to the 2 Dundas Street development to maximize convenience for both residents and commercial customers (see revision cloud in fig. 4).

Attachment #2 – Planning Justification Report

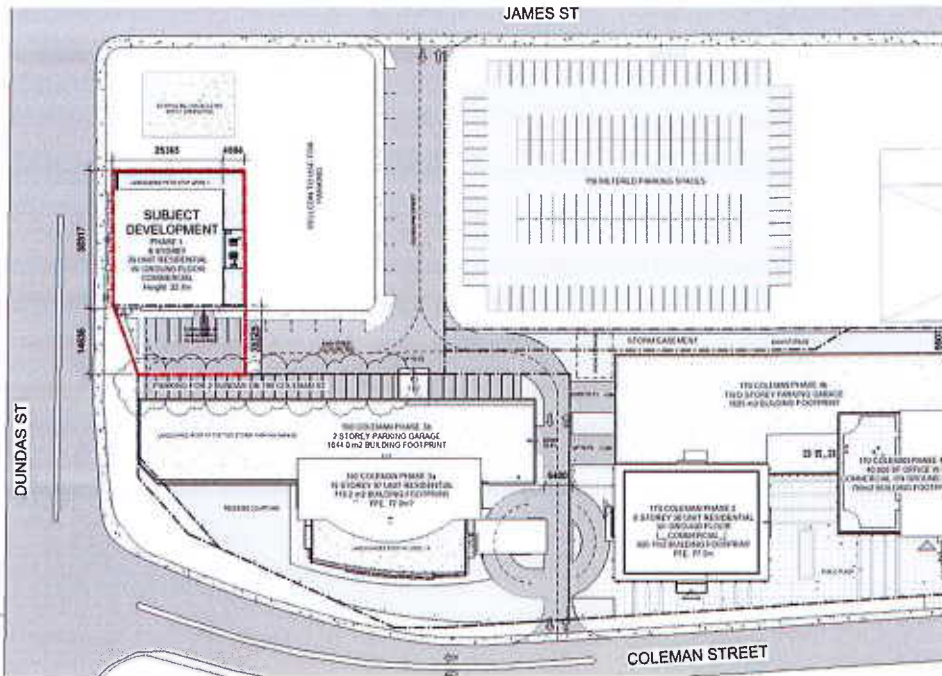


Figure 4. Siteplan

8.0 Summary

As discussed above, the project is consistent with the objectives of the Official Plan and CDDG. The proposed development will support the City Centre as a business hub, intensify the residential density of an unused piece of land in the City Centre, and further the transition of the waterfront from industrial to a pedestrian friendly urban environment.

The proposed massing of the building contributes to the overall masterplan of the three sites shown on the architectural plan by maintaining a familiar scale, matching architectural style, and use. The development would ensure a continuous pedestrian connection from the courthouse on bridge street all the way along Coleman Street and up Dundas Street, with a consistency that could not be achieved under the current Motor Vehicle zoning.

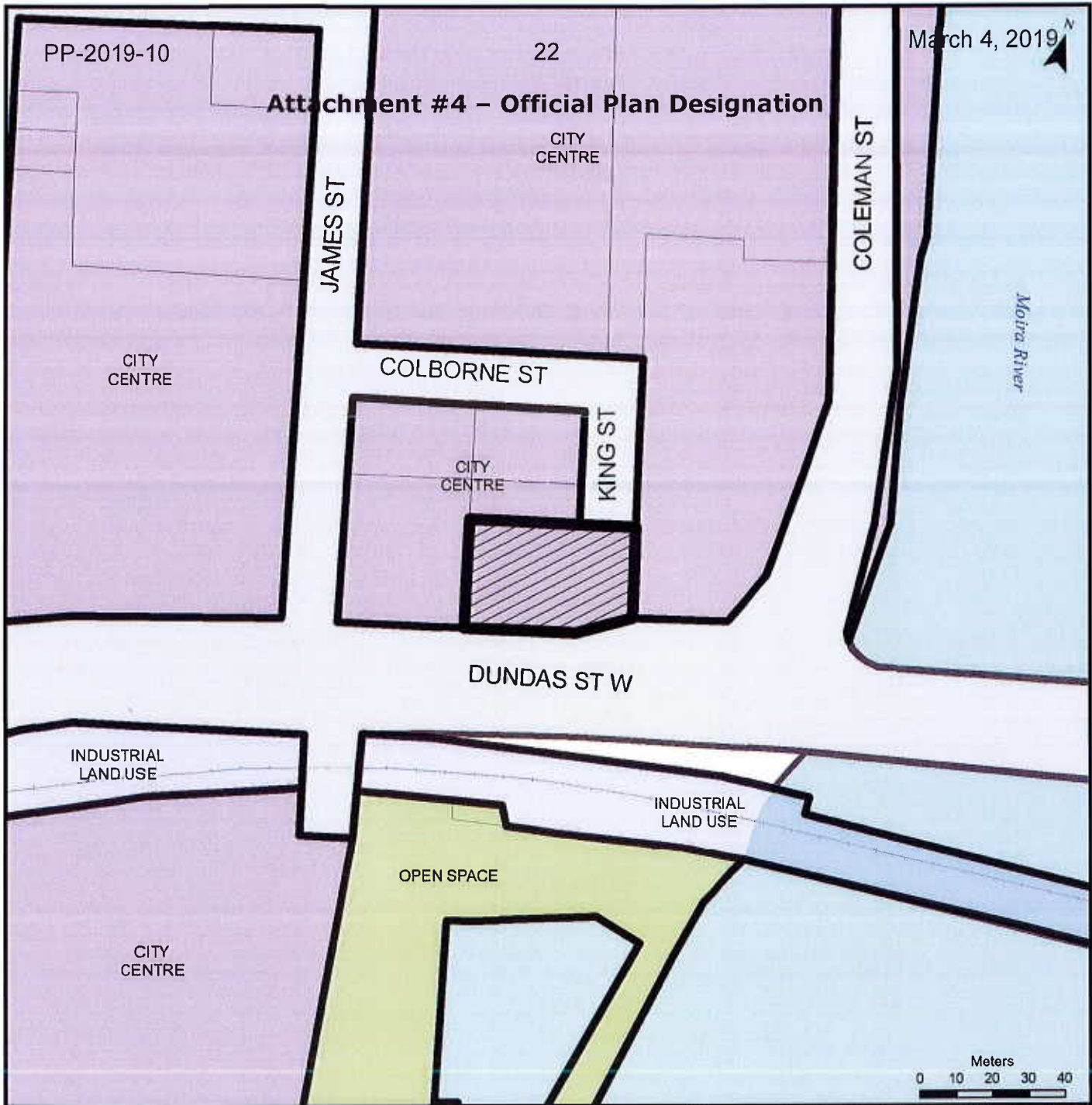
Sandy Wilson | BA, AADIPL, OAA

Principal Architect

Nathan Merrithew | BPhil, BEDS, MARCH

Intern Architect

Attachment #4 – Official Plan Designation



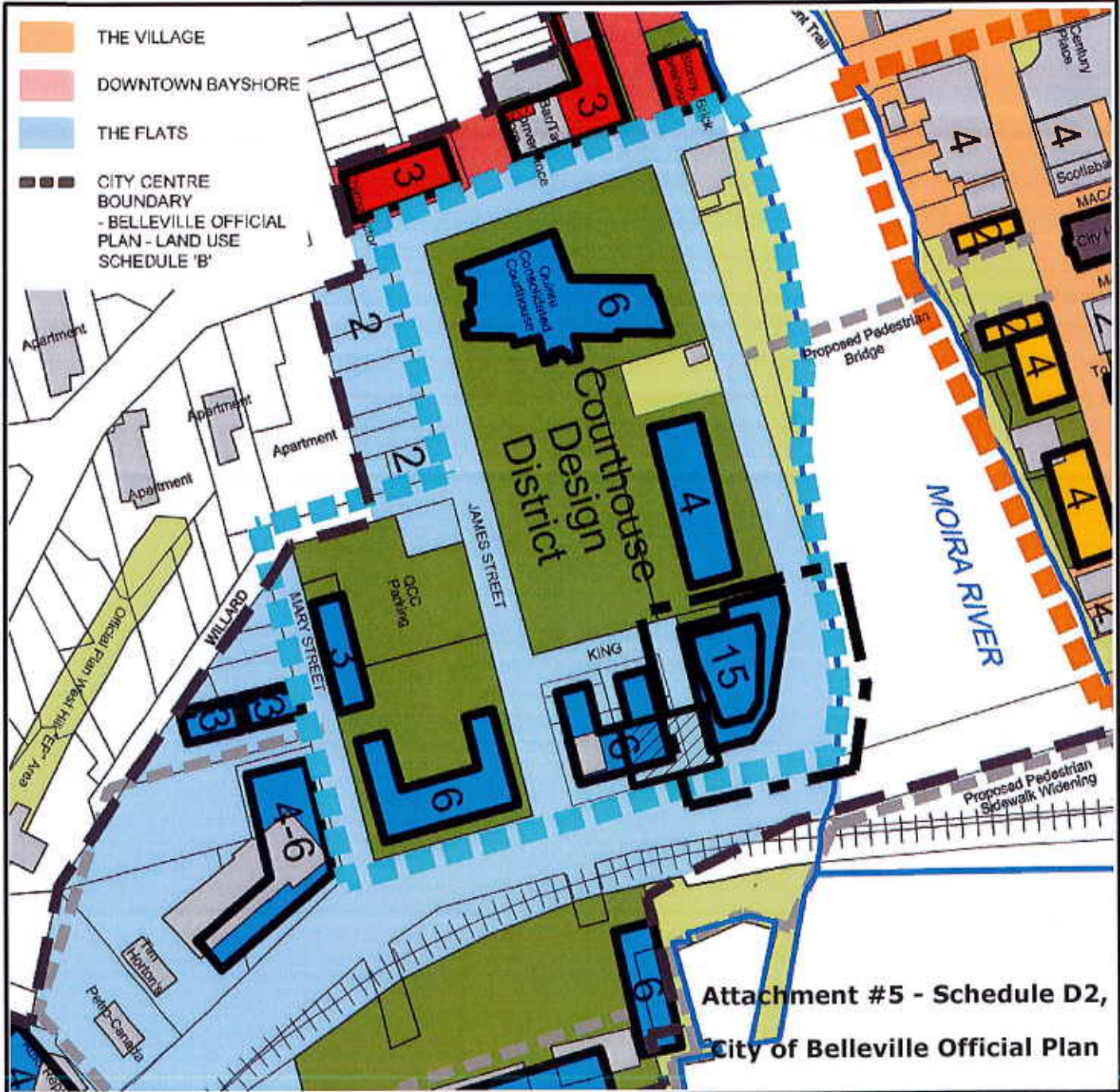
LOCATION MAP

LOCATION: 2 DUNDAS ST W

 - SUBJECT LANDS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



Attachment #5 - Schedule D2,
City of Belleville Official Plan

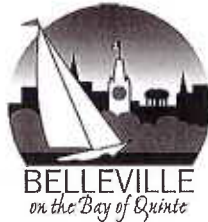
LOCATION MAP

LOCATION: 2 DUNDAS ST W

 - SUBJECT LANDS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



APPROVAL BLOCK
DE& DS AS

CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-16
March 4, 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 - Parts of Lots 1 & 2, Concession 3, of Settlers Ridge Subdivision Phase 5, former Township of Thurlow, now City of Belleville, County of Hastings
APPLICANT: Covington Crescent J/V
OWNER: Covington Crescent J/V
AGENT: Ainley Group, Caitlin Sheahan

File: B-77-1074

Recommendation:

That Report No. PP-2019-16 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended - Parts of Lots 1 & 2, Concession 3, of Settlers Ridge Subdivision Phase 5, 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 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	Parts of Lots 1 & 2, Concession 3, of Settlers Ridge Subdivision; located south of Kempton Avenue, east of Sidney Street North, and west of Hampton Ridge Drive.
Site Size	1.23 hectares.
Present Use(s)	Vacant.
Proposed Use	Forty (40) townhouse units.
Belleville Official Plan Designation	Residential.
Present Zone Category	Low Density Residential Type 1 (R1-17, R1-23) Zones; and Community Facility (CF-10) Zone.
Proposed Zone Category	High Density Residential (R4-2) Zone with special provisions; and Low Density Residential Type 1 (R1-17).
Land uses to the north	Residential properties.
Land uses to the east	Residential properties.
Land uses to the south	Norbelle Creek and the TransNorthern Pipelines easement.
Land uses to the west	Residential properties.

In support of the application, the following was submitted:

- Planning Justification Report (Attachment #2)
- Settlers Ridge Phase 5 Redline Request
- Stormwater Management Memo
- Traffic Review Memo

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

Proposal

The Applicant proposes to rezone the subject lands from Low Density Residential Type 1 (R1-17, R1-23) Zones to High Density Residential (R4-2) Zone with special provisions to permit 40 townhouse units. In addition, a 60 metre walk path is no longer required by the City and will be rezoned from Community Facility (CF-10) Zone to Low Density Residential Type 1 (R1-17) and merge with the two adjacent residential lots. This proposed rezoning is being undertaken in conjunction with a redlining of the draft plan of subdivision which has been submitted to the Approvals Section of the Engineering and Development Services Department.

“Red-lining” is the term referring to minor changes made directly on a plan in red ink as part of a draft approval or prior to final approval. Changes

made at the time of draft approval have force and effect, as they are part of the drawing that is draft approved by the approval authority. This process of "red-lining" is essentially changing the conditions of draft approval (Draft Plan of Subdivision) and is provided for through Section 51 of the Planning Act.

In the case of Settlers Ridge Phase 5 Subdivision, the draft plan was originally approved in 2012 with 17 townhouses and 64 singles for a total of 81 residential units (See Attachment #3).

Phase 5 was then initially redlined in 2017 to eliminate the townhouse blocks and provide for a total of 71 single detached dwellings (See Attachment #4).

The proposed redlined subdivision which has been submitted to the Approvals Section of the Engineering and Development Services Department would now include 40 street townhouses in place of the 24 single detached dwellings in the interior section of Covington Crescent (See Attachment #5). Single detached dwellings would be reduced from 71 to 49, while the addition of townhouses would increase the total number of dwelling units from 71 to 89. This results in an increase of overall units from the original draft approval in 2012 of 8 units. In addition, the redlining will remove an unnecessary block and permit reconfiguration of single detached dwellings in the southeast corner. Land that had been set aside for roads would be left unchanged.

A report on the proposed redlining will be brought forward to Council by the Approvals Section of the Engineering and Development Services Department at a future meeting.

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 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.

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 (See Attachment #6 – Official Plan Designation Map).

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 Low Density Residential Type 1 (R1-17, R1-23) Zones to High Density Residential (R4-2) Zone with special provisions to permit 40 townhouse units. In addition, a 60 metre walk path is no longer required by the City and will be rezoned from Community Facility (CF-10) Zone to Low Density Residential Type 1 (R1-17) and merge with the two adjacent residential lots.

This proposed rezoning is being undertaken in conjunction with a redlining of the draft plan of subdivision which has been submitted to the Approvals Section of the Engineering and Development Services Department. Essentially, the rezoning will implement the redlining of the subdivision.

Public Comments

On February 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 March 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public

that a public meeting was scheduled for March 4, 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 a member of the public has been received by the City regarding this application inquiring about what measures would be taken to ensure grades maintained and there being proper drainage as well as a question regarding expediting the City's Tree Planting Policy in new subdivisions.

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.

Transportation & Operations Department along with Belleville Fire and Rescue 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



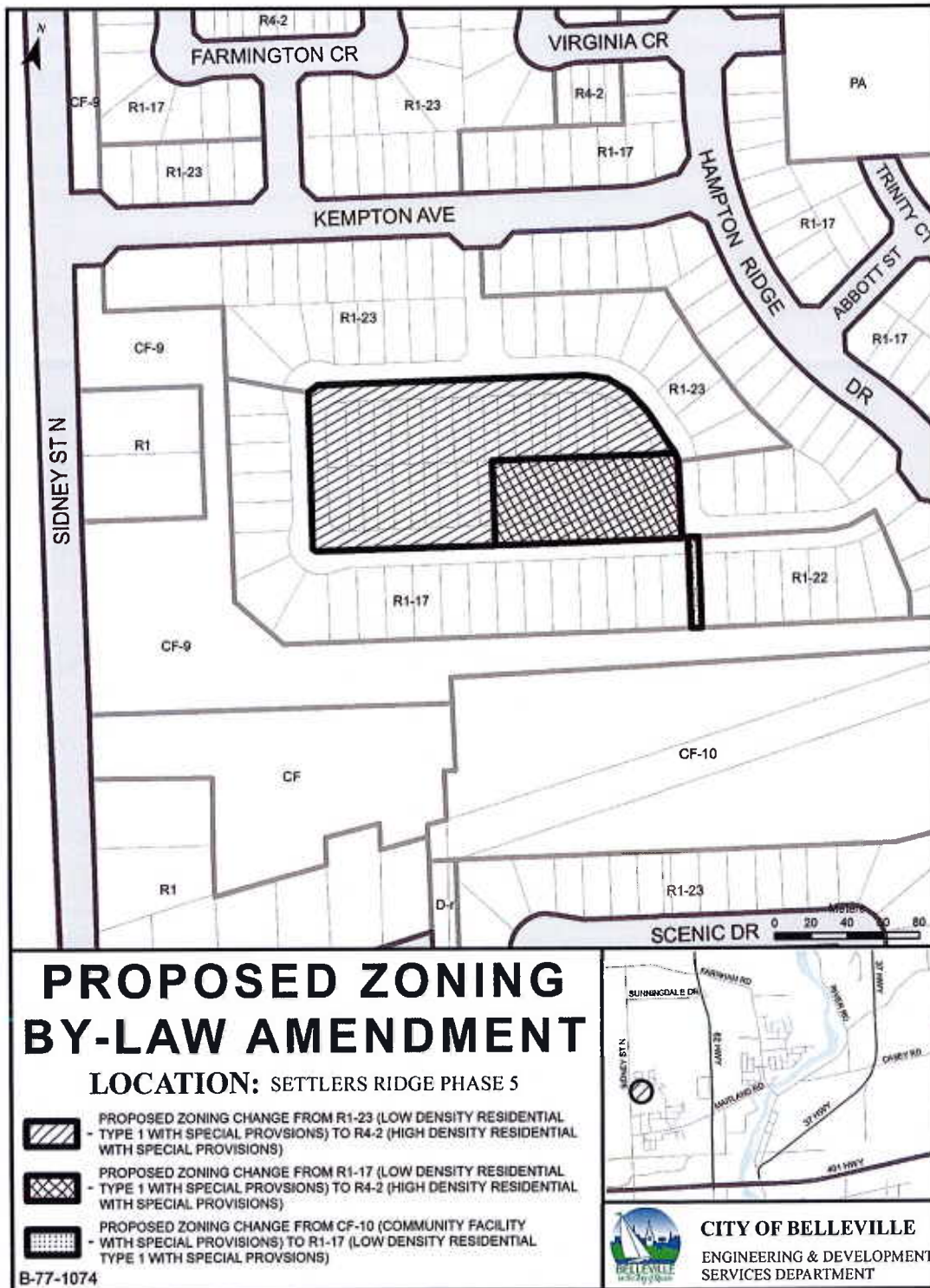
Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Planning Justification Report, Ainley Group, January 2019

- Attachment #3 - Settlers Ridge Phase 5 Draft Plan of Subdivision approved in 2012
- Attachment #4 - Settlers Ridge Phase 5 Redline Revision 1 updated in 2017
- Attachment # 5 - Proposed Settlers Ridge Phase 5 Redline Revision 2 as submitted to Approvals Section, 2019
- Attachment #6 - Official Plan Designation

Attachment #1 – Location Map



Attachment #2 – Planning Justification Report

**PLANNING JUSTIFICATION REPORT
Proposed Zoning Bylaw Amendment**

Settlers Ridge Subdivision – Phase 5
Belleville, Ontario

Part of Lots 1 & 2, Concession 3
Former Thurlow Township
City of Belleville
Hastings County

Prepared by
Ainley Group

AG Project No: 19501-1

January 2019

Attachment #2 – Planning Justification Report



*Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1*

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Purpose of Report 1

1.2 Location of Subject Property 1

1.3 Description of Subject Property 2

1.4 Land Use Context of Subject Property 2

2.0 DESCRIPTION OF PROPOSED REZONING 3

2.1 Rezoning for Townhouse Development 3

2.2 Rezoning to Remove Walkpath Block 3

2.3 Proposed Servicing 3

3.0 PLANNING ANALYSIS 4

3.1 Official Plan 4

3.2 Provincial Policy Statement 5

4.0 CONCLUSION 7

5.0 REFERENCES 8

List of Figures

- Figure 1** – Surrounding Land Uses
- Figure 2** – Proposed Rezoning Sketch

List of Appendices

- Appendix A** – City of Belleville Official Plan Schedule ‘B’ – Land Use Plan – Urban Serviced Area
- Appendix B** – City of Belleville Zoning Map

Attachment #2 – Planning Justification Report

*Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1*

1.0 INTRODUCTION

Ainley Group has been retained to prepare a Zoning By-Law Amendment application for the property located west of Hampton Ridge Drive, south of Kempton Avenue in Belleville, Ontario, described as:

Part of Lots 1 & 2, Concession 3
Former Thurlow Township, now City of Belleville, Hastings County
Part of the Draft Approved 'Phase 2 Settlers Ridge' Subdivision

The 'Phase 2 Settlers Ridge' Draft Plan and Rezoning was approved in February 2014 and included several phases. The final phase left to complete is Phase 5. This phase was draft approved for 64 single family units and 17 townhouse units (81 total units). It was redlined and rezoned in June 2017 to show 71 single family units. The Phase 5 lands were sold in December 2018, and the new landowner is proposing to rezone the lands, in order to show 49 single family units and 40 townhouse units (89 total units).

Pre-consultation with City staff was held on January 2, 2019 to determine requirements for a complete application.

1.1 Purpose of Report

The purpose of this report is to support the application for a Zoning By-law amendment (ZBA). The report will describe the proposed development and its planning context, demonstrate consistency with the Provincial Policy Statement (PPS) and conformity with the intent of the City of Belleville Official Plan, and describe proposed changes to the applicable (City of Belleville) Zoning Bylaw No. 3014.

1.2 Location of Subject Property

The subject property is located to the immediate south of Kempton Avenue and to the immediate west of Hampton Ridge Drive, which were constructed as part of Phase 2 of Settlers Ridge Residential Development. This phase (Phase 5) represents the final portion of the draft approved subdivision to be constructed. The roadways to be constructed with this phase are Covington Crescent and Norwich Street. The property is approximately 1.23 hectares (ha) in size. A regional location plan showing the location of the site relative to other urban and residential properties is attached as **Figure 1**.

The property is currently vacant, but is designated and currently zoned for residential land use. The proposed future land use activities are consistent with its current designation (i.e. residential development); however, the zoning needs to be amended to allow for the proposed development of townhouse units. It is proposed to develop forty-nine (49) single family units and forty (40) townhouse units within this final phase.

Attachment #2 – Planning Justification Report

Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1



1.3 Description of Subject Property

The subject lands are designated as Residential on the City of Belleville Official Plan – Schedule 'B' (**Appendix A**). The Phase 5 property is currently zoned as Low Density Residential Type 1 (R1): R1-23, R1-22 and R1-17 (**Appendix B**). There is a 6.0m wide walkpath block that is also shown in the phase that is currently zoned Community Facility (CF-10).

The subject lands are vacant, open, and slope southerly toward Norbelle Creek. There are no provincially significant wetlands or woodlands on the property; however, the realigned Norbelle Creek is located to the immediate south of the property.

1.4 Land Use Context of Subject Property

The surrounding land uses that are immediately adjacent to the subject lands are as follows:

- To the north – residential properties developed as part of the Draft Approved Settlers Ridge Subdivision (Phases 3 and 4 as well as a portion of Phase 2 with R1-17, R1-23, and R4-2 zoning).
- To the east – residential properties developed as part of the Draft Approved Settlers Ridge Subdivision (Phase 2: Hampton Ridge Drive, Trinity Court, Abbott Street with R1-17 zoning).
- To the west – residential properties that front Sidney Street and pre-existed the Settlers Ridge Subdivision (R1 zoning).
- To the south – Norbelle Creek and the TransNorthern Pipelines easement (CF zoning).

The above zoning descriptions are based on the City of Belleville Zoning Map, from the City's GIS Viewer, included as **Appendix B**.

The lands are in close proximity to major infrastructure such as schools, employment areas, community facilities, and recreational facilities.

1. Schools – Park Dale School, Georges Vanier Catholic School, St. Theresa Catholic School, and Prince of Wales Public School are located within 5.0 km of the subject lands.
2. Employment Areas – There are employment opportunities in the vicinity of the subject lands (e.g., Quinte Mall, Walmart Belleville Supercentre, Lowe's Home Improvement & The Home Depot, various car dealerships, hotels, restaurants, etc.) as well as within the City of Belleville. There are also opportunities within the surrounding communities (e.g., Quinte West, Prince Edward County).
3. Commercial Services – The subject property is within 5 km of downtown Belleville and amenities such as Canada Post office, Shoppers Drug Mart Pharmacy, restaurants, and

Attachment #2 – Planning Justification Report

Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1



grocery stores. Within walking distance of the subject lands (<1 km) are gas stations and convenience stores, Taste of Country, fast food. The City buses run within the area and there is an existing bus stop at the Walmart commercial plaza, within 2km of Phase 5.

4. Recreational / Community Facilities – The proposed development will have concrete sidewalk throughout, which is proposed to connect to the Settlers Ridge subdivision walkpath / sidewalk network, which provides walking and biking access to nearby Bird Park and Boyd Park. The Belleville Fairgrounds, Quinte Curling Club, Bayview Golfing Centre, and various recreation centres (Quinte Sports and Wellness Centre, Planet Fitness etc.) are located within 5km of the subject lands. Other community facilities located nearby include Riverside Park, New Hope Fellowship Church, Parkdale Baptist Church, and Maranatha Christian Reformed Church. There are also retirement residences and long term care facilities nearby.

2.0 DESCRIPTION OF PROPOSED REZONING

2.1 Rezoning for Townhouse Development

The proposed Phase 5 is currently zoned for single family residences, conforming to R1-17 and R1-23 zoning. The original draft plan included townhouse units for this phase conforming to R4-2 zoning; however, this was amended in a June 2017 rezoning and draft plan redline application (B-77-1025). At this time, it is proposed to rezone a portion of the Phase 5 lands, in order to allow for townhouse units conforming to the R4-2 zoning. The portions of the lands to be rezoned are shown in **Figure 2**.

2.2 Rezoning to Remove Walkpath Block

It is proposed to remove the 6.0m walkpath block and rezone the block from CF-10 to R1-17 (**Figure 2**). The walkpath block is proposed to be removed because it is not an optimal location for a walkpath. The walkpath would be terminated immediately south of Phase 5, where the Norbelle Creek crosses the lands. Pedestrians would not have a safe crossing of Norbelle Creek at this location, as no footbridge exists. Further, it is not likely that a footbridge will ever be constructed at this location, due to the nature of Norbelle Creek. The area surrounding the creek is identified as floodplain. As such, floodplain mapping and creek modeling would be required in the approvals process for a creek crossing. The 3.0m wide paved lifestyle trail and 1.5m concrete sidewalk network on Hampton Ridge Drive is located to the immediate east of Settlers Ridge Phase 5, and provides adequate access to Bird Park. It is proposed to connect to these walkpaths with 1.5m concrete sidewalk within Phase 5.

2.3 Proposed Servicing

The development will be serviced with water by looping a proposed 200mm diameter watermain within the site from the existing stubs on Norwich Street and Covington Crescent, installed as

Attachment #2 – Planning Justification Report

Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1



part of Settlers Ridge Phase 2. The proposed watermain will follow the path of the proposed municipal road for the subdivision.

A 200mm diameter sanitary sewer will be constructed to service the development. The sanitary sewers will be gravity sewers conveying the flows through the development and south-easterly to the proposed connection with the City's municipal sewers under Hampton Ridge Drive.

It is proposed to service the development with natural gas, communications, and electrical utilities (Union Gas, Hydro One, Cogeco, Bell). The layouts for the utility distribution will be in accordance with the individual utility company's specifications.

3.0 PLANNING ANALYSIS

3.1 Official Plan

The land is designated as residential in the City of Belleville Official Plan and Low Density Residential Type 1 in the City of Belleville Zoning Map. Within this zoning, townhouse units are not permitted. It is therefore proposed that a portion of the land be rezoned to R4-2 to allow for the development of High Density Residential units.

The Official Plan outlines the vision and objectives for the City (City of Belleville, 2002). The pattern of land use illustrated in Schedule 'B' – Land Use Plan – Urban Serviced Area was established with the intent of providing future development in keeping with the socio-economic fabric of the City. It indicates that proposed development within the City be consistent with the designated land uses within Schedule 'B'.

- The Schedule 'B' Land Use Plan designated the subject lands as residential. The proposed development is therefore consistent with the City's plan. The proposed development will maximize the use of the lands which are currently vacant and will not detract from the character of the neighborhood. It will be among current residential lots as well as community facility lands.

Section 3.10.2-Residential Land Use Policies of the Official Plan indicates that, "*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*". It also notes that, "*Ideally all neighborhoods should contain a mixture of dwelling types at different densities*".

- The existing zoning only allows for low density residential (i.e. single family units). The proposed rezoning will provide for varying densities, as it will allow townhouse dwellings to be among the single family units.
- The proposed rezoning will bring the Phase 5 plan closer to the layout and unit count that was originally draft approved. **Table 1** provides a summary of the unit count proposed and how it compares to what was originally draft approved.

Attachment #2 – Planning Justification Report

Planning Justification Report
 Settlers Ridge Subdivision – Phase 5 Rezoning
 Ainley Group Project No. 19501-1

Table 1: Unit Summary

Housing Type	Original Draft Plan	2017 Redline	Current (2019) Proposed Redline
R1-23 / R1-17 Single Family Units	64	71	49
R4-2 Townhouse Units	17	0	40
Total Units	81	71	89

The Official Plan outlines servicing policies for proposed developments. Section 5.2 states, “*Development should not be permitted...unless adequate municipal water and sewer services are available*”

- The proposed development will be serviced with municipal watermain and sewer services. The existing City infrastructure that are proposed to connect to new watermain and sewers have capacity to support the additional units.

Section 7.15.4(a) of the Official Plan addresses Housing Intensification. This section outlines the City’s support of compatible housing intensification and infill development, including maximizing the use of currently underutilized lots.

- The subject lands are currently zoned for only low density residential development, with only 71 units, and will therefore be underutilized compared to the original draft plan approval for the development (81 units). The proposed rezoning will allow for a higher density to be developed, with 89 units proposed.

Given the above summary, the proposed residential development is consistent with the City’s Official Plan.

3.2 Provincial Policy Statement

The provincial policy statement (PPS) came into effect April 30, 2014 (Provincial Policy Statement, 2014). The PPS provides direction on matters of Provincial interest. Section 2 of the Planning Act requires that the decisions of municipal councils ‘be consistent’ with the PPS in matters related to planning. The PPS ensures that development provides and efficient use of land, that it co-ordinates with existing and possible future transit opportunities and that development contributes to the long-term economic health of the municipality. The following information addresses how the proposed development meets the requirements and intent of the various sections of the PPS regarding building strong communities.

Section 1.1.2 of the PPS indicates that, “*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.*” This section supports intensification for the development of vacant and / or underutilized lots within previously developed areas.

- The subject lands are currently vacant within a serviceable area that can be developed for residential uses. The proposed rezoning is consistent with the PPS as it will provide

Attachment #2 – Planning Justification Report

Planning Justification Report
 Settlers Ridge Subdivision – Phase 5 Rezoning
 Ainley Group Project No. 19501-1



intensification within a settlement area that will provide a mix of housing to meet the future population needs of the City.

Section 1.1.3.1 states, “*Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*”

- The PPS directs residential development to settlement areas, which are defined as urban areas, including villages and hamlets. It is appropriate and consistent with the PPS that the subject lands be used for residential development, as the subject lands are within a settlement area (i.e., the City of Belleville).

Section 1.1.3.2 states that a mix of uses should be accommodated in a development. The proposed development includes many single detached lots with varying frontages as well as townhouse lots. The proposed townhouse lot sizes are consistent with those recently developed within Settlers Ridge Phase 4 as well as the nearby Heritage Park residential subdivision.

Section 1.4.1 states, “*...planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.*”

- The proposed development can accommodate housing demand through the intensification of currently vacant and serviceable lands which are designated for residential development by the Municipality’s Official Plan.

Section 1.4.3 states, “*Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents...by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.*”

- The proposed rezoning will provide for a mix of housing types and densities to be available, rather than only single family units.

Section 1.6.6.1 states, “*planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services...*” and Section 1.6.6.2 states, “*Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*”

- The proposed development is consistent with the City’s land use designation and is within a settlement area with existing municipal sanitary services and water services infrastructure. It is proposed to install new watermain and sanitary sewer and connect to existing municipal services to service the development.

Attachment #2 – Planning Justification Report

*Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1*

Given the above review of applicable PPS sections, the proposed development is consistent with the PPS.

4.0 CONCLUSION

The proposed development is supported by the policies of the City of Belleville Official Plan and the 2014 PPS. It is proposed that the subject property be rezoned according to **Figure 2**, with a portion of the property rezoned from R1-17 to R4-2, a portion rezoned from R1-23 to R4-2, and the walkpath block removed and the 6.0m block rezoned from CF-10 to R1-17.

Please do not hesitate to contact the undersigned if you have any questions or concerns or require further information in support of this submission.

Sincerely,
AINLEY GROUP

Caitlin Sheahan, M.Sc., P. Eng.
Project Engineer

Attachment #2 – Planning Justification Report

*Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1*

5.0 REFERENCES

City of Belleville Official Plan. Adopted by City Council on June 18th, 2001 pursuant to By-law 2001-98, and was approved by the Ministry of Municipal Affairs and Housing on January 7th, 2002 pursuant to Section 17(34) of the Planning Act, subject to modifications.

Provincial Policy Statement. Ministry of Municipal Affairs and Housing. Approved by the Lieutenant Governor in Council, Order in Council No. 107/2014. 2014.

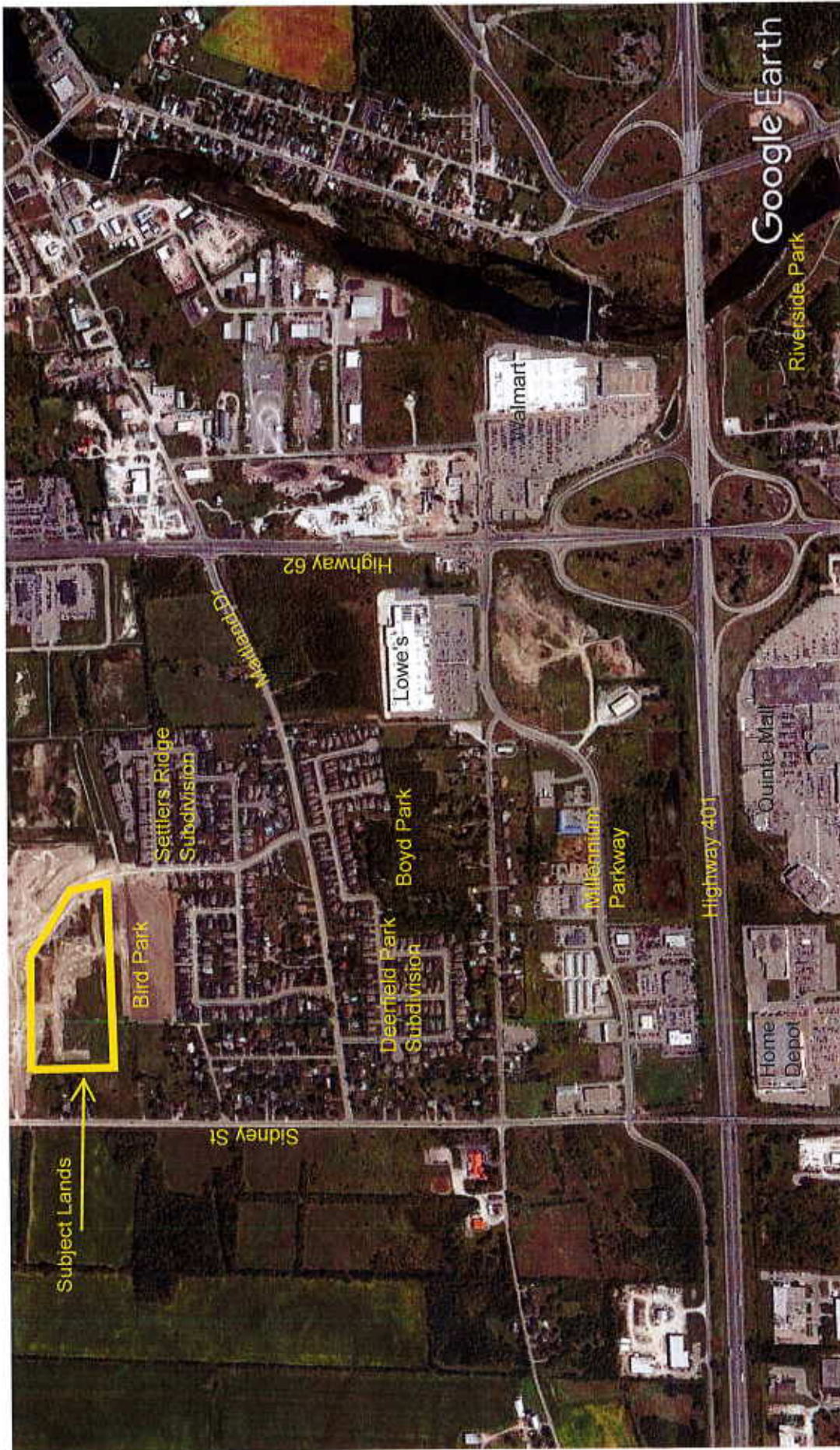
Attachment #2 – Planning Justification Report



*Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1*

FIGURES





Google Earth

21 km

1

FIGURE 1
KEY MAP
March 4, 2019

Attachment #2 – Planning Justification Report

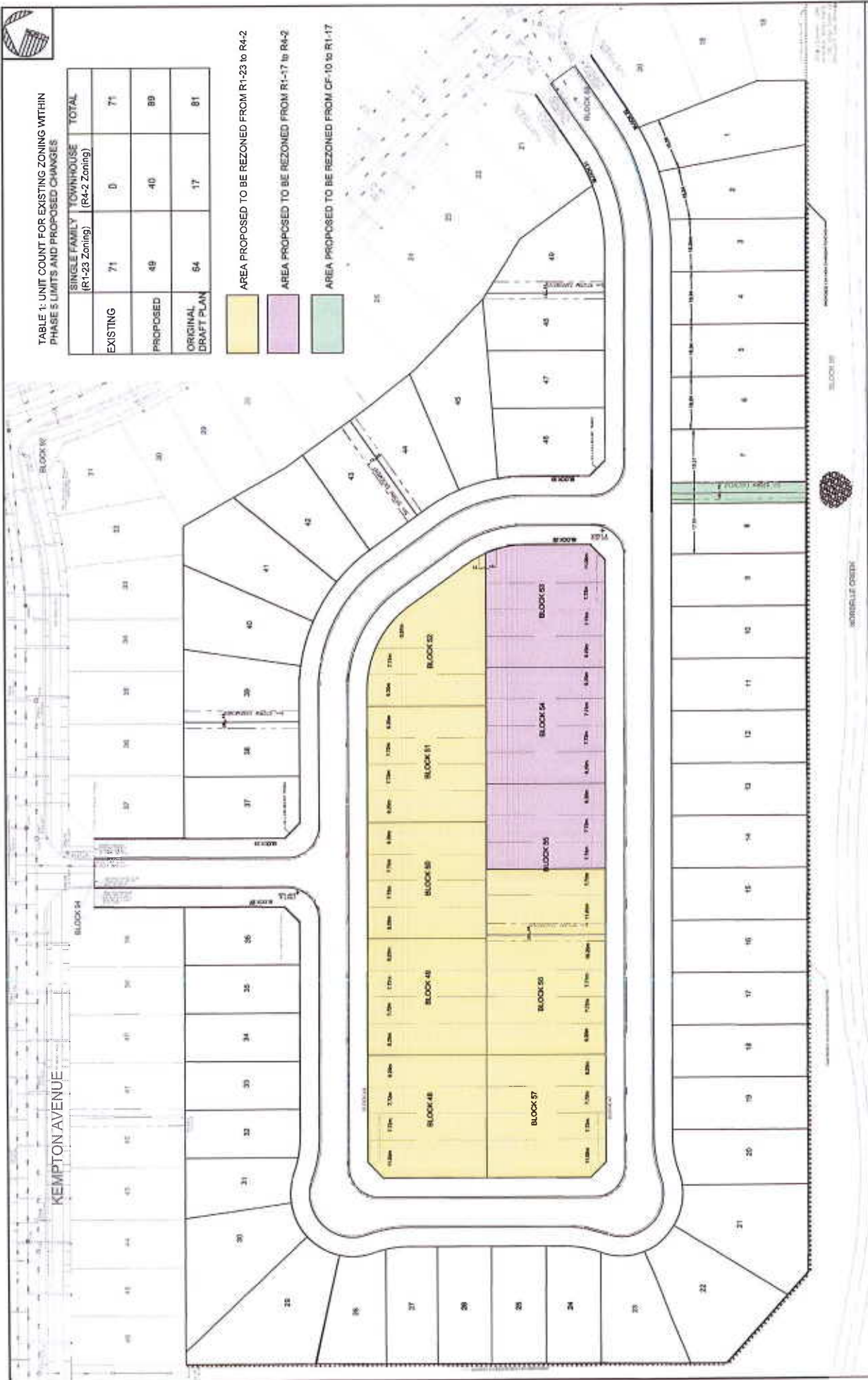
PP-2019-16



TABLE 1: UNIT COUNT FOR EXISTING ZONING WITHIN PHASE 5 LIMITS AND PROPOSED CHANGES

	SINGLE FAMILY TOWNHOUSE (R1-23 Zoning)	TOWNHOUSE (R4-2 Zoning)	TOTAL
EXISTING	71	0	71
PROPOSED	49	40	89
ORIGINAL DRAFT PLAN	64	17	81

- AREA PROPOSED TO BE REZONED FROM R1-23 to R4-2
- AREA PROPOSED TO BE REZONED FROM R1-17 to R4-2
- AREA PROPOSED TO BE REZONED FROM CF-10 to R1-17



PP-2019-16

March 4, 2019

22

Attachment #2 - Planning Justification Report

SETTLERS RIDGE
PHASE 5
CITY OF BELLEVILLE
PROPOSED REZONING

Ainley
CONSULTING
ENGINEERS
PLANNERS
CONTRACT No. 19001-1 | DMC 1900-UPP

Attachment #2 – Planning Justification Report



*Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1*

APPENDIX A

City of Belleville Official Plan Schedule 'B' – Land Use Plan – Urban Serviced Area



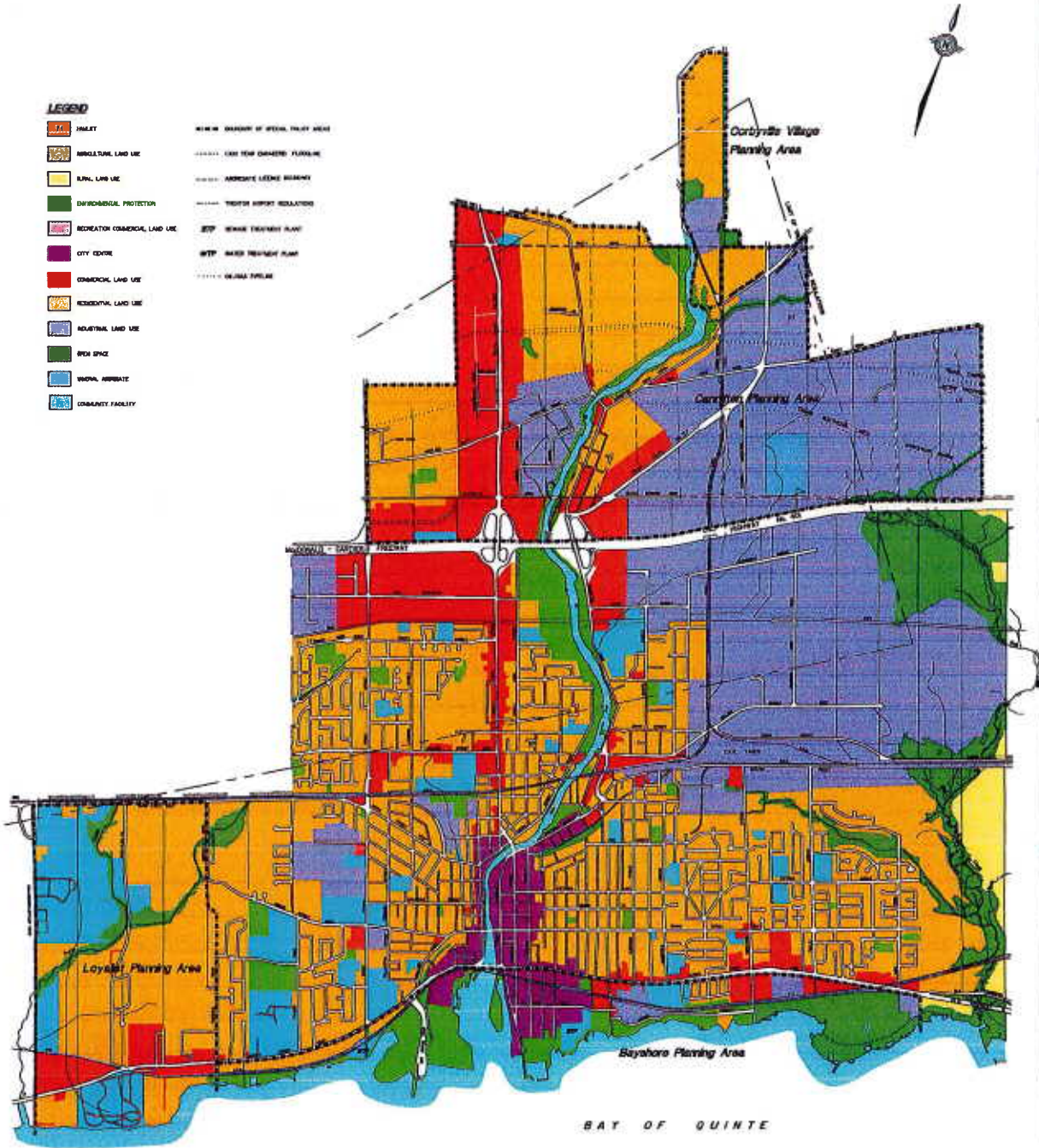
CITY OF BELLEVILLE - OFFICIAL PLAN

SCHEDULE 'B'

LAND USE PLAN - URBAN SERVICED AREA



- LEGEND**
- TRAIL
 - AGRICULTURAL LAND USE
 - RURAL LAND USE
 - ENVIRONMENTAL PROTECTION
 - RECREATION/COMMERCIAL LAND USE
 - CITY CORE
 - COMMERCIAL LAND USE
 - RESIDENTIAL LAND USE
 - INDUSTRIAL LAND USE
 - OPEN SPACE
 - WATERSHED/ARBITRATE
 - COMMUNITY FACILITY
- MINIMUM QUANTITY OF SPECIAL TREATMENT AREAS
 - ONE YEAR CHANGES PLANNING
 - APPROXIMATE LEGAL BOUNDARY
 - TREATMENT REPORT RELATIONS
 - STP - WASTE TREATMENT PLANT
 - WTP - WASTE TREATMENT PLANT
 - WASTE FACILITY



Ainley		
PLANNING DEPARTMENT	CITY OF BELLEVILLE	100 BELLEVILLE ST.
BELLAMY, ONT.	L1R 1R1	CAN. TEL. 1-800-387-2222
WWW.AINLEY.COM	WWW.BELLEVILLE.CA	E-MAIL: INFO@BELLEVILLE.CA



Attachment #2 – Planning Justification Report



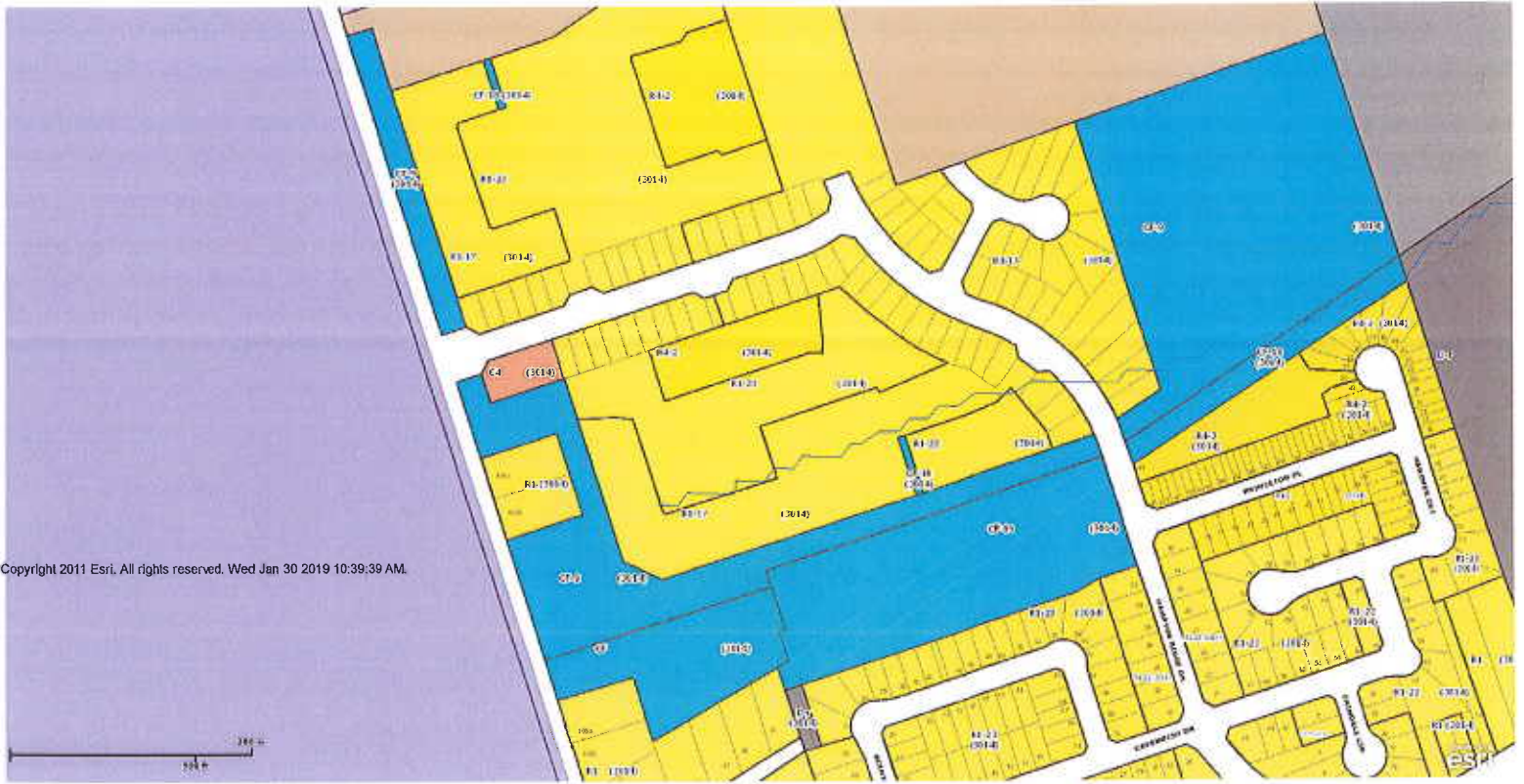
*Planning Justification Report
Settlers Ridge Subdivision – Phase 5 Rezoning
Ainley Group Project No. 19501-1*

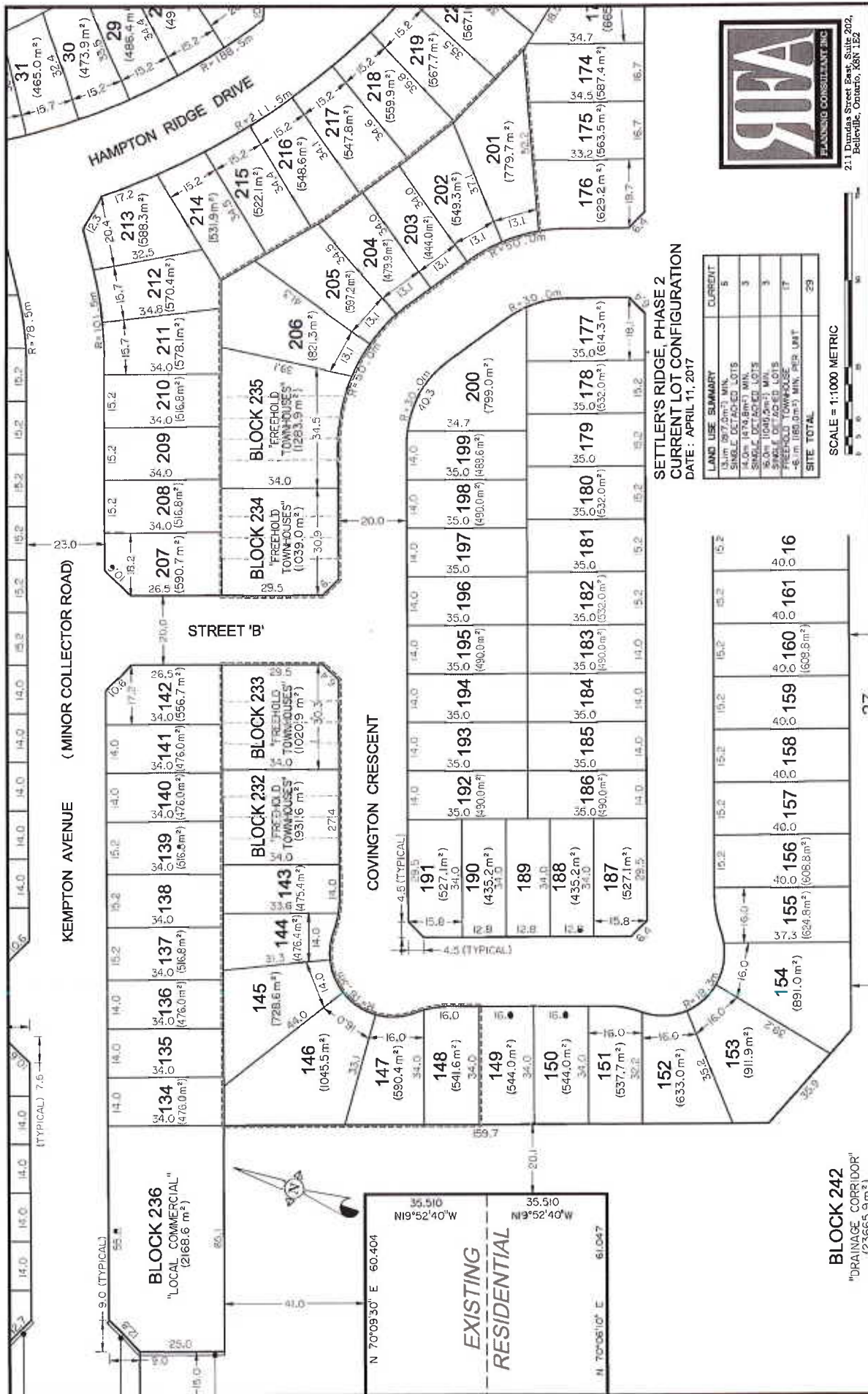
**APPENDIX B
City of Belleville Zoning Map**



Attachment #2 – Planning Justification Report

City of Belleville Zoning





March 4, 2019

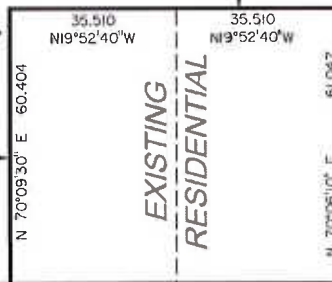
Attachment #3 - Draft Plan of Subdivision, approved in 2012

PP-2019-16



211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2

BLOCK 242
"DRAINAGE CORRIDOR"
(23685.9m²)



KEMPTON AVENUE (MINOR COLLECTOR ROAD)

HAMPTON RIDGE DRIVE

STREET 'B'

COVINGTON CRESCENT

BLOCK 234
"FREEHOLD TOWNHOUSES"
(1039.0m²)

BLOCK 232
"FREEHOLD TOWNHOUSES"
(931.6m²)

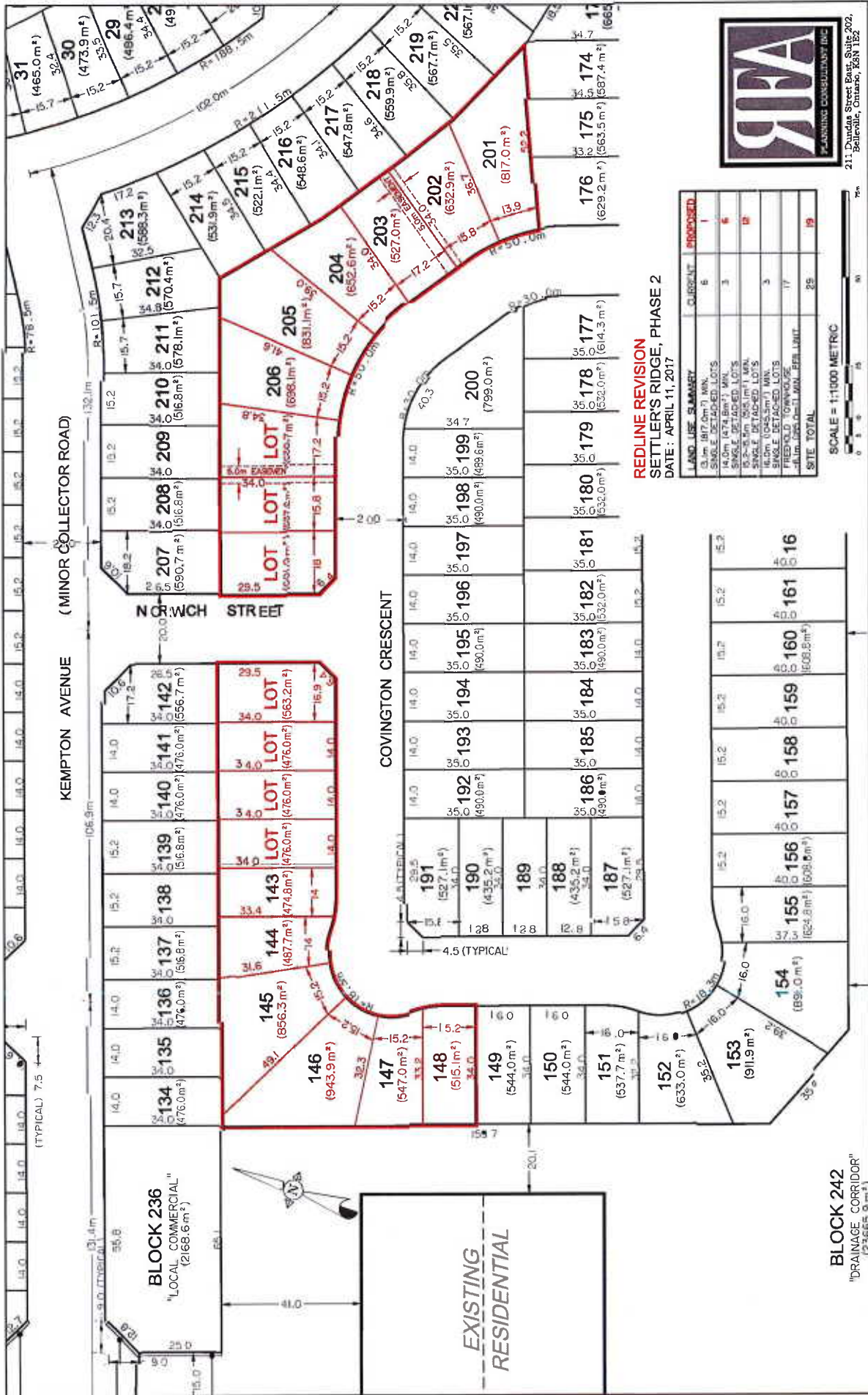
BLOCK 233
"FREEHOLD TOWNHOUSES"
(1020.9m²)

BLOCK 236
"LOCAL COMMERCIAL"
(2168.6m²)

(TYPICAL) 7.5

9.0 (TYPICAL)

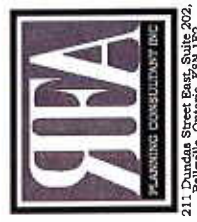
27



March 4, 2019

Attachment # 4 - Redline Revision 1 Updated in 2017

PP-2019-16



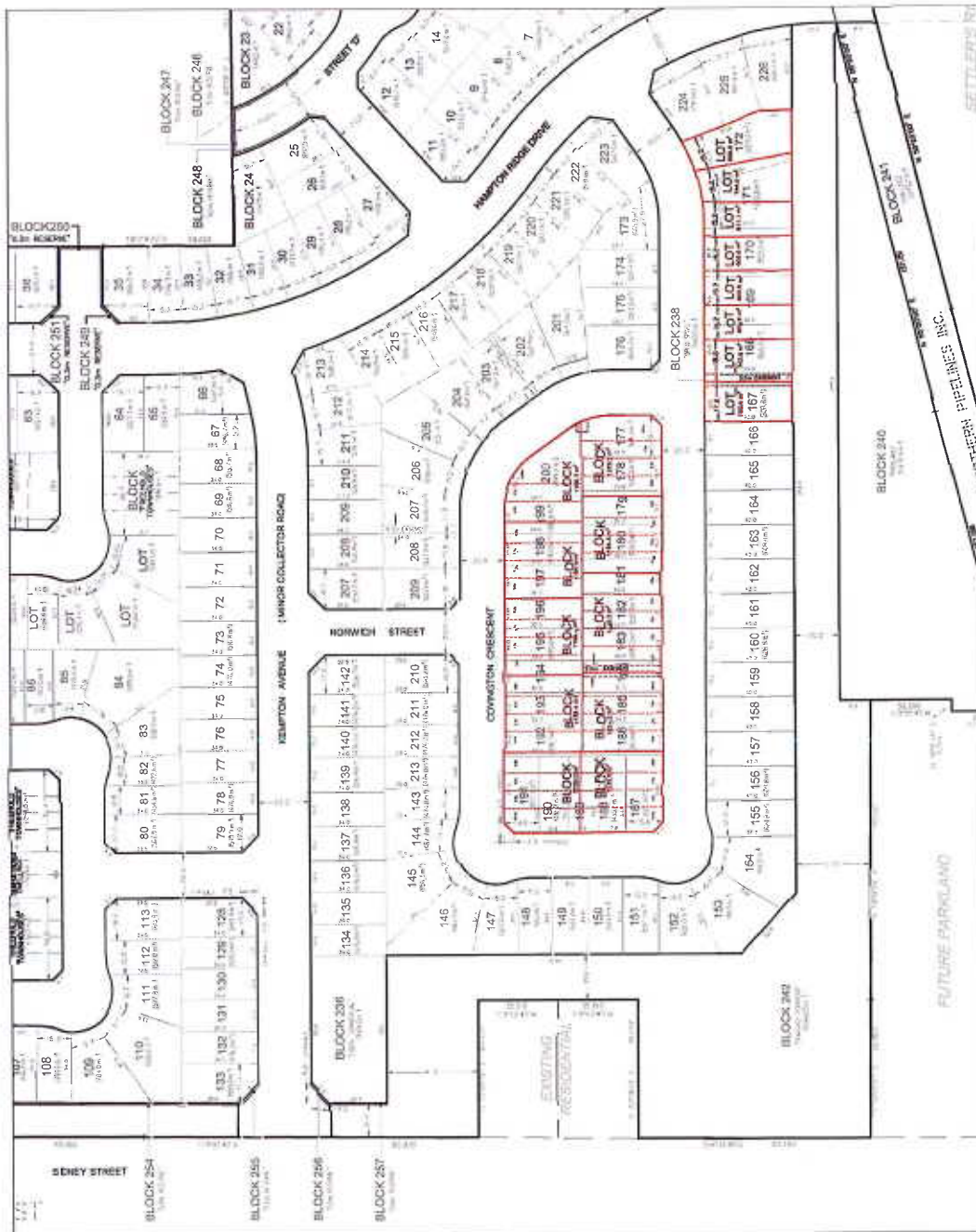
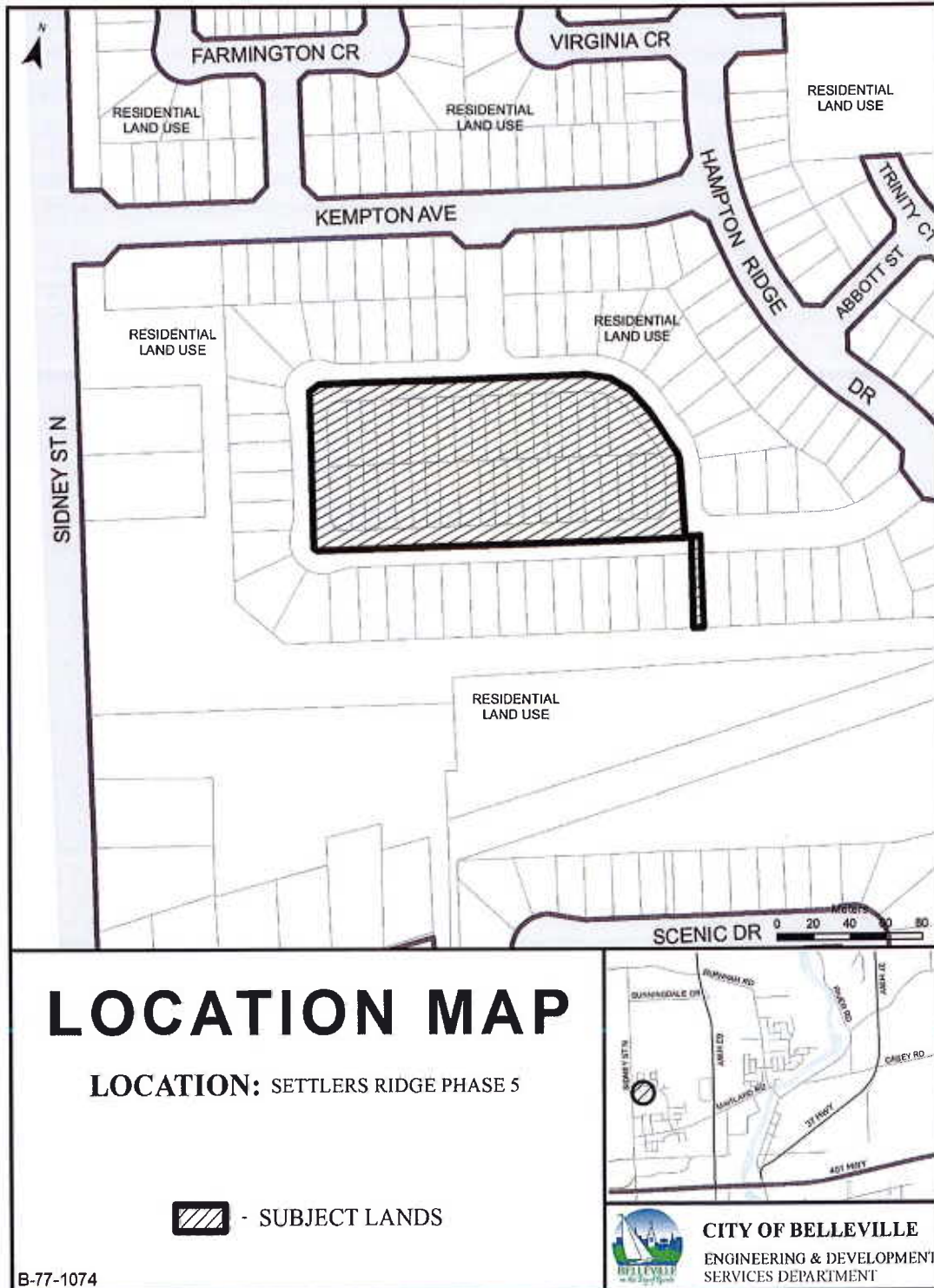
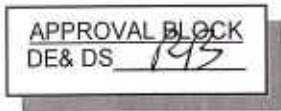
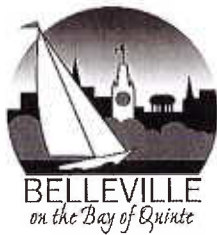


TABLE 1: UNIT COUNT FOR EXISTING DRAFT APPROVED LOTS & ZONING WITHIN PHASE 5 LIMITS AND PROPOSED CHANGES

EXISTING (PER JUNE 2017 REDLINE)	SINGLE FAMILY TOWNHOUSE (R4-2 Zoning)		TOTAL
	(R1-23 Zoning)	(R4-2 Zoning)	
71	0	0	71
49	40	0	89
64	17	0	81

Attachment #6 – Official Plan Designation





CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-17
March 4, 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 – 20-80 Wims Way, Canniff Mill Estates – North (Phases 8+), former Township of Thurlow, now City of Belleville, County of Hastings

APPLICANT: Staikos Homes (2014) Ltd.
OWNER: Staikos Homes (2014) Ltd.
AGENT: vanMEER limited

File: B-77-1075

Recommendation:

That Report No. PP-2019-17 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 20-80 Wims Way, Canniff Mill Estates – North (Phases 8+), 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 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	20-80 Wims Way; located east of Farnham Road, and west of Essex Drive.
Site Size	0.967 hectares.
Present Use(s)	Vacant.
Proposed Use	Twenty-one (21) detached residential lots and thirty (30) townhome units.
Belleville Official Plan Designation	Residential.
Present Zone Category	Low Density Residential Type 1(R1-23) Zone; and High Density Residential (R4-4) Zone.
Proposed Zone Category	Low Density Residential Type 1 (R1-23) Zone; and High Density Residential (R4-2).
Land uses to the north	Agricultural lands.
Land uses to the east	Residential properties.
Land uses to the south	Residential properties.
Land uses to the west	Residential properties.

In support of the application, the following was submitted:

- Planning Justification Report (See Attachment #2)
- Plan of Subdivision showing the road realignment
- Traffic Impact Memo
- Stormwater Management Impact Memo

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

Proposal

The Applicant requests a rezoning of the subject lands south of Wims Way from High Density Residential (R4-4) to Low Density Residential Type 1 (R1-23) Zone with special provisions to permit single detached dwellings and rezone the subject lands north of Wims Way from Low Density Residential Type 1 (R1-23) Zone and High Density Residential (R4-4) with special provisions to High Density Residential (R4-2) with special provisions to permit townhouse units with reduced setback requirements and increased lot coverage.

On June 1, 2009, Belleville City Council gave draft plan approval to a new subdivision referred to as Canniff Mill Estates – North (Phases 8+).

On September 12, 2016, the City of Belleville approved the modified (redlined) draft approved Plan of Subdivision (File No.: 12T-09501) submitted by vanMEER limited on behalf of Man Hole Ten Development Inc.

for Canniff Mill Estates – North (Phases 8+). This modification included the realignment of Wims Way and the removal of an apartment block replacing it with street townhouses resulting in a decrease of 12 dwelling units overall. Both the original approved Draft Plan of Subdivision and the modified (redlined) Draft Plan of Subdivision are illustrated as appendixes in Staff Report APS-2016-45 which the Planning Advisory Committee and City Council considered before approving this application (See Attachment #3)

“Red-lining” is the term referring to minor changes made directly on a plan in red ink as part of a draft approval or prior to final approval. Changes made at the time of draft approval have force and effect, as they are part of the drawing that is draft approved by the approval authority. This process of “red-lining” is essentially changing the conditions of draft approval (Draft Plan of Subdivision) and is provided for through Section 51 of the Planning Act.

In order to proceed with the City-approved modifications to the Plan of Subdivision, the zoning of the lands must be updated to allow for finalization of the subdivision agreement and issuance of building permits.

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;
 - 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 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.

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 (See Attachment #4 – Official Plan Designation Map).

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 requests a rezoning of the subject lands south of Wims Way from High Density Residential (R4-4) to Low Density Residential Type 1 (R1-23) Zone with special provisions to permit single detached dwellings and rezone the subject lands north of Wims Way from Low Density Residential Type 1 (R1-23) Zone and High Density Residential (R4-4) with special provisions to High Density Residential (R4-2) with special provisions to permit townhouse units with reduced setback requirements and increased lot coverage.

In order to proceed with the City-approved modifications to the Plan of Subdivision, the zoning of the lands must be updated to allow for finalization of the subdivision agreement and issuance of building permits.

Public Comments

On February 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 March 4, 2019. On February 20, 2019 a second notice and location map were issued clarifying the locations of the rezoning on the location map.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 4, 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, 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.

Transportation & Operations Department along with Belleville Fire and Rescue 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.

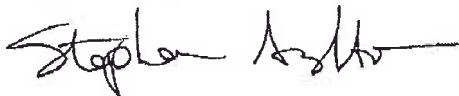
Strategic objectives of the Residential Development theme include:

- 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

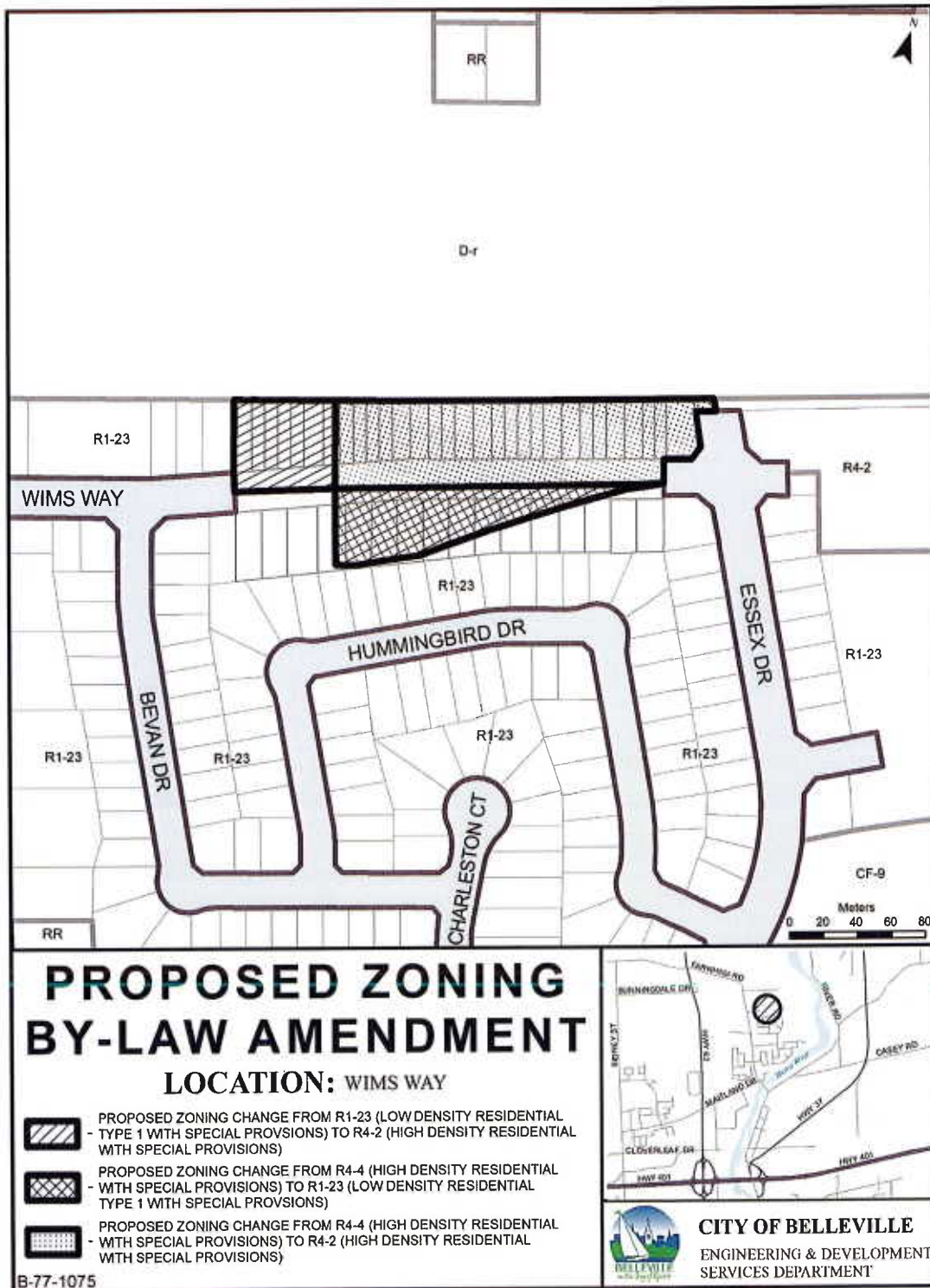


Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Attachments

- | | |
|-----------------|---|
| Attachment #1 - | Location Map |
| Attachment #2 - | Planning Justification Report, vanMEER limited,
February 7, 2019 |
| Attachment #3 - | Staff Report APS-2016-45, September 6, 2016 |
| Attachment #4 - | Official Plan Designation |

Attachment #1 – Location Map



Attachment #2 – Planning Justification Report

PLANNING JUSTIFICATION REPORT

CANNIFF MILL ESTATE SUBDIVISION–Phase 10
(Wims Way–Bevan Dr.to Essex Dr.)

ZONING BY-LAW AMENDMENT

Date: February 7, 2019
Prepared For: STAIKOS HOMES (2014) LTD.

Prepared By: van**MEER** limited
83 North Park Street
BELLEVILLE, Ontario K8P 2Y6
Tel: 613 969-0171
Fax: 613 969-1781
Email: meer.AHVandermeer@gmail.com

Attachment #2 – Planning Justification Report

BACKGROUND

The subject lands are part of the Canniff Mill Estate Subdivision located on the east side of Farnham Road, north of the TransCanada PipeLine and south of Scott Road.

Phase 8 of Canniff Mill Estate Subdivision included the construction of Wims Way off of Farnham Road easterly approximately m south of Scott Road. Phase 9 of Canniff Mill Estate Subdivision included the construction of Essex Drive northerly from Vertis Court intersection to the northerly limits of the Development.

Phase 10 of Canniff Mill Estate Subdivision will be the construction of Wims Way to complete the connection from east of Bevan Drive to Essex Drive.

The Draft Plan of Subdivision File No is 12T-09501 for this Development approved June 8, 2009. The proposed development along Wims Way between Bevan Drive and Essex Drive was originally proposed to be a single loaded street with medium density apartment buildings and townhome units proposed along the north side of Wims Way. The south side of Wims Way would have had residential lots backing on Wims Way. The original Draft Plan of Subdivision proposed a total of seventy-two (72) residential units be developed along Wims Way between Bevan Drive and Essex Drive that would consist of seventeen (17) townhome units and block of land with an area of 0.967 ha that would allow 55 apartment units.

Various Red Line revisions to the Draft Plan of Subdivision had occurred such as when the Doef lands would be incorporated into the Development.

The latest Red Line Draft Plan of Subdivision realigned Wims Way between Bevan Drive and Essex Drive to allow for development of a total of fifty-one (51) residential units that would consist of eighteen (18) detached residential lots on the south side of Wims Way and three (3) detached residential lots and thirty (30) townhome units on the north side of the street. The Red Line Draft Plan of Subdivision was revised July 19, 2016.

Attachment #2 – Planning Justification Report

TRAFFIC IMPACT

The Traffic Impact Study that was prepared for this Development considered trip generation rates for Single Family Detached Housing would be 0.75 Trips/Unit in the AM and 1.01 Trips/Unit in the PM and for Low-Rise Residential Condominium / Townhouse would be 0.67 Trips/Unit in the Am and 0.78 Trips/Unit in the PM.

With development based on the original Draft Plan of Subdivision the Total Trip Generation could therefore have been 50 trips/hour during the AM Peak Hour and 60 trips/hour during the PM Peak Hour.

Considering the Red Line Draft Plan of Subdivision, the Total Trip Generation will be 36 trips/hour during the AM Peak Hour and 44 trips/hour during the PM Peak Hour.

The proposed change in the residential uses of development based on the approved Red Line Draft Plan of Subdivision will in effect have a decrease on any traffic impact.

Attachment #2 – Planning Justification Report

STORM WATER MANAGEMENT IMPACT

It is expected that the storm water runoff from the subject property will be less with the development consisting of detached residential lots and townhouse units than with the uses proposed on original Draft Plan of Subdivision.

The storm sewer piping and Storm Water Management Facilities were designed to incorporate runoff from the total Subdivision Lands and some of the surrounding area that were draining towards it.

The Doef property was not included as part of the original Draft Plan of Subdivision as it was acquired at a later date to be incorporated as part of the Subdivision development.

For comparative purposes, it is assumed the Doef land would have been developed as Detached Residential Lots.

Storm water runoff off the respective land uses are based on Runoff Coefficients as follows:

Detached Residential Lots	0.45
Townhome Blocks	0.60
Apartment Blocks	0.60
Roads	0.45

The areas (ha) of the various uses in the respective Draft Plans of Subdivision are as follows:

	ORIGINAL	RED LINE
Doef Property	0.65	
Detached Residential Lots	1.35	2.50
Townhome Blocks	0.44	1.00
Apartment Blocks	0.97	
Roads	1.04	0.95

Consider the 5 year storm event with 15 minute Rainfall Intensity of 64 mm/hr and comparable area, the peak stormwater runoff for the two scenarios is calculated to be:

Original Draft Plan of Subdivision	393.1 l/s
Red Line Draft Plan of Subdivision	382.5 l/s

Attachment #2 – Planning Justification Report

CONCLUSION

The proposed rezoning will allow the development of the lands in accordance to the Red Line Draft Plan of Subdivision and the impact in regard to traffic and storm water will be less compared to the original Draft Plan of Subdivision.

Respectfully submitted



vanMEER limited
Arnold H. Vandermeer, P.Eng.,
Pres.

Attachment #1 – Original Draft Plan of Subdivision
Attachment #2 – Red Line Draft Plan of Subdivision
Attachment #3 – Storm Area Comparison Plan

PP-2019-17 Attachment #2 - Planning Justification Report March 4, 2019



SITE PLAN
 OF PARKS TO BE
 SUPERSEDED

CONVEYANCE OF LAND
 TO BE SUPERSEDED BY THIS PLAN

DATE: 03/04/19

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DRAFT PLAN OF SUBDIVISION

PART OF PARK LOTS 4, 5, 6 and 7

REGISTERED PLAN No. 124

PART OF LOT B, CONCESSION 3

formerly TOWNSHIP OF THURLOW

CITY OF BELLEVILLE, COUNTY OF HASTINGS

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19

DATE: 03/04/19



15
 March 4, 2019
 Attachment #2 - Planning Justification Report



KEY PLAN
 CITY OF BELLEVILLE

SURVEYOR'S CERTIFICATE
 I, AUTHORIZED, HAVE BEEN LIMITED TO THE PRESENT AND SUBMITTED THIS SURVEY PLAN FOR APPROVAL.

OWNER'S CERTIFICATE
 I, AUTHORIZED, HAVE BEEN LIMITED TO THE PRESENT AND SUBMITTED THIS SURVEY PLAN FOR APPROVAL.

PREVIOUS T-SHED DOCUMENT

LOT	AREA (sq. ft.)	AREA (sq. m.)
1	10,000	929
2	10,000	929
3	10,000	929
4	10,000	929
5	10,000	929
6	10,000	929
7	10,000	929
8	10,000	929
9	10,000	929
10	10,000	929
11	10,000	929
12	10,000	929
13	10,000	929
14	10,000	929
15	10,000	929
16	10,000	929
17	10,000	929
18	10,000	929
19	10,000	929
20	10,000	929
21	10,000	929
22	10,000	929
23	10,000	929
24	10,000	929
25	10,000	929
26	10,000	929
27	10,000	929
28	10,000	929
29	10,000	929
30	10,000	929
31	10,000	929
32	10,000	929
33	10,000	929
34	10,000	929
35	10,000	929
36	10,000	929
37	10,000	929
38	10,000	929
39	10,000	929
40	10,000	929
41	10,000	929
42	10,000	929
43	10,000	929
44	10,000	929
45	10,000	929
46	10,000	929
47	10,000	929
48	10,000	929
49	10,000	929
50	10,000	929
51	10,000	929
52	10,000	929
53	10,000	929
54	10,000	929
55	10,000	929
56	10,000	929
57	10,000	929
58	10,000	929
59	10,000	929
60	10,000	929
61	10,000	929
62	10,000	929
63	10,000	929
64	10,000	929
65	10,000	929
66	10,000	929
67	10,000	929
68	10,000	929
69	10,000	929
70	10,000	929
71	10,000	929
72	10,000	929
73	10,000	929
74	10,000	929
75	10,000	929
76	10,000	929
77	10,000	929
78	10,000	929
79	10,000	929
80	10,000	929
81	10,000	929
82	10,000	929
83	10,000	929
84	10,000	929
85	10,000	929
86	10,000	929
87	10,000	929
88	10,000	929
89	10,000	929
90	10,000	929
91	10,000	929
92	10,000	929
93	10,000	929
94	10,000	929
95	10,000	929
96	10,000	929
97	10,000	929
98	10,000	929
99	10,000	929
100	10,000	929

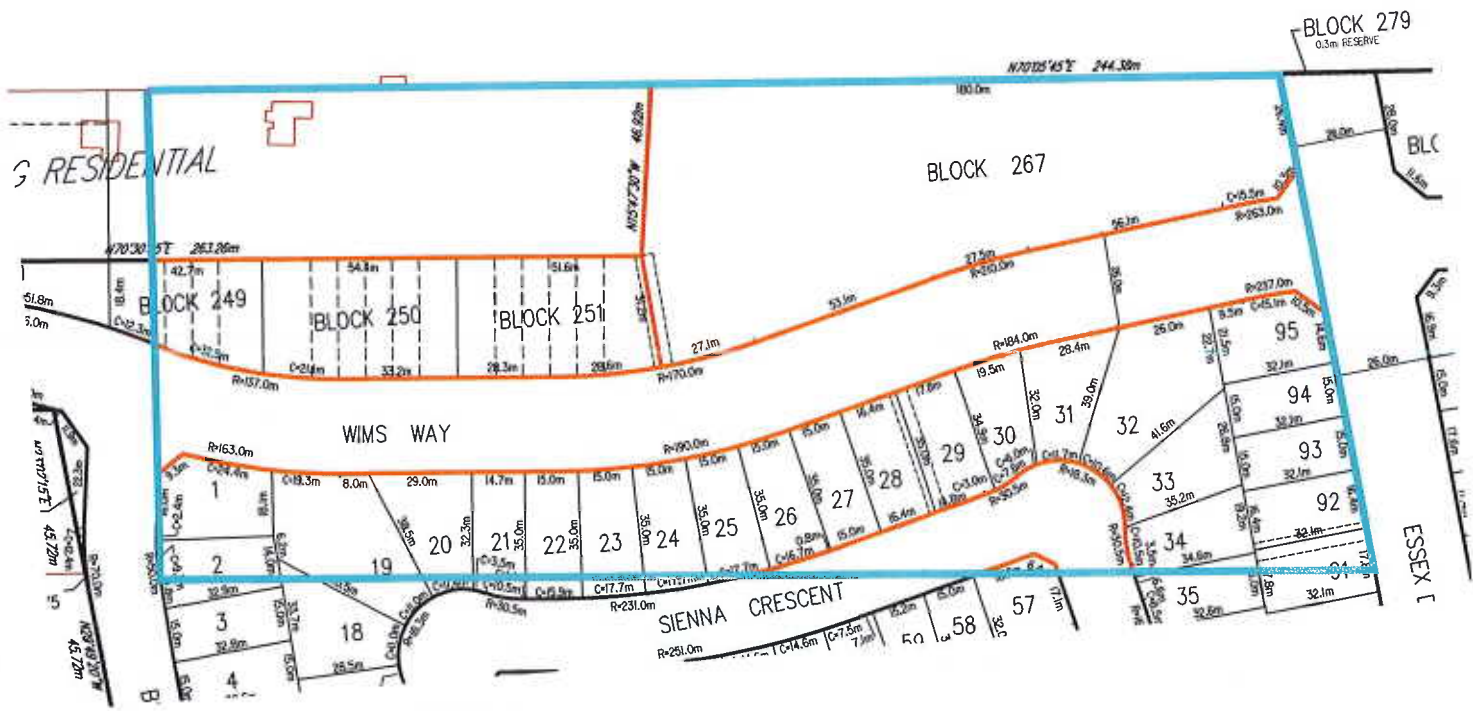
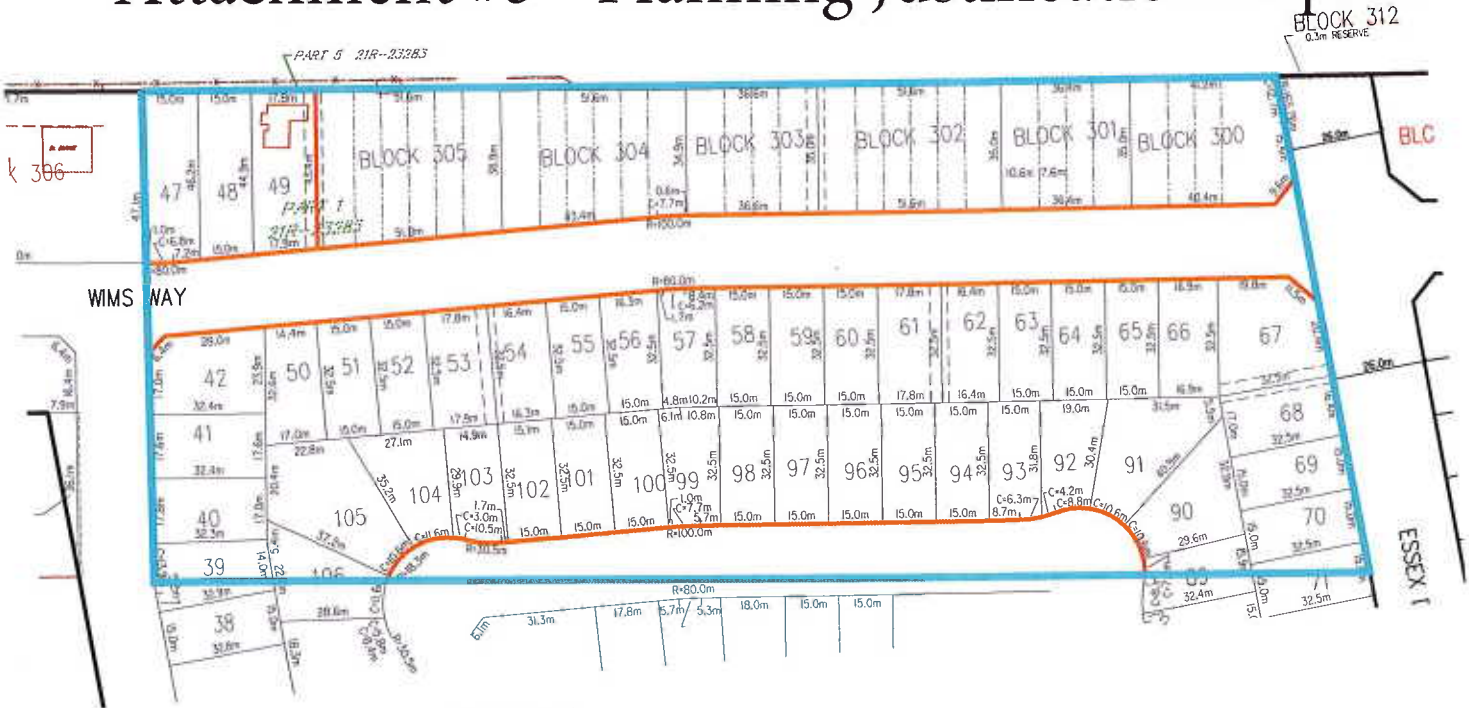
ADDITIONAL INFORMATION
 1. ALL LOTS ARE TO BE PLANNED ACT. (SEE PLAN)
 2. ALL LOTS ARE TO BE PLANNED ACT.
 3. ALL LOTS ARE TO BE PLANNED ACT.
 4. ALL LOTS ARE TO BE PLANNED ACT.
 5. ALL LOTS ARE TO BE PLANNED ACT.

DRAFT PLAN OF SUBDIVISION
 PART OF PARK LOTS 4, 5, 6 and 7
 REGISTERED PLAN No. 124
 PART OF LOT 8, CONCESSION 3
 FORMERLY TOWNSHIP OF THURLLOW
 CITY OF BELLEVILLE, COUNTY OF HASTINGS

VAN NEEB LIMITED
 LAND DEVELOPMENT - PROJECT MANAGEMENT - ENGINEERING

PREVIOUS T-SHED DOCUMENT
 REVISED MAY 19, 2016

Attachment #3 - Planning Justification Report



STORM AREA COMPARISON PLAN

Attachment #3 – Staff Report APS-2016-45

APPROVAL BLOCK

DE&DS _____

**CITY OF BELLEVILLE**

Spencer Hutchison
 Manager, Approvals Section
 Engineering and Development Services Department
 Report No. APS-2016-45
 September 6, 2016

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

Subject: Request to Red-Line Draft Approved Plan of Subdivision
 Proposed Plan of Subdivision
 Canniff Mill Estates – North (Phases 8+)
 Part of Park Lots 4 to 7 Registered Plan No. 124
 Part of Lot 8, Concession 3, Formerly Township of Thurlow
 Owner: Man Hole Ten Development Inc.
 Agent: VanMeer Limited

File: 12T-09501

Recommendation:

That the Belleville Planning Advisory Committee recommend the following to City Council:

“That, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-09501) submitted by VanMeer Limited on behalf of Man Hole Ten Development Inc., as shown on **APPENDIX 3** attached to the Manager of Approvals Section Report No. APS-2016-45.”

Background:

On June 1, 2009, Belleville City Council gave draft plan approval to a new subdivision located on the east side of Farnham Road, generally north of, and including Vertis Court, as shown on **APPENDIX 1** attached.

The approved plan is shown on **APPENDIX 2** and includes a total of 530 residential dwelling units with a mix of single detached dwellings (274 lots), townhouses (47 units), low-rise apartments (1 block: 55 units) and high rise apartments (1 block: 154 units).

Attachment #3 – Staff Report APS-2016-45

APS-2016-45

2

September 6, 2016

Background: (cont'd)

Since obtaining draft approval the Owners have proceeded to build Phases 1 to 7 with Phase 7 being Bevan Drive and Charleston Court.

The Owners now are working towards the remaining phases of this subdivision and wish to amend the property fabric and the layout of lots west of Essex Drive over to Farnham Road.

The proposed revised plan is shown on **APPENDIX 3** now includes a total of 522 residential dwelling units with an overall a decrease of 12 dwelling units from the original approval.

The change in the type of dwellings is outlined in Table 1 below.

TABLE 1: Land Use (black = draft approved; red = requested redlining)

	LOTS	UNITS	AREA m ²	%
LOTS 1 to 289 incl.	289	289	182,169.5	51
LOTS 1 to 274 incl.	274	274	178,228.2	50
DETACHED RESIDENTIAL LOTS				
BLOCKS 290 to 305 incl.	16	77	25,718.9	7
BLOCKS 275 to 284 incl.	10	47	15,806.2	4
FREEHOLD TOWNHOUSE				
BLOCK 306	1	1	3,383.2	1
EXISTING RESIDENTIAL				
BLOCK 285	1	55	12,236.3	3
MEDIUM DENSITY APARTMENT				
BLOCK 307	1	154	16,712.5	5
BLOCK 286				
HIGH DENSITY APARTMENT			176.8	1
BLOCK 308				
LOT ADDITION		2	1,433.4	1
BLOCK 33 PLAN 21M-273				
BLOCK 287				
FUTURE RESIDENTIAL				
BLOCKS 309 to 310				
BLOCKS 288 and 289				
OPEN SPACE ABOVE FLOOD PLAIN			30,629.4	8.5
IN FLOOD PLAIN			23,274.9	6.5
BLOCK 290 and 291			612.1	0.3
LOT ADDITION				
ROADS AND BLOCKS 311 to 316			73,502.3	18
ROADS and BLOCKS 292 to 301 incl.			78,176.6	21.9
ROAD WIDENINGS AND RESERVES				
TOTALS	307	522		
	286	530	35.7 ha	100

Staff Comments:

In essence the proposed redlining reflects a further "tweaking" of the original draft plan approval granted by the City. In doing so,

- the overall pattern of roads is remaining the same although the alignment of individual street is being modified;

Attachment #3 – Staff Report APS-2016-45

APS-2016-45

3

September 6, 2016

Staff Comments: (cont'd)

- connectivity to Farnham Road and to the undeveloped lands to the north is maintained;
- Essex Drive remains a significant north/south link within the subdivision;
- the revised plan provides for the future realignment of Farnham Road as envisioned by the Engineering Section;
- the total number of dwelling units has decreased by 12;
- the mix of housing types has been revised to remove the medium density apartment block and replace it with street townhouses;
- there remains a mix of single detached, street townhouse units and apartment units within the draft plan;

Staff considers all of these changes to be minor in nature while maintaining the intent of the original approval given by the City.

Financial:

The development and construction of the Canniff Mill Estates – North subdivision will be at the Owner's expense including all of the survey work, legal and engineering costs for this phase of development. In addition, the City and Owner will eventually enter into a subdivision agreement to oversee this development and the Owner will have to post a letter of credit to ensure the works required for each phase are constructed and installed to the City's satisfaction.

Conclusion:

The Approvals Section of the Engineering and Development Services Department supports the red-lining of the Canniff Mill Estates – North draft approved plan of subdivision, as submitted by VanMeer Limited on behalf of Man Hole Ten Development Inc. Furthermore, Staff requests that the Belleville Planning Advisory Committee recommend to Belleville City Council that pursuant to Section 51(44) of the Planning Act, City Council approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-09501), as shown on **APPENDIX 3** attached.

Respectfully submitted,



Spencer Hutchison



SH/CM
attachments

Attachment #3 – Staff Report APS-2016-45

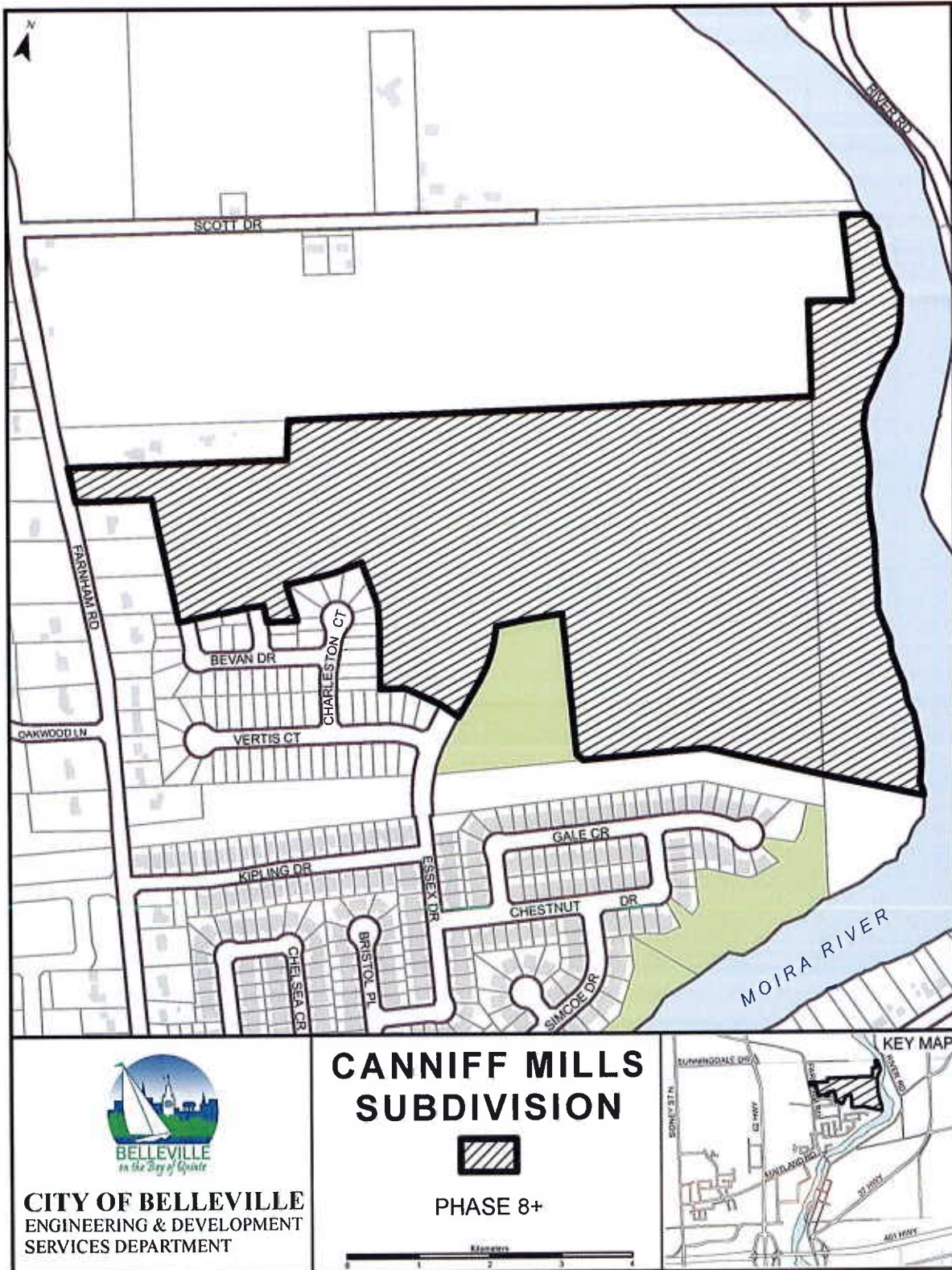
APS-2016-45

4

September 6, 2016

APPENDIX 1

Location Map – Canniff Mill Estates - North subdivision



Attachment #3 – Staff Report APS-2016-45

APS-2016-45

September 6, 2016

5

APPENDIX 2

Original Draft Plan – Caniff Mill Estates - North



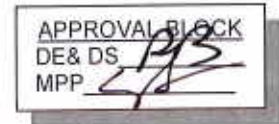
APS-2016-45 Attachment #3 – Staff Report APS-2016-45

September 6, 2016

APPENDIX 3

Revised Draft Plan – Caniff Mill Estates - North





CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-15
March 4, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting
For Proposed Zoning By-law Amendment (By-Law 10245)
250 Sidney Street
City of Belleville
APPLICANT/OWNER: 2589989 Ontario Inc.
AGENT: RFA Planning Consultant Inc.

File: B-77-1076

Recommendation:

"That Report No. PP-2019-15 dated March 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting For Proposed Amendment to Zoning By-Law Number 10245, as Amended – 250 Sidney 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 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 Attachment #1 Location Map.

In support of the application, the following was submitted:

- A Planning Rationale by RFA Planning Inc. (Attachment #2);
- A proposed site plan of the subject property (Attachment #3); and

- A memo from RFA Planning Inc. summarizing Planning Advisory Committee and City Council meetings between March 5, 2018 and April 9, 2018 regarding a previous application (File B-77-1044) for an amendment to modify the provisions of the Restricted Industrial (M1-11) Zone to add a medical marijuana production facility as a permitted use (Attachment #4).

These documents are available for public review at the Engineering and Development Services Department Planning Division.

Site details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 250 Sidney Street and located west of Sidney Street, north of Bridge Street West, and south of Wilson Avenue.
Site Size	7.73 Hectares.
Present Use(s)	Business, professional and/or administrative office; medical sports injury clinic; personal fitness training facility.
Proposed Use	Cannabis processing facility.
Belleville Official Plan Designation	Industrial.
Present Zone Category	M1-11 – Restricted Industrial with special provisions.
Proposed Zone Category	M1-11 – Restricted Industrial with special provisions.
Land uses to the north	Elementary school and industrial uses.
Land uses to the east	Residential lots and local commercial.
Land uses to the south	Exhibition Park.
Land uses to the west	An industrial zoned lot partially vacant and partially used for recreational facilities. Adjacent are residential lots.

Proposal

The Applicant proposes a rezoning to add Cannabis Processing Facility as a permitted use in the Restricted Industrial (M1-11) Zone and recognize the existing 15 metre minimum front yard depth, where the opposite side of the street is a residential zone. The proposed use does not include the production of cannabis.

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:

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities;

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;

Official Plan

The land is designated "Industrial" in the City's Official Plan (Attachment #5 – Official Plan Designation Map). Planning Staff will use the policies within the Official Plan to make a recommendation. Official Plan policy that will be considered includes:

- Lands within the Industrial Land Use designation shall be used predominantly for manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses. Other compatible uses such as commercial uses accessory to industrial uses, commercial uses which primarily serve the industrial area, wholesale establishments, office uses, equipment rental uses, data processing establishments, other quasi-industrial, service or business uses such as automotive services uses and utility or service companies, and commercial uses which require large sites for storage are permitted.
- This Plan encourages diversification of the types and sizes of industrial activities in the City. Certain lands designated Industrial Land Use are located immediately adjacent to residential areas or land uses that can be sensitive to the impacts of industrial activity. In such areas, the range of uses should be limited to service industrial uses which are less likely to cause significant off-site impacts.
- Where industrial development is proposed adjacent to lands designated or used for sensitive land uses such as residential

development, the Municipality should determine, using the Ministry of Environment's guideline on compatibility between industrial facilities and sensitive land uses, the separation distances or mitigative measures that should be employed to reduce the potential of land use conflict. Separation distances may vary depending upon the nature of the proposed industrial use and the sensitive land use.

- Where an existing industrial Land Use is located in close proximity to sensitive land uses, the Municipality should encourage the establishment of mitigative measures to reduce the impact of the industrial use on adjoining land uses (i.e. fencing, landscaping, berming, limited building fenestrations oriented towards the sensitive land uses).

Zoning By-Law

The subject lands are currently zoned Restricted Industrial (M1-11) with special provisions to permit a medical sports injury clinic and a personal fitness training facility in addition to the uses permitted in the M1 Zone. The subject lands are the only lot zoned M1-11 in the City of Belleville.

The application proposes to add Cannabis Processing Facility as a permitted use in the Restricted Industrial (M1-11) Zone and recognize the existing 15 metre minimum front yard depth, where the opposite side of the street is a residential zone.

Permitted uses in the Restricted Industrial (M1) Zone include:

- light manufacturing, assembling, processing and for fabricating of goods and materials;
- warehousing and storage of goods, but not including salvage yards;
- wholesale business;
- research and development facility;
- training facility and/or commercial school;
- business, professional and/or administrative office;
- printing and/or publishing establishment;
- commercial and/or industrial rental/service business;
- industrial and office equipment sales, rental, supply and service; and
- business and industrial incubator.

Public Comments

On February 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 March 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 4, 2019.

Both notices state that additional information is available. This additional information includes a planning rationale, a proposed site plan, and a memo summarizing past Planning Advisory Committee and City Council meetings regarding a previous application at this site. These documents are available for review by any member of the public during business hours.

At the time of writing this report, one member of the public has indicated they would like to be informed of the decision, and 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, 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 Development Engineer, Belleville Fire Department, 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 Industrial and Commercial Development. The strategic objectives of the Industrial and Commercial Development theme are:

- 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

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

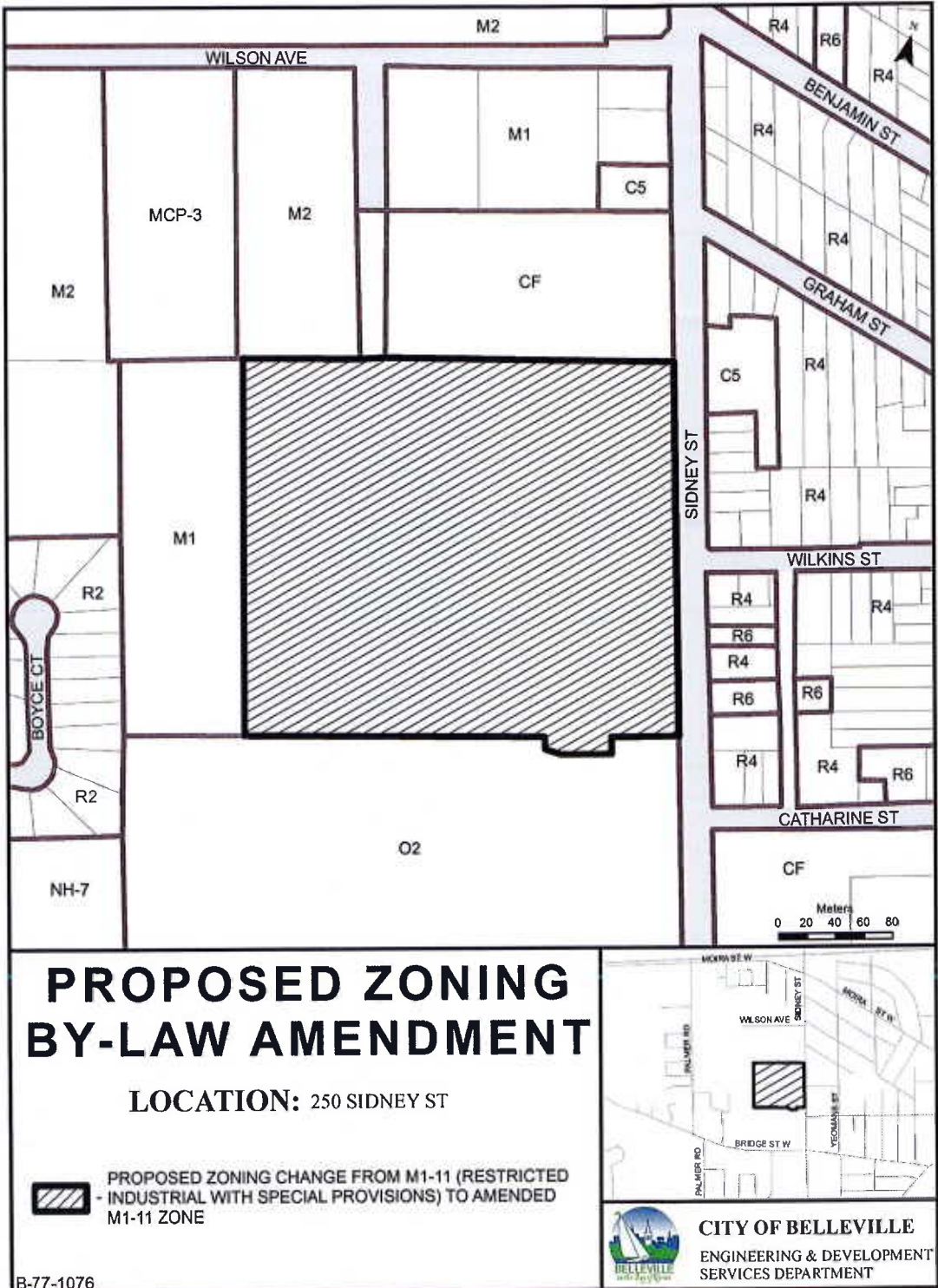


Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 - Location Map
- Attachment #2 - Planning Rationale by RFA Planning Inc.
- Attachment #3 - Proposed site plan of the subject property
- Attachment #4 - Memo from RFA Planning Inc. summarizing Planning Advisory Committee and City Council meetings between March 5, 2018 and April 9, 2018 regarding the amendment to modify the provisions of the Restricted Industrial (M1-11) Zone to add a medical marihuana production facility as a permitted use.
- Attachment #5 - Official Plan Designation Map

Attachment #1 – Location Map



Attachment #2 – Planning Rationale

FILE COPY



Planning Rationale

To: Stephen Ashton, MCIP, RPP, CAHP, Manager, Policy Planning
From: RFA Planning Consultant Inc.
Cc: Frank Mondelli, 2589989 Ontario Inc., Applicant/Owner
Date: January 30, 2019
Re: Application for an Amendment to the Zoning By-law – 250 Sidney Street, City of Belleville (2589989 Ontario Inc.)

This memo is to summarize our planning opinion in support of the Application for an Amendment to the Zoning By-law for 2589989 Ontario Inc., for conformity to the Provincial Policy Statement and the Belleville Official Plan general policies within the Industrial land use designation. We have also assessed the applicable Zoning By-law provisions and offer the following planning opinion in support of the applications.

BACKGROUND

We were retained in November, 2018 by the applicant, 2589989 Ontario Inc., to undertake a rezoning application for the subject property. The land described as Part of Lots 7, 10 and 11, RCP 1819 Sidney, Part 2 Plan 21R-19819, Belleville, County of Hastings being all of PIN 40457-0148 (LT) and Part of Lots 7 and 11, RCP 1819 Sidney, Part 2 Plan 21R-19819, Belleville, County of Hastings being all of PIN 40457-0153 (LT). The subject property has an area of 7.73 hectares (19.1 acres) with 253.2 metres (830.7 feet) of frontage on the west side of Sidney Street. The land to be rezoned contains a 25,845-square-metre (278,193.3-square-foot) principal building gross floor area and eight outbuildings, including a gatehouse building. The subject property is serviced by municipal piped water and sanitary services. The south and west yards are bordered by chain link perimeter fencing.

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

P 613.966.9070 **W** www.rfaplanningconsultant.ca

Attachment #2 – Planning Rationale

Application for an Amendment to the Zoning By-law

2

250 Sidney Street, City of Belleville (2589989 Ontario Inc.)

Secure loading areas are located along at the southern portion of the building complex, adjacent to Exhibition Park. There are a series of tenants that currently occupy the existing complex, including, but not limited to: Avaya, Quinte Orthopedics, One-to-One Health and Fitness Centre, Metroland Media, Canadian Mental Health Association, Continuing On In Education and various other offices. The property is known as the former Nortel site and was originally constructed in 1947, with various renovations and additions in 1951, 1954, 1961 and 1982. Refer to enclosed Existing Conditions sketch for further detail.

The subject property is designated “Industrial Land Use” in the City of Belleville Official Plan and within the “Special Restricted Industrial (M1-11) Zone” of Zoning Bylaw Number 10245. The special provision for the M1-11 Zone indicates that “*a medical sports injury clinic and a personal fitness training facility shall be a permitted use in addition to those uses permitted by Section 1(1) of this Part V.*” The surrounding land uses are a mix of industrial, community facility and residential.

PREVIOUS LAND USE APPROVALS

In January, 2018 an application was filed with the Belleville planning department under File No. B-77-1044. The proposal at that time was to add a Medical Marihuana Production Facility as a permitted use to the site-specific Restricted Industrial (M1-11) Zone for the subject property. Medical Marihuana Production Facility is defined in Zoning By-law 10245 as “*premises used for growing, producing, testing, destroying, storing, or distribution of medical marijuana or cannabis authorized by a license issued by Health Canada.*” The application was recommended by staff and the Planning Advisory Committee (PAC) for approval but was refused by Council on April 9, 2018. Shortly thereafter, the applicant appealed Council’s decision to the Local Planning Appeal Tribunal, but later withdrew the appeal to conduct a fulsome review of its business model and planned use for subject property.

Key issues raised during the respective meetings are as follows:

- Security requirements
- Signage
- Displacement of current tenants
- Clarity on research and development component of facility
- Number of employees
- Appropriateness of location
- Wording of amending By-law
- Types of jobs
- Number of cannabis plants on-site
- Production volume

JANUARY, 2019



Attachment #2 – Planning Rationale

Application for an Amendment to the Zoning By-law
250 Sidney Street, City of Belleville (2589989 Ontario Inc.)

3

A memo addressed to the applicant's current solicitor is enclosed for further detail on the proceedings of the PAC public meeting and Council meeting that took place in March and April, 2018, respectively.

APPLICATION FOR REZONING

The purpose of the rezoning application is to add Cannabis Processing Facility as a permitted use on the subject property and to recognize the existing 15.0-metre front yard depth. The front yard depth of the subject property is a pre-existing condition; however, the opposite side of the street is in a residential zone and it is deficient. The proposed Cannabis Processing Facility will utilize 5,574 square metres (60,000 square feet) of the existing Sidney Street complex. A Cannabis Processing Facility use is not currently defined within Zoning By-law Number 1024 and may require a new definition. Through consultation with staff, it is understood that recommendations are coming forward to consider updating the Zoning By-law for cannabis-related uses. Specifically, it is requested the existing M1-11 Zone special provision – *a medical sports injury clinic and a personal fitness training facility shall be a permitted use in addition to those uses permitted by Section 1(1) of this Part V* – be amended to add a Cannabis Processing Facility as a permitted use and to permit a minimum front yard depth of 15.0 metres where the opposite side of the street is in a residential zone. All other provisions of the M1-11 Zone can be met and no other special provisions are necessary.

The applicant, 2589989 Ontario Inc., has applied to Health Canada to obtain a licence for standard processing for the making of cannabis products in accordance with the new *Cannabis Act (Canada) and its cannabis regulations*, which came into effect October 17, 2018. Health Canada will not issue a licence unless it meets municipal zoning regulations. Standard processing of cannabis consists of receiving raw cannabis, processing, packaging, labelling and distribution of the various cannabis products that are manufactured to an authorized licence holder. If for medical purposes, a prescription is received by a Federal Medical Sales Licence holder, who verifies the prescription and places an order with a processing licence holder, who then ships the order directly to the patient to fulfill the prescription. If for recreational purposes, an order is received by a holder of a Licence for Sale of cannabis under the Provincial Act and it is shipped to a provincially licenced store. The proposed Cannabis Processing Facility cannot cultivate, propagate or harvest cannabis or sell cannabis or cannabis products directly to the public. It is important to note that light manufacturing and processing are permitted as-of-right uses on the

Attachment #2 – Planning Rationale

Application for an Amendment to the Zoning By-law

4

250 Sidney Street, City of Belleville (2589989 Ontario Inc.)

subject property. This is consistent with the proposed Cannabis Processing Facility, but where cannabis is a regulated product under Health Canada. The subject rezoning is required in accordance with City of Belleville policy on this basis only.

CONFORMITY TO THE PROVINCIAL POLICY STATEMENT (2014)

The Provincial Policy Statement (PPS) has applied to all planning applications since April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. The application for Official Plan Amendment is consistent with the 2014 PPS.

The subject proposal will benefit the financial well-being of the Province and municipality over the long term since the commercial use will add to the local tax base by contributing to the viability of an underutilized industrial site and distributing its products throughout the province under applicable legislation (PPS 1.1.1(a)). The development is an adaptive re-use of an underutilized industrial site with municipal services, which is a cost effective development pattern that mitigates land consumption and servicing costs (PPS 1.1.1e)). Due to the nature of the proposed cannabis processing facility, the subject property was selected as the required electricity infrastructure is available to the site to meet current needs and there are no apparent concerns for the electricity infrastructure to meet projected needs to due the previous Nortel operations (PPS 1.1.1g)).

The proposed use is considered regeneration growth within a settlement area, which shall be promoted (PPS 1.1.3.1). The proposed use will be a pharmaceutical grade facility, which will consist of a “clean” operation that is not anticipated to contribute to any negative impact to air quality. The projected \$250,000 in required renovations is intended to implement modern energy efficiency standards (PPS 1.1.3.2a)3.) along with Health Canada requirements, specifically security and air filtration system to remove potential odours emitted to the outside. A municipal transit stop is located centrally along the Sidney Street frontage of the subject property. An increase in the number of employees working on-site may support the existing transit system through adding potential users (PPS 1.1.3.2a)5.). The subject property is considered freight-supportive due to its close proximity (approximately four kilometres) to the nearest Highway 401 transportation corridor on-ramp.

Attachment #2 – Planning Rationale

Application for an Amendment to the Zoning By-law
250 Sidney Street, City of Belleville (2589989 Ontario Inc.)

5

The business will provide additional employment opportunities. At full capacity it is anticipated that the proposed facility will employ approximately 50 non-workers. (1.3.1(a)). The site is located with Belleville's Sidney Street industrial area, which provides facilities for diverse economic activity for restricted light industrial/employment uses that do not have characteristics that warrant a location in a heavy/general industrial area (1.3.1(b)). The proposed use is considered packaging and processing of goods of a small scale, which is a compatible employment use within a mixed use area. The site is already developed, is within a built up area of the Sidney Street industrial area – a designated employment area – and is considered compact on this basis (PPS 1.3.1c)). The necessary infrastructure is provided to support current and projected needs (PPS 1.3.1d)).

Municipal sewage and water services are provided to the site, which is the preferred form of servicing for settlement areas (1.6.6.2). The site is already developed and there are no apparent concerns with respect to minimizing or preventing increased contaminant loads or minimizing erosion. It is intended to maintain the landscaped yards, which will also assist in maximizing the extent and function of vegetation and pervious surfaces (1.6.6.7).

CONFORMITY TO THE OFFICIAL PLAN

The subject property is designated "Industrial Land Use" on Schedule 'B' Land Use Plan – Urban Serviced Area, which forms part of the City of Belleville Official Plan. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. The relevant Industrial Land Use policies have been assessed below for conformity to the Official Plan.

Within the Industrial Land Use designation, activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses are permitted uses. Other compatible uses such as commercial uses accessory to industrial uses, commercial uses which primarily serve the industrial area, wholesale establishments, office uses, equipment rental uses, data processing establishments, other quasi-industrial service or business uses such as automotive services uses and utility or service companies and commercial uses which require large sites for storage are permitted (OP 3.12.1). Industrial Land Use areas are intended to serve as major concentrations of industrial activity and employment and are considered major enterprise zones (OP 3.12). The proposed Cannabis Processing Facility may be considered a service industrial use as activities will be

Attachment #2 – Planning Rationale

Application for an Amendment to the Zoning By-law

6

250 Sidney Street, City of Belleville (2589989 Ontario Inc.)

located within an enclosed building, with limited to no outdoor storage and will not produce levels of noise, dust or odours characteristic of general industrial uses.

The lot area is 7.73 hectares and the overall lot coverage including the principal and accessory buildings is 30%. The subject property appears to have sufficient area to accommodate the buildings, parking and loading areas along with landscaping, and meets or exceeds the M1 Zone provisions, including setbacks to residential uses. There are 780 existing parking spaces on-site plus visitor parking along Sidney Street, which exceeds the projected needs for off-street parking for manufacturing or warehousing uses with the anticipated number of employees working in shifts. At full capacity, it is anticipated that there will be approximately 50 non-shift employees working at the proposed facility. It has been calculated that 56 parking spaces are needed to meet the off-street parking requirements. The precise number of company vehicles is currently unknown (OP 3.12.2a)).

The existing industrial complex has existed in various forms for over 70 years, and any impact from industrial uses in the immediate vicinity is considered to be a pre-existing condition. Notwithstanding this, the building will be outfitted with specialized air filtration systems to mitigate any odours that may occur as a result of the proposed Cannabis Processing Facility. There are otherwise no apparent land use concerns that may result from the proposed development and the location (OP 3.12.2b)/c)). Furthermore, separation distance to residential uses to the west exceed the M1 Zone requirements, by 15 times (180 metres). Distances to residential uses to the east are a pre-existing condition, where the single-storey manufacturing portion of the complex exceeds the required 22.8-metre separation to residential zone on the opposite side of the street but where the two-storey office portion of the complex is deficient at approximately 15 metres.

With respect to off-street parking requirements, the available parking and loading areas exceed the requirements for the intended number of employees. The proposed cannabis processing facility is understood to have minimal outdoor storage, as the operations – consisting of processing, packaging and distribution – will be contained within the principal building (OP 3.12.2f)).

The above analysis has carefully considered the applicable Official Plan general policies for development within Industrial Land Use areas. It is our planning opinion that the proposed rezoning application conforms to the intent of the Official Plan and that policies of the Official Plan appear to conform to the 2014 PPS.

Attachment #2 – Planning Rationale

Application for an Amendment to the Zoning By-law
250 Sidney Street, City of Belleville (2589989 Ontario Inc.)

7

DISCUSSION

It is requested the existing M1-11 Zone special provision – *a medical sports injury clinic and a personal fitness training facility shall be a permitted use in addition to those uses permitted by Section 1(1) of this Part V* – be amended to add a Cannabis Processing Facility as a permitted use and to permit a minimum front yard depth of 15.0 metres where the opposite side of the street is in a residential zone. All other provisions of the M1-11 Zone can be met and no other special provisions are necessary. It is understood that the existing tenants of the former Nortel complex are aware of the proposed Cannabis Processing Facility. It is further understood that there is no Site Plan Agreement registered on title to the subject property. With respect to the previous rezoning (File No. B-77-1044), we appreciate the new subject application clarifies inconsistencies from the former proposal and addresses key issues such as specific activities related to the intended Health Canada licence and appropriateness of the location.

The main purpose of this report is to assess whether the 2002 Belleville Official Plan is in conformity with the 2014 Provincial Policy Statement (PPS). From our analysis of the relevant policies for the above-noted planning policy documents, it is our planning opinion that the proposed rezoning application conforms to the intent of the Official Plan and that policies of the Official Plan appear to conform to the 2014 PPS.

If you have any questions about this information, please do not hesitate to contact me at extension 206.

Yours truly,

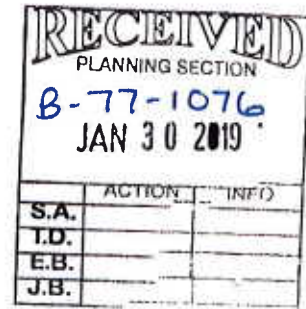


Shawn Legere, MCIP, RPP
RFA Planning Consultant Inc.

Encl.

Attachment #4 – Memo from RFA Planning

FILE COPY



Memo

To: Virginia MacLean, Q.C., Barrister & Solicitor

From: RFA Planning Consultant Inc.

Date: January 8, 2018

Re: **File No. B-77-1044 – PAC and Council Meeting Summary – 250 Sidney Street, City of Belleville, County of Hastings**

The purpose of this memo is to provide a summary of the PAC and City Council meetings that took place on March 5, 2018 and April 9, 2018, respectively, regarding the amendment to modify the provisions of the 'M1-11 – Restricted Industrial' Zone to add a medical marihuana production facility as a permitted use at 250 Sidney Street, in the City of Belleville.

QUESTIONS & CONCERNS ADDRESSED BY PAC

The Belleville Planning Advisory Committee (PAC) meeting took place on March 5, 2018. A number of questions and concerns were raised by PAC members. The following is a list of those questions/concerns.

1. **What are the security requirements for the perimeter of the facility?**
Health Canada has strict guidelines; approx. 8-foot-tall fencing, barbed wire, cameras throughout and gates with card swipe access only.
2. **Will there be signage? If so, what will be included on the sign?**
The company's name "Kent-A-Venture Corp." would be displayed in Industrial Park.
3. **Will tenants be displaced?**
No tenants will be displaced as the property is currently vacant.
4. **How will the products be transported?**
Products will be transported in compliance with the ACMPR (Access to

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

613.966.9070 www.rfaplanningconsultant.ca

Attachment #4 – Memo from RFA Planning

File No. B-77-1044 – PAC and Council Meeting Summary

3 | Page

250 Sidney Street, City of Belleville

QUESTIONS AND CONCERNS ADDRESSED BY CITY COUNCIL

The City Council meeting took place on April 9, 2018. A number of questions and concerns were raised by council members. The following is a summary of the discussions/questions/concerns that were addressed to the agent, Gregory Parker, of Baldwin Law.

At the March 5, 2018 PAC Meeting, the application had previously called for zero cultivation on site. However, the application being presented to City Council on April 9, 2018, had been amended to allow for the cultivation of cannabis on site strictly for “research & development (scientific) purposes.” Council was disappointed the new application was not circulated to nearby residents of the site prior to this meeting - particularly to the residents who expressed concerns at the March 5, 2018 PAC Meeting. Residents at the March 5, 2018 were assured there would be zero cultivation of any kind on the site. In other words, the application as presented to PAC did not seek clarification for cultivation.

Discussions with Loyalist College have occurred with the possibility of introducing a proposed cannabis curriculum that would be situated at the site, within the “educational room.” An MOU (memorandum of understanding) has been signed between the applicant and Loyalist College.

1. What kind of jobs?

Security for facility, ground floor workers (managing the site), high-paying jobs akin to a pharmaceutical company IE. White-lab coat jobs

2. How many plants?

Would need to adhere to the regulations for a licensed dealer standard. Roughly 10 plants for this site, although this was a ball-park number stated by the agent.

3. What are the anticipated production volumes?

Around 10 plants are to be grown at any given time, which would produce dry product. The plan calls for 45,000 square foot for an auditorium and 60,000 square foot for R&D testing.

The applicant is not opposed to going back to PAC considering adjustments to the application have been made.

Discussion continued amongst Council members and staff regarding the lack of a “Research and Development” definition in the zoning by-law, as related to cannabis, which was concerning to staff. The original application, which calls for a “medical marijuana production facility” is entirely different than a “Research and Development” facility. Council wants to ensure “R&D” is included in the zoning by-law to ensure it doesn't provide the opportunity to have a production facility on the site in the future.

Attachment #4 – Memo from RFA Planning

File No. B-77-1044 – PAC and Council Meeting Summary
250 Sidney Street, City of Belleville

5 | Page

If you have any questions, please do not hesitate to contact me.

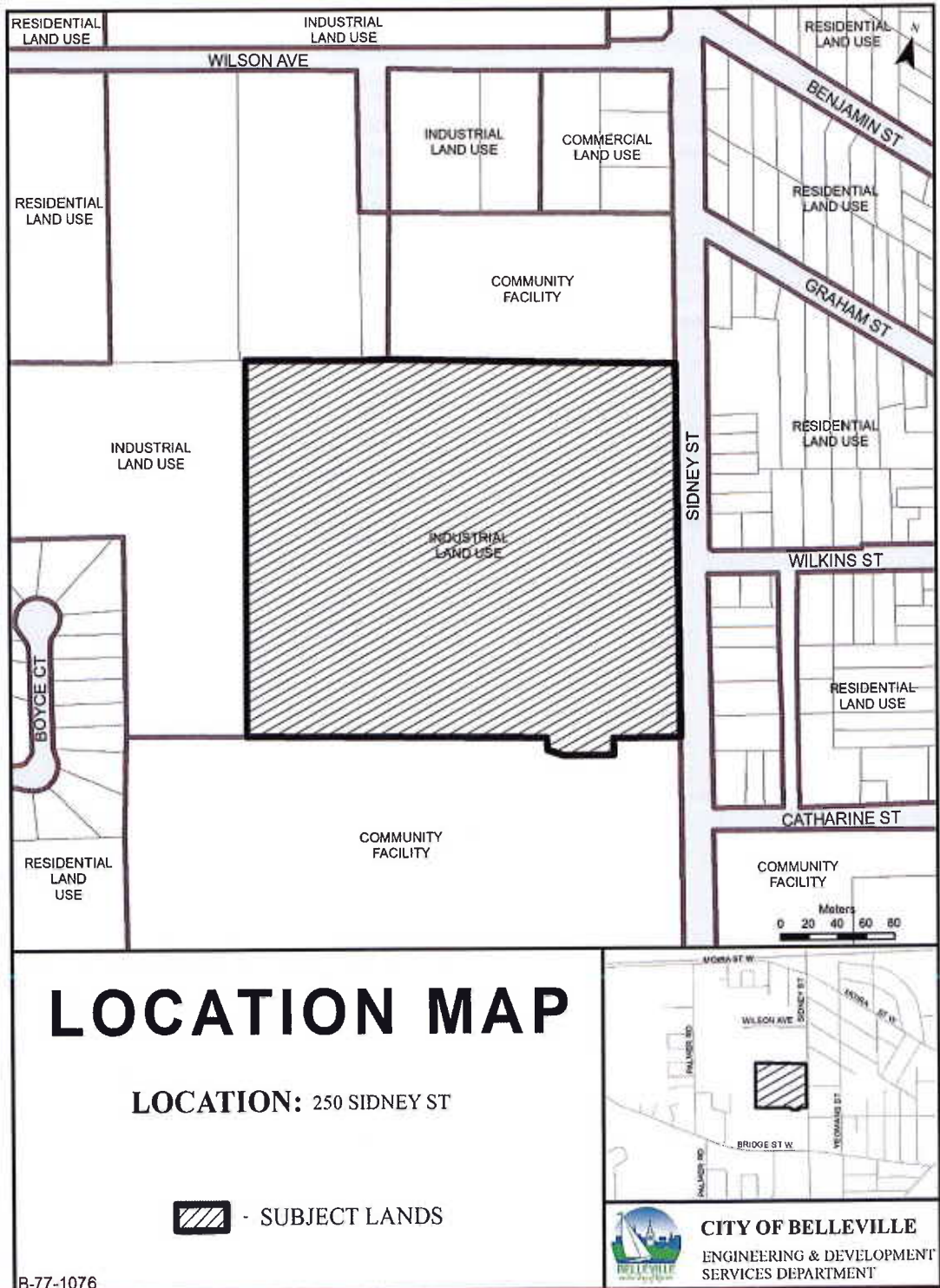
Yours truly,

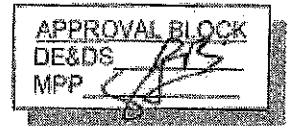


Shawn Legere, MCIP, RPP
RFA Planning Consultant Inc.

SL/DB

Attachment #5 – Official Plan Designation Map





CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-08
March 4, 2019

To: Belleville Planning Advisory Committee

Subject: Introductory Public Meeting
For Proposed Zoning By-law Amendments (By-laws 10245, 3014
and 2076-80) Regarding Public Uses
City of Belleville
APPLICANT: City of Belleville

File: B-77-1077

Recommendation:

"That Report No. PP-2019-08 dated March 4, 2019 regarding Introductory Public Meeting For Proposed Amendment to Zoning By-Laws Numbered 10245, 3014 and 2076-80, as Amended – add public use terminology and general provisions 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:

On December 10, 2018, during the regular Council meeting, Councillor Williams asked for a staff report from Economic Development to be prepared for the next Council Meeting that will provide Council with information on the implementation of a "Belleville Downtown and Waterfront Pop-Up Shop Project" in the spring of 2019 detailing the request for proposal (RFP) process, priority outcomes, key data and pre-budget funding.

On January 14, 2019, Council received Report No. ECDEV-2019-02 and the pre-budget request of \$40,000 to implement Phase 1 in 2019 was approved; and this two phase project was referred to the 2019 Capital Budget; and the funding for Phase 1 of the Waterfront Pop-up Development Project come from the Casino Reserve Fund – Infrastructure.

To facilitate this project, public uses have to be added as a permitted use

within the zoning by-laws. Planning staff are currently preparing for a zoning by-law consolidation as the three existing zoning by-laws are out-of-date and lack cohesion. Therefore, housecleaning updates to all three zoning by-laws will be used from time to time in preparation of the consolidation.

Modernized zoning by-laws include the ability to permit public uses as this provides flexibility for a municipality to respond to the public interest.

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.

Proposal:

The City is proposing to:

- add a definition for "public use" to Zoning By-Laws Numbered 10245, 3014, and 2076-80;
- add general provisions for public uses to Zoning By-Laws Numbered 10245 and 3014;
- replace the general provisions for public use in Zoning By-Law 3014; and
- list "public use" in various, appropriate zones in Zoning By-Laws 10245 and 2076-80.

The proposed amendments to the zoning by-laws are included with this report as Attachment #1.

Provincial Policy Statement, 2014

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:

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and

linkages, and, where practical, water-based resources;

c) providing opportunities for public access to shorelines;

Official Plan:

The current Official Plan was adopted by City Council on June 18, 2001. 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.

Policies within the Official Plan that planning staff will consider include:

3.8.6 b) There is a concentration of publicly owned lands and buildings in the City Centre. The image and identity of the City Centre as the government, administrative and cultural centre for the entire region would be enhanced through the protection, retention, and expansion of these public facilities. This Plan encourages:

- retention of public buildings and lands in public use/ownership in the City Centre for public use unless deemed surplus to the needs of the Municipality and no appropriate community use can be identified;

c) Council, at its discretion, may acquire any lands within the City Centre under any procedure permitted by law to achieve objectives for:

- expanding the range and type of appropriate public uses in the City's core.

4.1.1 c) The Municipality may acquire any lands within the bayshore planning area under any procedure permitted by law to achieve objectives for:

- expanding the range and type of public uses along the waterfront.

4.3.4 e) Where possible, Moira River frontage should be acquired by the Municipality or Conservation Authority for public use.

Zoning By-law:

The City's three existing zoning by-laws are between 32 and 42 years old and in need of modernizing. Housecleaning updates to all three zoning by-laws will be required from time to time in preparation of the zoning by-law

consolidation.

Currently, the Belleville Zoning By-Law 10245 does not include any definition or provisions for a public use and the use is not listed.

The Sidney Zoning By-Law 2076-80 lists public use under a site specific zone, Highway Commercial/Special Industrial (CH-31/MS) Zone but does not define the use or provide any additional provisions.

The Thurlow Zoning By-Law does include general provisions for public uses under Section 4.17. However, this public use, as envisioned from over 30 years ago, focuses upon public infrastructure and does not allow for public uses that would be provided for in today's municipal environment. The existing general provisions are included as Attachment #2.

The Thurlow Zoning By-Law lists "public use" under the following zones:

- Low Density Residential Type 1 (R1) Zone
- Medium Density Residential (R3) Zone
- High Density Residential (R4) Zone
- Rural Residential (RR) Zone
- Seasonal Residential (SR) Zone
- Estate Residential (ER) Zone
- Mobile Home Residential (MHR) Zone
- Highway Commercial (C1) Zone
- General Commercial (C3) Zone
- Local Commercial (C4) Zone
- Community Facility (CF) Zone
- Hazard (H) Zone
- Development (D) Zone
- Environmental Sensitive (ES) Zone
- Service Industrial (SI) Zone

All three by-laws are being proposed to be updated by permitting public uses in all zones subject to meeting minimum conditions and including the definition:

'Public Use' means any use of land, buildings or structure by or on behalf of a public authority.

Public Comments:

On February 13th, 2019, a written notice was published in The Intelligencer. The notice provided information to the general public that a public meeting was scheduled for March 4, 2019.

The notice was also published on the City's website notifying the general public that a public meeting was scheduled for March 4, 2019.

Both notices state that additional information is available at the City's Planning Department 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, 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.

Transportation & Operations Department 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.

Considerations:

Public

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

Financial

Not applicable.

Impact on and input from other Departments/Sources

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

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 amendment to the City of Belleville Zoning By-laws Numbered 10245, 3014, and 2076-80. 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 – Proposed Zoning By-Law Amendments to By-Laws Numbered 10245, 3014, and 2076-80
- Attachment #2 – Existing General Provisions For Public Use In Thurlow Zoning By-Law Number 3014

Attachment #1 – Proposed Zoning By-law Amendments

Proposed Zoning – Public Uses

Notwithstanding any other provisions of this By-law, the City, any public authority, or any Department or Ministry of the Government of Canada or Ontario, and for the purposes of this Section shall include any school board, Hydro One Networks Inc., Ontario Power Generation, any telecommunications company, and any natural gas distribution company, may for the purposes of the public service, use any land or erect or use any building in any zone subject to the following provisions:

1. Such public use shall comply with all applicable zone regulations, parking and loading requirements of the Zone in which it is located.
2. Such use, building or structure shall be buffered from an adjacent residential use by 1.5 m of landscaped area.
3. Notwithstanding any provision of this By-law to the contrary, buildings and structures which are used for the storage of road maintenance materials within a public works yard owned by a public authority shall be exempt from the height requirements of this By-law.
4. Outdoor storage of goods, materials or equipment is not permitted in any required yard abutting a Residential Zone.
5. Any above-ground, utility or public use which is located in a Residential Zone, shall be located and maintained in general harmony with the residential buildings permitted in such Zone.
6. Electricity generation facilities and transmission and distribution systems are permitted in all zones subject to any regulatory requirements for the utility involved.
7. Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

Definition

Public Use means any use of land, buildings or structure by or on behalf of a public authority.

**Attachment #2 –Existing General Provisions For Public Use In
Thurlow Zoning By-Law Number 3014**

4.17 PUBLIC USES

4.17.1 PUBLIC USE

Except as otherwise provided in 4.17.3 hereof, the provisions of this By-law shall not apply to the use of any lot or to the erection or use of the services provided by a Public Authority.

4.17.2 STREETS AND INSTALLATIONS

4.17.2.1 Nothing in this By-law shall prevent land from being used as a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline, overhead or underground electric, telegraph, telephone or other supply and/or communication line, including their distribution, transformer, pumping and/or regulating stations, but not including their offices and maintenance facilities, provided that the location of such main, line or station has been approved by the Corporation.

4.17.2.2 Notwithstanding 4.17.2.1 the approval by the Council of the Corporation shall not be required for any public use which has received prior approval pursuant to the provisions of the Environmental Assessment Act, as amended.

4.17.3 LOCATION

4.17.3.1 SPECIFICALLY PERMITTED

Where in a zone in this By-law under the heading of "PERMITTED USES" a public use is specifically permitted within a Zone, then such use shall only be permitted within that Zone.

4.17.3.2 NOT SPECIFICALLY PERMITTED

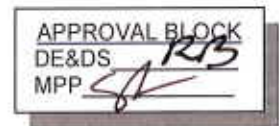
Where in this By-law a public use is not specifically referred to in any Zone, then such public use shall be permitted in any zone.

4.17.4 PROVISIONS

Notwithstanding any other provisions to this By-law to the contrary where a public use is not restricted to a specific Zone, no land, building or structure is to be used for the purposes of a public use unless the following provisions are complied with, namely:

4.17.4.1 Minimum yard requirements for all yards: 7.5 metres

- 4.17.4.2 Maximum lot coverage – all buildings: 30 percent
- 4.17.4.3 Minimum setback from street centreline
 - 4.17.4.3.1 Provincial Highway: 25.5 metres
 - 4.17.4.3.2 County Road: 20.5 metres
 - 4.17.4.3.3 Township Road: 17.5 metres
- 4.17.4.4 Maximum height of Buildings : 11 metres
- 4.17.4.5 Minimum landscaped open space : 30 percent
- 4.17.4.6 **OUTSIDE STORAGE**
No goods, materials or equipment shall be stored outside the building or structure located on the lot except as may otherwise be permitted under this Bylaw.



CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-09
March 4, 2019

To: Belleville Planning Advisory Committee

Subject: Staff Recommendation Report
For Proposed Zoning By-law Amendment (By-Law 3014)
5 Scenic Drive
City of Belleville
APPLICANT/OWNER: Martin J. Geertsma

File: B-77-1070

Recommendation:

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

"THAT Application B-77-1070 to amend Zoning By-Law Number 3014, as amended, for land described as 5 Scenic Drive, Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from the current Low Density Residential Type 1 (R1) Zone to Low Density Residential Type 1 (R1-22) Zone with special provisions to be consistent with the zoning along Scenic Drive by permitting an increase in lot coverage and a reduction in front yard and interior side yard depths."

Background:

An initial public meeting was held in accordance with the requirements of the Planning Act on February 4, 2019. The purpose of this meeting was for Committee Members to formally hear and receive public comments.

The Planning Advisory Committee received Report No. PP-2019-04 (Attachment #1) as information on February 4, 2019. 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 has prepared a recommendation report for this application.

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 5 Scenic Drive and located north of Maitland Drive, south of Cavendish Drive, on the east side of Scenic Drive.
Site Size	690 square metres
Present Use	vacant
Proposed Use	none
Belleville Official Plan Designation	Residential Land Use
Present Zone Category	R1 – Low Density Residential Type 1 Zone
Proposed Zone Category	R1-22 – Low Density Residential Type 1 Zone with Special Provisions
Land uses to the north	single family dwellings
Land uses to the east	single family dwellings
Land uses to the south	single family dwellings
Land uses to the west	single family dwellings

In support of the application, the following was submitted:

- Plan of Survey prepared by Keith Watson O.L.S. dated July 24, 2018 (Attachment #3)

This document has been available for public review at the Engineering and Development Services Department Planning Division.

Proposal

The Applicant proposes to rezone the lands from the "R1 – Low Density Residential Type 1" Zone to "R1-22 – Low Density Residential Type 1" Zone with special provisions to be consistent with the zoning along Scenic Drive by permitting an increase in lot coverage and a reduction in front yard and interior side yard depths.

Provincial Policy Statement

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

Staff Report No. PP-2019-04 (Attachment #1) outlined the policies considered by staff in making this recommendation. It is staff's opinion that the proposal is consistent with the Provincial Policy Statement as it will be consistent with the established development standards of Scenic Drive.

Official Plan

Planning Staff reviewed the policies within the Official Plan to make this recommendation. The land is designated "Residential" 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 the type and arrangement of dwellings and densities are important to the character of the City and specific residential neighbourhoods. This application will ensure a new dwelling can be built with the same setbacks and lot coverage as neighbouring properties.

Zoning By-law

The subject lands are currently zoned R1 – Low Density Residential Type 1 Zone in Zoning By-Law Number 3014, as amended.

All of the lots fronting on to Scenic Drive between Cavendish Drive and Maitland Drive are zoned R1-22 – Low Density Residential Type 1 Zone with special provisions to permit an increase in lot coverage and a reduction in front yard and interior side yard depths. Refer to Attachment #2 – Location Map for zoning information.

Provision	Current	Proposed
Lot Coverage (max.)	35%	37%
Front Yard Depth(min.)	7.6 metres	6.0 metres
Interior Side Yard Depth (min.)	2.0 metres	1.2 metres

Public Meeting and Comments

On January 9, 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 for the public meeting which was held on February 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for February 4, 2019.

Both notices state that additional information was available. This additional information includes the lot plan submitted by the applicant and is in the City's planning files and is available for review by any member of the public during business hours.

The applicant and property owner spoke in favour of the application at the public hearing on February 4, 2019. The draft minutes from the public meeting are included as Attachment #5. No other person from the general

public appeared at the public meeting regarding this application. 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, Veridian Connections, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Ministry of Transportation, and the Health Unit.

The Ministry of Transportation and Veridian Connections have provided correspondence that they have no concerns with this application.

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, Recreation, Culture and Community Services, 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 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.

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.

Planning Analysis:

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

The neighbouring properties along Scenic Drive are zoned R1-22 and the proposal will ensure that the future development of a detached single dwelling on the subject property will be built within an identical building envelope as the neighbouring properties.

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 Low Density Residential Type 1 (R1) Zone to Low Density Residential Type 1 (R1-22) Zone with special provisions to be consistent with the zoning along Scenic Drive by permitting an increase in lot coverage and a reduction in front yard and interior side yard depths as it represents good planning.

Respectfully submitted



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

Attachments

- Attachment #1 – Report No. PP-2019-04
- Attachment #2 – Location Map
- Attachment #3 – Plan of Survey prepared by Keith Watson O.L.S.
dated July 24, 2018
- Attachment #4 – Official Plan Designation Map
- Attachment #5 – Planning Advisory Committee Draft Minutes from
February 4, 2019 Meeting

Attachment #1 – Report No. PP-2019-04**CITY OF BELLEVILLE**

Thomas Deming, Policy Planner
 Engineering and Development Services Department
 Report No. PP-2019-04
 February 4, 2019

APPROVAL BLOCK	
DE&DS	_____
MPP	_____

To: Belleville Planning Advisory Committee

Subject: Proposed Zoning By-law Amendment (By-Law 3014)
 5 Scenic Drive
 City of Belleville
 APPLICANT/OWNER: Martin J. Geertsma

File: B-77-1070

Recommendation:

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

"That Report No. PP-2019-04 dated February 4, 2019 regarding Proposed Amendment to Zoning By-Law Number 3014, as Amended – 5 Scenic Drive, 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 initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Council 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 5 Scenic Drive and located north of Maitland Drive, south of Cavendish Drive, on the east side of Scenic Drive.
Site Size	690 square metres
Present Use	vacant
Proposed Use	none
Belleville Official Plan Designation	Residential Land Use
Present Zone Category	R1 – Low Density Residential Type 1 Zone
Proposed Zone Category	R1-22 – Low Density Residential Type 1 Zone with Special Provisions
Land uses to the north	single family dwellings
Land uses to the east	single family dwellings
Land uses to the south	single family dwellings
Land uses to the west	single family dwellings

In support of the application, the following was submitted:

- Plan of Survey prepared by Keith Watson O.L.S. dated July 24, 2018 (Attachment #2)

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

Proposal

The Applicant proposes to rezone the lands from the "R1 – Low Density Residential Type 1" Zone to "R1-22 – Low Density Residential Type 1" Zone with special provisions to be consistent with the zoning along Scenic Drive by permitting an increase in lot coverage and a reduction in front yard and interior side yard depths.

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:

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and
 - 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

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.

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 (Attachment #3 – Official Plan Designation Map). Lands within the Residential Land Use designation shall be used predominantly for housing purposes. 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).

The Official Plan states the type and arrangement of dwellings and densities are important to the character of the City and specific residential neighbourhoods.

Zoning By-law

The subject lands are currently zoned R1 – Low Density Residential Type 1 Zone in Zoning By-Law Number 3014, as amended.

All of the lots fronting on to Scenic Drive between Cavendish Drive and Maitland Drive are zoned R1-22 – Low Density Residential Type 1 Zone with special provisions to permit an increase in lot coverage and a reduction in front yard and interior side yard depths. Refer to Attachment #1 – Location Map for zoning information.

Public Comments

On January 9, 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 February 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a Public Meeting was scheduled for February 4, 2019.

Both notices state that additional information is available. This additional information includes the lot plan submitted by the applicant and is in the City's Planning Files and is available 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, Veridian Connections, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Ministry of Transportation, and the Health Unit.

The Ministry of Transportation have provided correspondence that they have no concerns with this application.

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, 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. The strategic objectives of this 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

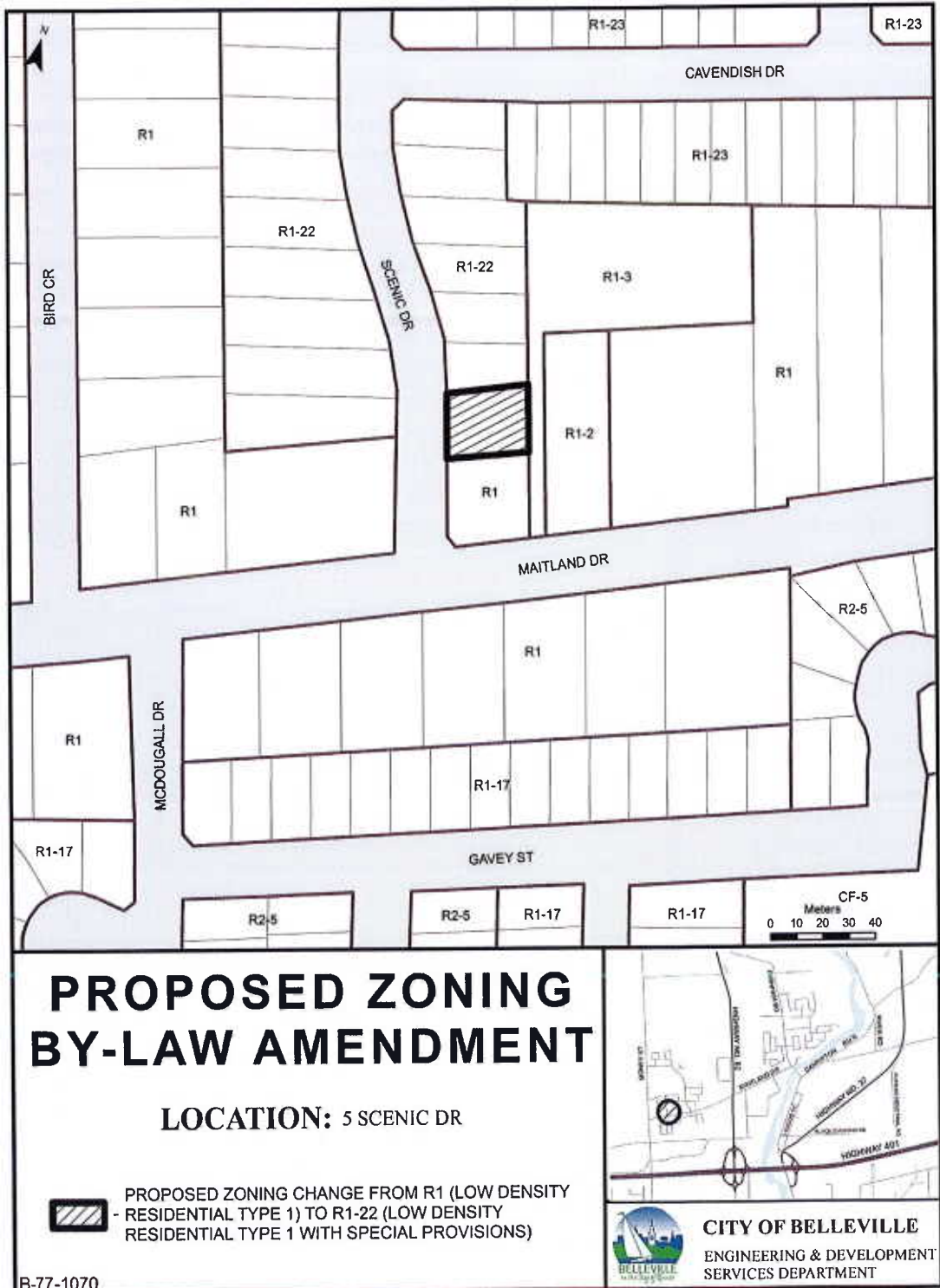


Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department

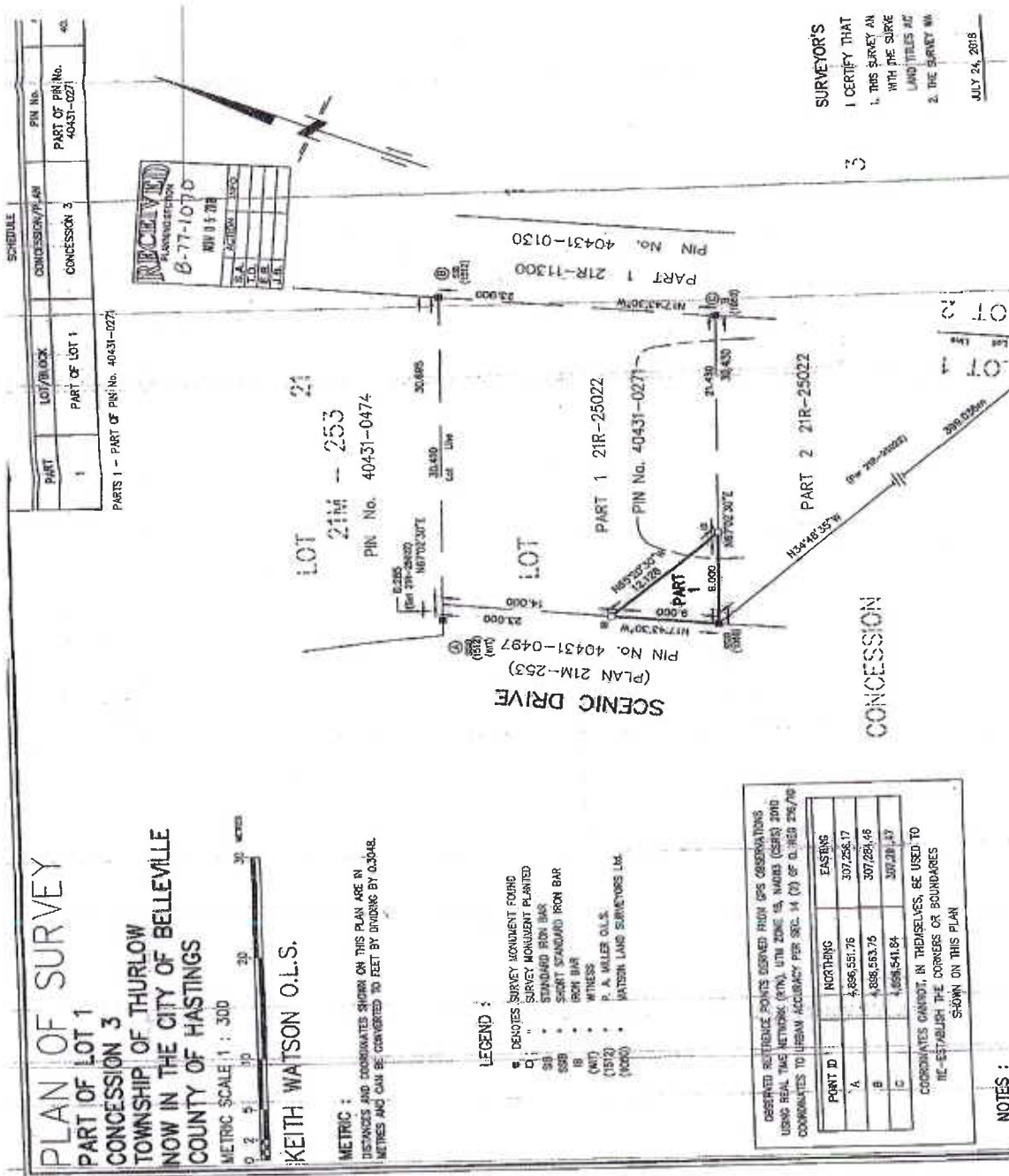
Attachments

- Attachment #1 – Location Map
- Attachment #2 – Plan of Survey prepared by Keith Watson O.L.S. dated July 24, 2018
- Attachment #3 – Official Plan Designation Map

Attachment #2 – Location Map



**Attachment #3 – Plan of Survey prepared by Keith Watson O.L.S.
dated July 24, 2018**



SURVEYOR'S
 I CERTIFY THAT
 1. THIS SURVEY AN
 WITH THE SURVE
 LAND TITLES AC
 2. THE SURVEY WA
 JULY 24, 2018

PLAN OF SURVEY
PART OF LOT 1
CONCESSION 3
TOWNSHIP OF THURLOW
NOW IN THE CITY OF BELLEVILLE
COUNTY OF HASTINGS
 METRIC SCALE 1 : 300
 0 5 10 20 30 METRES
KEITH WATSON O.L.S.

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

- LEGEND :**
- DENOTES SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - STANDARD IRON BARS
 - SMART STANDARD IRON BARS
 - IRON BARS
 - WITNESS
 - (WIT) P. A. MILLER O.L.S.
 - (CITY) P. A. MILLER O.L.S.
 - (IRON) WATSON LAND SURVEYORS LTD.

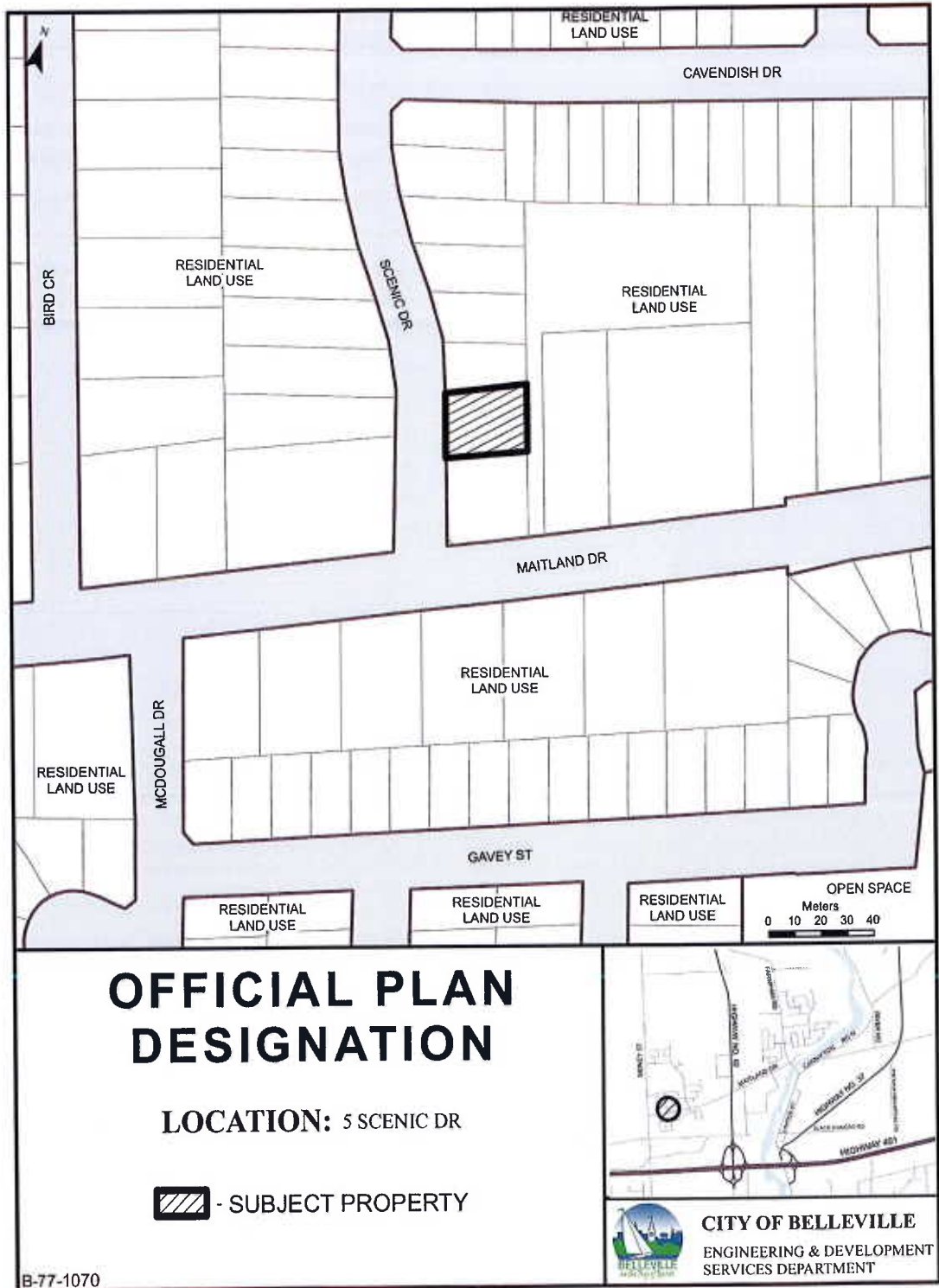
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN), UTM ZONE 18, NAD83 (CSRS) 2010 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 256/76

POINT ID	NORTHING	EASTING
A	4,896,551.76	307,256.17
B	4,896,563.76	307,264.46
C	4,898,541.64	307,281.47

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

NOTES :

Attachment #4 – Official Plan Designation Map



OFFICIAL PLAN DESIGNATION

LOCATION: 5 SCENIC DR

 - SUBJECT PROPERTY



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

B-77-1070

Attachment #5 – Planning Advisory Committee Draft Minutes

February 4, 2019

2

4. DEPUTATIONS

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

5. COMMUNICATIONS

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

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 5 SCENIC DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1070
OWNER/APPLICANT: MARTIN J. GEERTSMA

The Planning Advisory Committee considered the "Martin J. Geertsma" Planning Application in light of the Public Meeting.

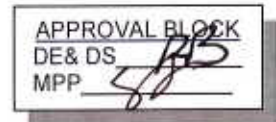
Moved by Councillor McCaw
 Seconded by Mr. Baltutis

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

THAT Report No. PP-2019-04 dated February 4, 2019 regarding Proposed Amendment to Zoning By-law Number 3014, as amended – 5 Scenic Drive, 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-



CITY OF BELLEVILLE

Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-12
March 4, 2019

To: Belleville Planning Advisory Committee

Subject: Staff Recommendation Report
For Proposed Zoning By-law Amendment (By-Law 3014)
473 Willet Road
City of Belleville
APPLICANT: Jaime Casey
OWNER: Blaine M. Casey
AGENT: RFA Planning Consultant Inc.

File: B-77-1071

Recommendation:

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

"THAT Application B-77-1071 to amend Zoning By-Law Number 3014, as amended, for land described as 473 Willet Road, Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from the current "PA – Prime Agricultural" Zone to "RR – Rural Residential" Zone to fulfil a condition of consent for applications B32/18 and B33/18."

Background:

An initial public meeting was held in accordance with the requirements of the Planning Act on February 4, 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-2019-05 (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 Attachment #2 – Location Map.

Site Details for the Subject Land:

Site Review	Description
Site Location	The subject lands are municipally known as 473 Willet Road and located at northeast corner of Cranston Road and Willet Road.
Site Size	34.4 Hectares
Present Use	farm
Proposed Use	none – future single detached dwellings
Belleville Official Plan Designation	Rural Land Use
Present Zone Category	RU – Rural Zone H – Hazard Zone PA – Prime Agriculture Zone
Proposed Zone Category	RR – Rural Residential
Land uses to the north	rural residential single detached dwellings
Land uses to the east	agricultural land and wooded area
Land uses to the south	agricultural land, wooded area, and a rural residential dwelling
Land uses to the west	agricultural land, wooded area, and a rural residential dwelling

In support of the application, the following was submitted:

- Supplementary information prepared by the Agent including Basis of Consents, relevant Official Plan policy, and aerial imagery (Attachment #3)

This document has been available for public review at the Engineering and Development Services Department Planning Division.

Proposal

The Applicant proposes to rezone a portion of the lands from the "PA – Prime Agricultural" Zone to "RR – Rural Residential" Zone as a condition of consent for applications B32/18 and B33/18. The two lots are 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.

Staff Report No. PP-2019-05 outlined the policies considered by staff in making this recommendation. It is staff's opinion that the proposal is consistent with the Provincial Policy Statement because it is a limited residential development that 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. 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.

Zoning By-law

The subject lands are currently zoned part RU – Rural Zone, part PA – Prime Agriculture, and part H – Hazard. The application proposes to amend a portion of the lands currently zoned PA- Prime Agriculture. Refer to Attachment #2 – Location Map for zoning information.

The proposed zoning is RR – Rural Residential which permits single detached dwellings. The minimum lot area for residential uses requires 4,047 square metres with a minimum frontage of 45 metres.

The proposed severed parcels would comply with the Zoning By-Law No. 3014.

Public Meeting and Comments

On January 9, 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 February 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for February 4, 2019.

Both notices state that additional information is available. This additional information includes a Basis of Consents, relevant Official Plan policy, and aerial imagery and is in the City's planning files and is available for review

by any member of the public during business hours. This information is included with this report as Attachment #3.

At the public meeting, Mr. Spencer Hutchison spoke on behalf of the Agent (RFA Planning Consultant Inc.) in favour of 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, Veridian Connections, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, and the Health Unit.

Veridian Connections 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, 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.

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.

Planning Analysis:

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

The proposed severed lots have been approved by the Committee of Adjustment pending a rezoning of the new parcels to Rural Residential Zone. The intended use of the lots is for single detached dwellings which are 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 "PA – Prime Agricultural" Zone to "RR – Rural Residential" Zone to fulfil a condition of consent for applications B32/18 and B33/18.

Respectfully submitted



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

Attachments

- Attachment #1 - Report PP-2019-05
- Attachment #2 - Location Map
- Attachment #3 - Supplementary Information including Basis of Consents, relevant Official Plan policy, and aerial imagery
- Attachment #4 - Official Plan Designation Map
- Attachment #5 - Planning Advisory Committee Draft Minutes from February 4, 2019 Meeting

Attachment #1 – Report PP-2019-05



APPROVAL BLOCK
DE & DS _____
MPP _____

CITY OF BELLEVILLE

Thomas Deming, Policy Planner
 Engineering and Development Services Department
 Report No. PP-2019-05
 February 4, 2019

To: Belleville Planning Advisory Committee

Subject: Proposed Zoning By-law Amendment (By-Law 3014)
 473 Willet Road
 City of Belleville
 APPLICANT: Jaime Casey
 OWNER: Blaine M. Casey
 AGENT: RFA Planning Consultant Inc.

File: B-77-1071

Recommendation:

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

“That Report No. PP-2019-05 dated February 4, 2019 regarding Proposed Amendment to Zoning By-Law Number 3014, as Amended – 473 Willet 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 initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Council 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 473 Willet Road and located at northeast corner of Cranston Road and Willet Road.
Site Size	34.4 Hectares
Present Use	farm
Proposed Use	none – future single detached dwellings
Belleville Official Plan Designation	Rural Land Use
Present Zone Category	RU – Rural Zone H – Hazard Zone PA – Prime Agriculture Zone
Proposed Zone Category	RR – Rural Residential
Land uses to the north	rural residential single detached dwellings
Land uses to the east	agricultural land and wooded area
Land uses to the south	agricultural land, wooded area, and a rural residential dwelling
Land uses to the west	agricultural land, wooded area, and a rural residential dwelling

In support of the application, the following was submitted:

- Supplementary information prepared by the Agent including Basis of Consents, relevant Official Plan policy, and aerial imagery (Attachment #2)

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

Proposal

The Applicant proposes to rezone a portion of the lands from the "PA – Prime Agricultural" Zone to "RR – Rural Residential" Zone as a condition of consent for applications B32/18 and B33/18. The two lots are 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, 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;

- 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

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.

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 Residential 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 part RU – Rural Zone, part PA – Prime Agriculture, and part H – Hazard. The application proposes to amend a portion of the lands currently zoned PA- Prime Agriculture. Refer to Attachment #1 – Location Map for zoning information.

The proposed zoning is RR – Rural residential which permits single detached dwellings. The minimum lot area for residential uses requires 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
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 January 9, 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 February 4, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a Public Meeting was scheduled for February 4, 2019.

Both notices state that additional information is available. This additional information includes a Basis of Consents, relevant Official Plan policy, and aerial imagery and is in the City's Planning Files and is available for review by any member of the public during business hours. 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 Development Engineer, Parks and 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. 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

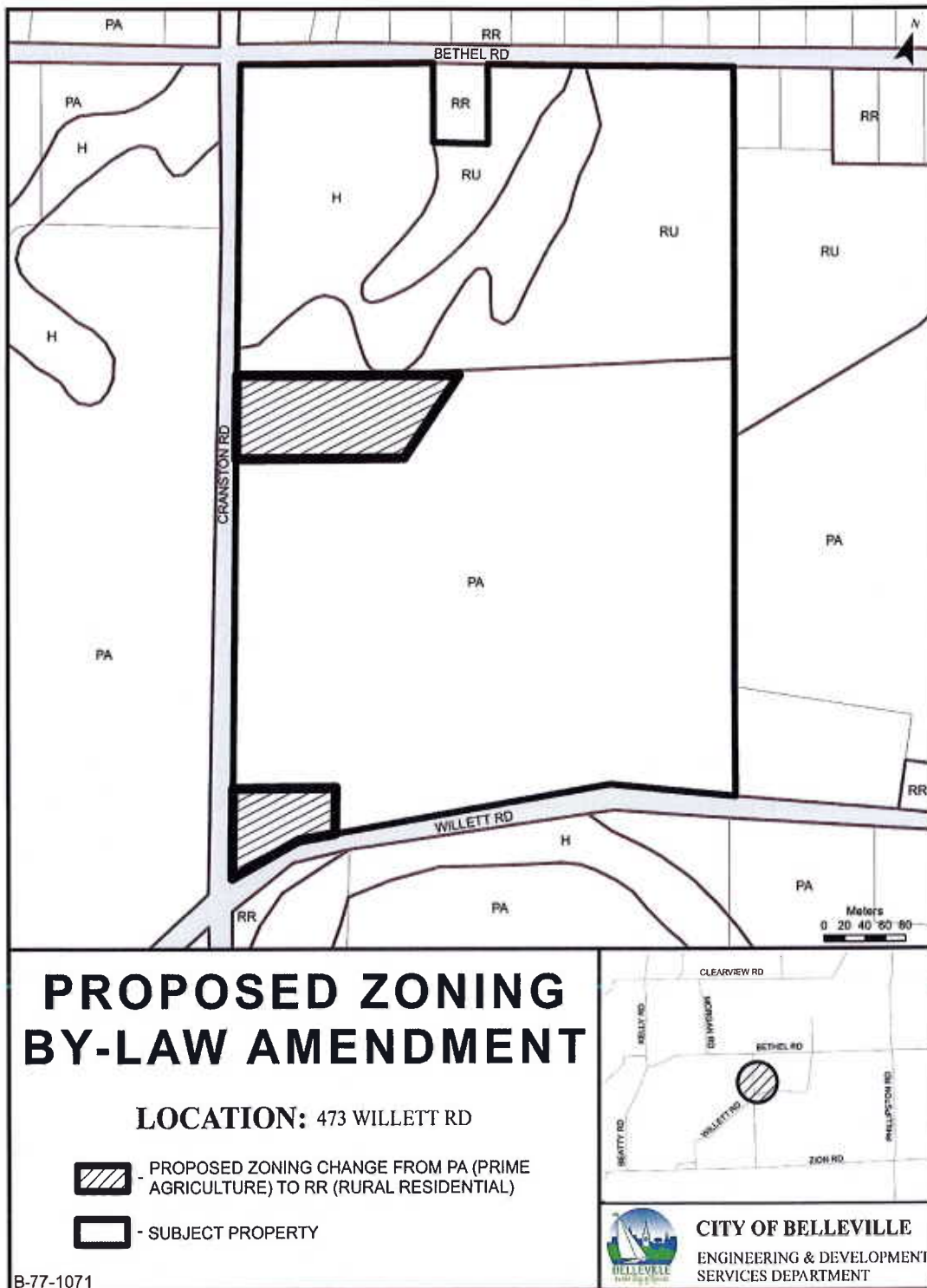


Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 - Location Map
- Attachment #2 - Supplementary Information including Basis of Consents, relevant Official Plan policy, and aerial imagery
- Attachment #3 - Official Plan Designation Map

Attachment #2 – Location Map



Attachment #3 – Supplementary Information

Consent Applications – 2 Rural Residential Lots
473 Willett Road (Part of Lots 13 & 14, Concession 8)
City of Belleville

RECEIVED		
PLANNING SECTION		
JAN 02 2019		
	ACTION	INFO
S.A.		
T.D.		
E.B.		
J.B.		

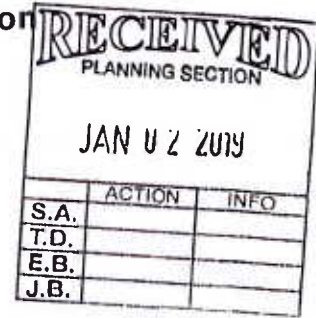
Supplementary Information

ATTACHMENT #1

Basis of Consents

- To allow the current property owner to sever off a residential building lot for his son and daughter
- Proposed severed lots are located in the southwest and northwest corner of the subject lands to minimize impact on the existing farming operation
- Spatial separation of two proposed lots eliminates chance of cumulative negative impact on environment and each of the lots (wells and septic systems)
- Both severed lots recognize the topography of these proposed lots and the existing ridge (drumlin) that runs diagonally across both lots
- The south lot will access Cranston Road from the top of a knoll with clear sightlines to south and north
- The north lot will access Cranston Road from an existing farm access laneway
- A copy of the old, scanned Assessment Map for the subject lands indicate no lots have been severed off this property since prior to 1998
- Current Official Plan designation is Rural Land Use that permits severances for rural residential lot creation (please refer to Attachment 1a)
- Current Zoning is PA - Prime Agricultural Zone which permits a single detached dwelling on a lot with a minimum lot frontage of 45 metres and a minimum lot area of 0.4 hectares
- Size of two proposed severed parcels is based on topography of land
- Retained parcel has a lot area of 32.8 hectares which exceeds the minimum size for a farm in the PA zone (25 hectares)

Attachment #3 – Supplementary Information



Consent Applications – 2 Rural Residential Lots
473 Willett Road (Part of Lots 13 & 14, Concession 8)
City of Belleville

Supplementary Information

ATTACHMENT #1a

Conforms with the Official Plan

7.2.1 Policies Respecting Subdivision of Land Applicable to All Land Use Designations

- a) When any application to subdivide land is considered, the approval authority should employ the following policies and principles:
 - i) No subdivision of land should be approved which would contravene the policies of this Plan. **Applications conform**
 - ii) The approval authority should be satisfied all development parcels would be appropriate (i.e. sufficient frontage and area, configuration, alignment) for their intended uses.
 - iii) No subdivision of land should be granted which would result in any landlocked parcel being created. **N/A**
 - iv) Development parcels should have direct access to an open municipal road (excluding individual units within condominium developments). **Both severed parcels would**
 - v) New development parcels should not be created without access to services adequate to meet the needs of the use anticipated for the lot, including access to fire and police services, hydro, telephone and other utilities. **Private on-site severances to be provided with plenty of spatial separation**
 - vi) There should be no significant negative impact upon the environment, either directly or through the cumulative impact of development in the area; where private services are proposed (i.e. septic system and well), the adequacy of natural systems to provide required services should be confirmed. The means by which cumulative impacts are to be assessed should be addressed. **Proposed parcels are well spread out**
 - vii) No development parcel should be created such that buildings, structures or private services would have to be located in very close proximity to or within areas of natural heritage or hazard; where any lot includes lands designated Environmental Protection, there should be sufficient area outside such areas to accommodate buildings, sewage disposal systems and accessory uses with appropriate setbacks. **N/A**
 - viii) Development parcels for residential uses should be located an appropriate distance from designated aggregate resource areas. **Complies**

March 4, 2019

RECEIVED
PLANNING SECTION

JAN 14 2019

S.A.	ACTION	INFO
T.D.		
F.B.		

haza d

Attachment #3 – Supplementary Information

Consent Applications – 2 Rural Residential Lots
473 Willett Road (Part of Lots 13 & 14, Concession 8)
City of Belleville

Supplementary Information

- ix) No development parcel should be created which would to any person using the lot, adjoining lands, or an abutting road. **N/A**
- x) Where approvals or certificates are required from other agencies or government departments (i.e. access permit from the Ministry of Transportation), no subdivision of land should be granted unless such approvals or certificates are first obtained or otherwise assured. **N/A**
- xi) The approval authority may impose any conditions to the subdivision of land that it believes are necessary and prudent to ensure the policies of this Plan are addressed adequately, which may include but not necessarily be restricted to:
 - laying out and naming of roads and the provision of road widenings;
 - installation or upgrading of municipal services (i.e. sewers, water lines, streets, curbs and sidewalks, street lights) and private utilities;
 - establishment of stormwater management facilities;
 - provision of open space, including trails and pedestrian links;
 - allocation of sufficient lands for community facilities (i.e. schools);
 - completing studies to address issues such as noise attenuation, traffic and traffic control, servicing capacity, soil conditions and archaeological remains; and
 - establishment of appropriate land use controls. **Standard conditions to be applied**

Conditions of the approval authority to the granting of any subdivision of land may be secured through execution of agreements and posting of securities.

- xii) Lands proposed to be dedicated to the Municipality for open space purposes must be acceptable for use as open space; Council retains the option to require cash-in-lieu of the provision of land for open space. **Standard cash-in-lieu to be provided**

- b) The Municipality may establish guidelines and standards as set out in Section 8.13 to provide direction and clarity on the Municipality's requirements for the subdivision of land. Of critical importance in such guidelines would be:
 - standards for the design and installation of services;
 - the requirements for service over-sizing;
 - methods of calculating service capacities and stormwater management requirements;
 - landscaping and fencing requirements;
 - the manner by which costing of required services would be determined; and
 - the manner by which legal issues relating to the development would be addressed by the Municipality. **N/A**

../4

Attachment #3 – Supplementary Information

Consent Applications – 2 Rural Residential Lots
473 Willett Road (Part of Lots 13 & 14, Concession 8)
City of Belleville

Supplementary Information

7.2.4 Special Policies for Consents in Areas Designated Rural Land

RECEIVED	
PLANNING SECTION	
JAN 02 2019	
S.A.	ACTION INFO
T.D.	
E.B.	
PREP: \$	

- a) It is the policy of this Plan that the subdivision of land within areas designated Rural land use be through the consent process only. **Current Applications**
- b) New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural use intended. **N/A**
- c) Consents to create lots for residential purposes may be granted provided that:
 - no more than two consents (creating no more than three development parcels including the retained lot) are granted from any parcel larger than 2 hectares in size existing on January 1, 1998; or **No previous severances in this time frame**
 - no more than one consent (creating no more than two development parcels including the retained lot) is granted from any parcel 2 hectares or less in size existing on January 1, 1998.

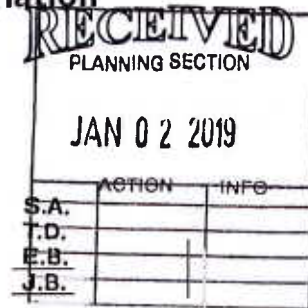
No consent that creates a number of development parcels in excess of the foregoing should be granted during the life of this Plan. **N/A**

- a) 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 or separate two lots to which titles have merged. **N/A**
- b) Lots for residential purposes should only be created where there is sufficient separation from adjacent farm-related structures according to Provincial policy. **No issue; MDS not applicable**
- c) Lots to be used for rural commercial, industrial and outdoor recreational uses may be created provided that:
 - the severance is to provide for a use permitted in the Rural land use designation;
 - inappropriate fragmentation of land is not promoted;
 - no land use conflicts with adjoining land uses would be created; and
 - there is sufficient separation of the lot from adjacent farm-related structures according to Provincial policy. **N/A**

../5

Attachment #3 – Supplementary Information

Consent Applications – 2 Rural Residential Lots
 473 Willett Road (Part of Lots 13 & 14, Concession 8)
 City of Belleville



Supplementary Information
ATTACHMENT #1b

Consistency with Provincial Policy Statement (PPS)

1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

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

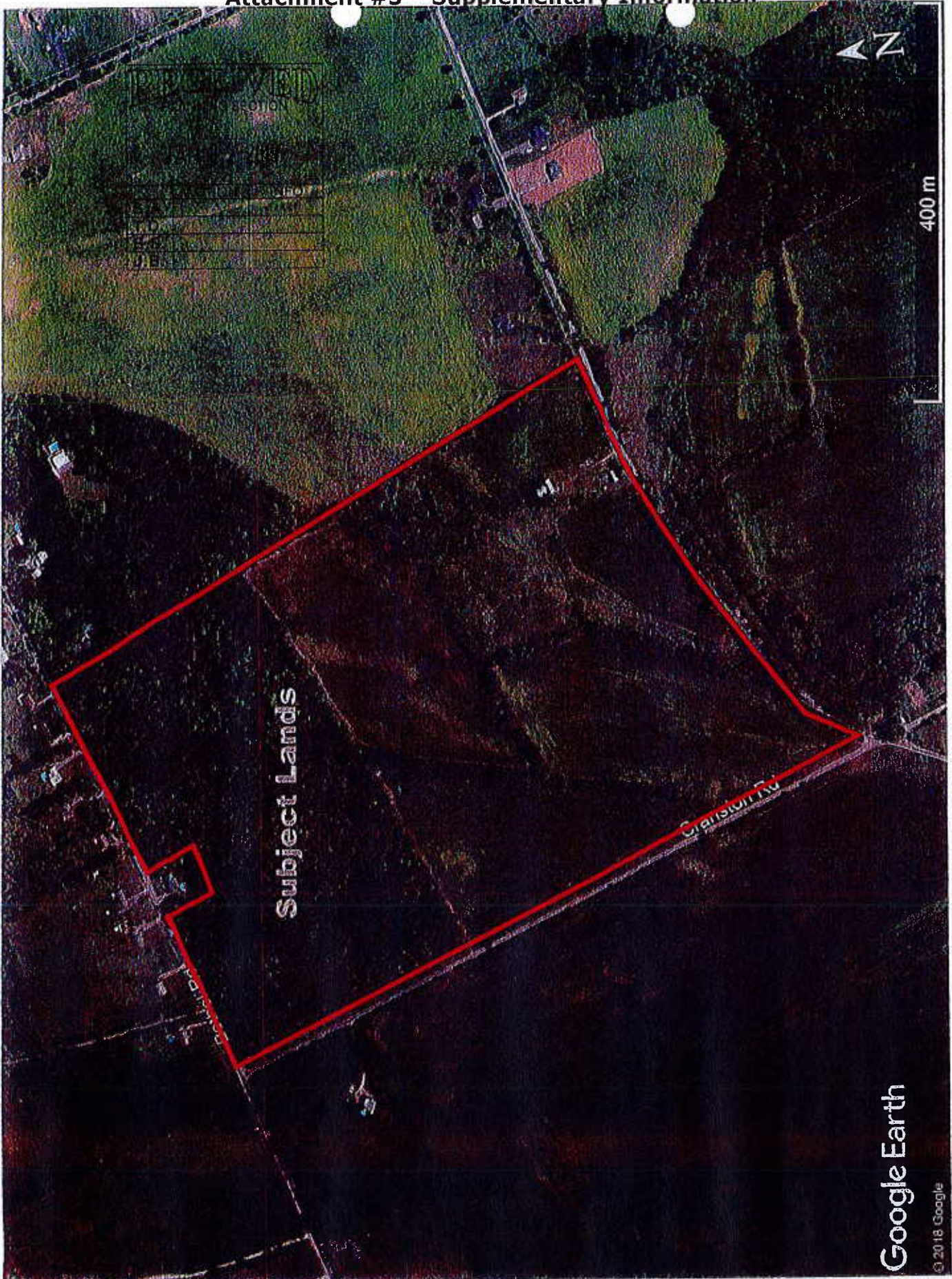
- a) the management or use of resources;
- b) resource-based recreational uses (including recreational dwellings);
- c) limited residential development;**
- d) home occupations and home industries;
- e) cemeteries; and
- f) other rural land uses.

Rural lands: means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

1.4.3 Planning authorities shall **provide for an appropriate range and mix of housing types** and densities to meet projected requirements of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households*. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:**
 - 1. **all forms of housing required to meet the social, health and well-being requirements of current and future residents**, including *special needs* requirements; and

Attachment #3 – Supplementary Information



Google Earth

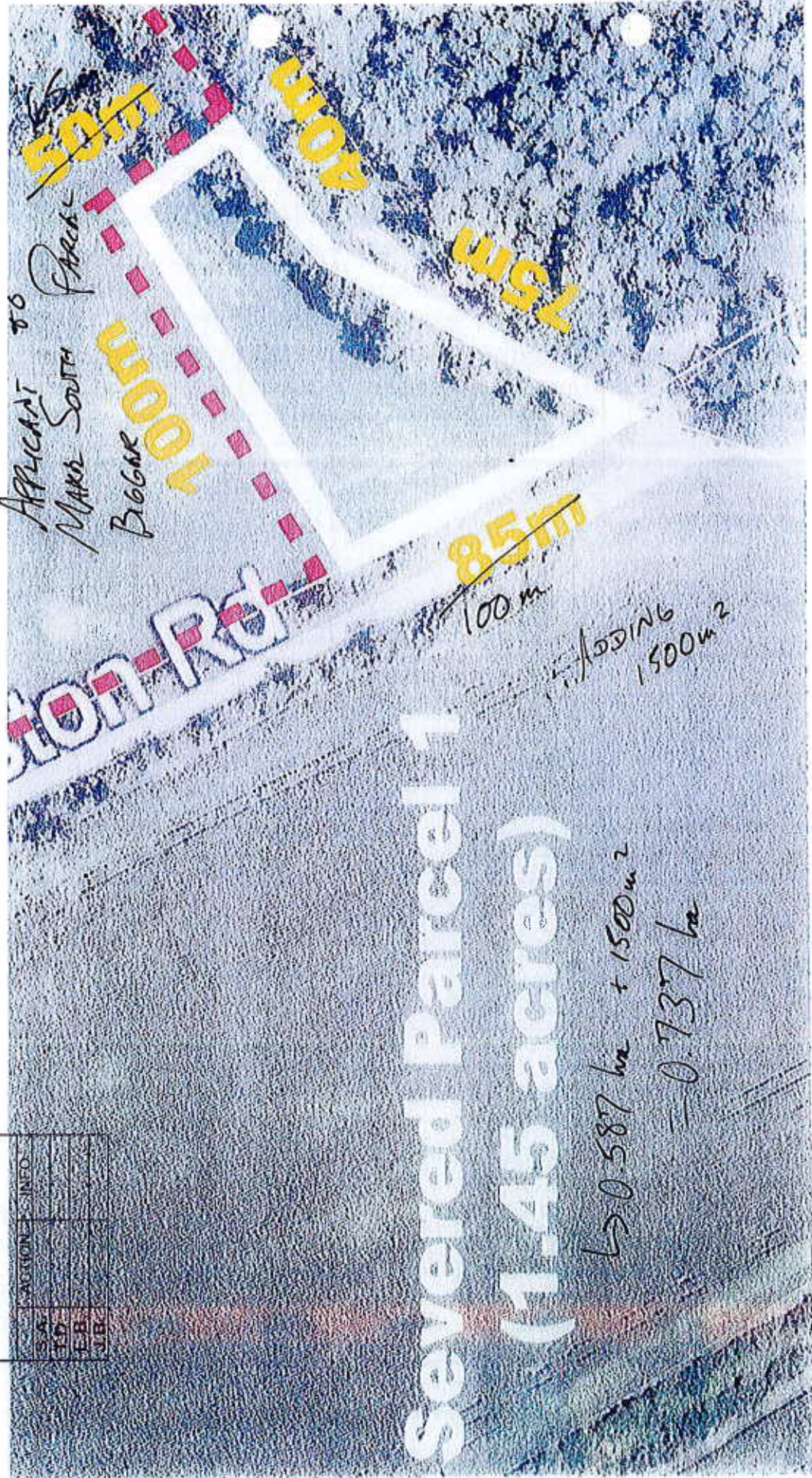
© 2018 Google



RECEIVED
 PLANNING SECTION
 JAN 07 2019

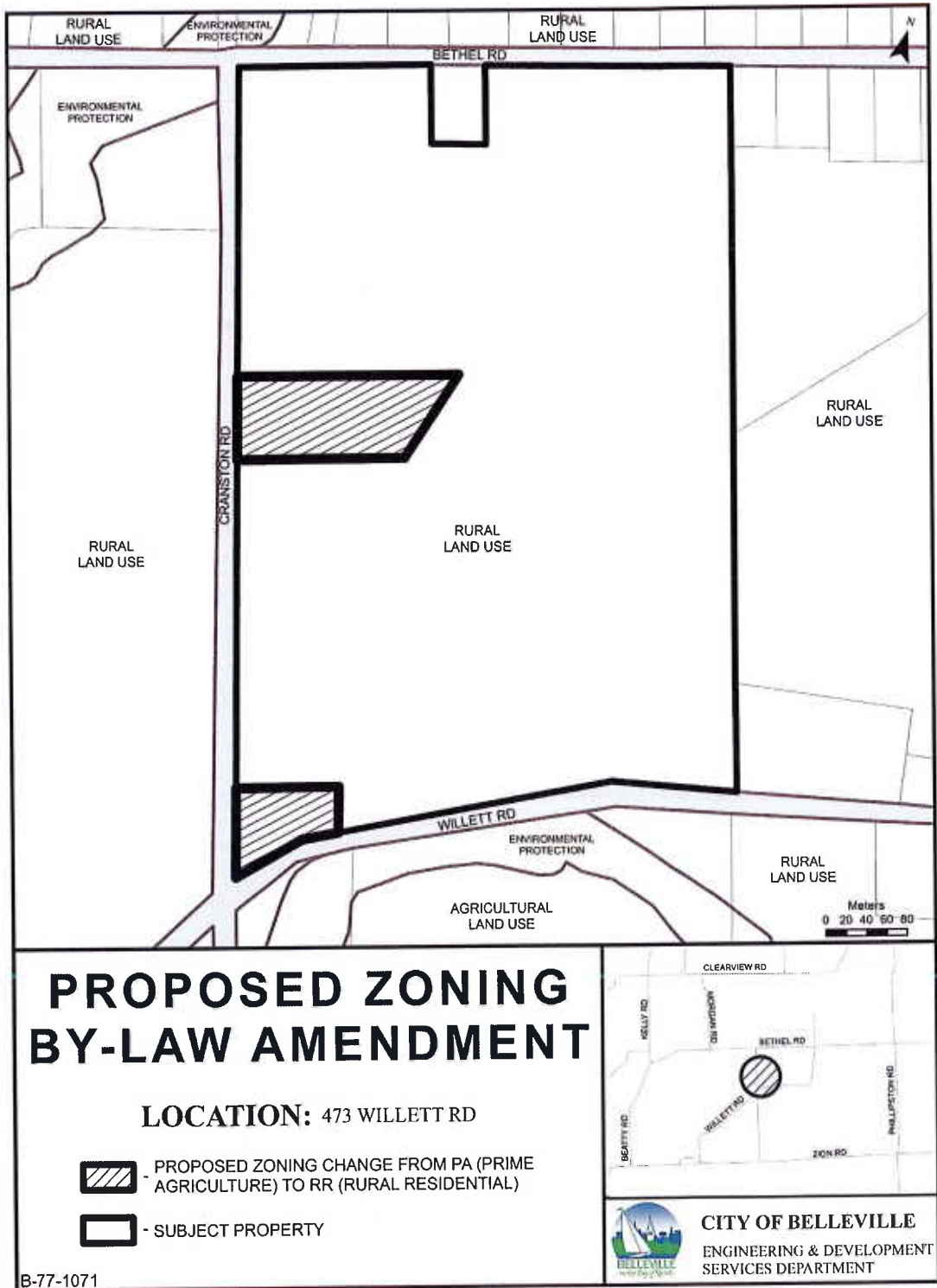
DATE	ACTION	INFO
S.A.		
T.P.		
E.B.		
V.B.		

REQUEST AT MEETING BY
 APPLICANT TO
 MAKE SOUTH PARK
 BIGGER



↳ 0.587 ha + 1500m²
 = 0.737 ha

Attachment #4 – Official Plan Designation Map



- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 473 WILLET ROAD, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1071
APPLICANT: JAIME CASEY
OWNER: BLAINE M.CASEY
AGENT: RFA PLANNING CONSULTANT INC.

The Planning Advisory Committee considered the “Jaime Casey” Planning Application in light of the Public Meeting.

Moved by Councillor Kelly
 Seconded by Councillor Culhane

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

THAT Report No. PP-2019-05 dated February 4, 2019 regarding Proposed Amendment to Zoning By-law Number 3014, as amended – 473 Willet 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-

7. REPORTS

7.1 THE ONTARIO-BELLEVILLE PLANNING FRAMEWORK

Moved by Councillor Culhane
 Seconded by Mr. Baltutis

THAT Report Number PP-2019-06 “The Ontario-Belleville Planning Framework” be received.

-CARRIED-



APPROVAL BLOCK
DE&DS <i>RB</i>
MPP <i>RB</i>

CITY OF BELLEVILLE
Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-18
March 4, 2019

To: Councillor Paul Carr, Chair
Members of the Planning Advisory Committee

Subject: Registration of Intent to Utilize Programs - 135 Station Street
and 50 Albion Street, City of Belleville, County of Hastings

Applicant: 1993388 Ontario Inc. O/A KGF Capital Realty

File: B-85-10-9

Recommendation:

“THAT the Belleville Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that Application B-85-10-9 for Registration of Intent to Utilize Programs under the City’s Brownfields Community Improvement Plan by 1993388 Ontario Inc. O/A KGF Capital Realty for the subject lands located at 135 Station Street and 50 Albion Street, City of Belleville, County of Hastings, be **APPROVED** as follows:

1. That Program 3 – The City of Belleville Environmental Site Assessment Grant Program be considered for the above application subject to:
 - a. Submission of the cost to conduct a Phase I and II Environmental Site Assessment for the subject lands;
 - b. Submission of paid invoices to conduct the Phase I and II Environmental Site Assessment for the subject lands, prior to the distribution of any funds for the Phase I and II Environmental Site Assessments, and
2. Approval in principle of the Building Permit Grant Program, Development Charge Grant Program, Tax Increment Equivalent Grant Program and Tax Cancellation Assistance Program subject to the strict eligibility requirements of each of these programs being adhered to and implemented by City Staff once the results of the Environmental Site Assessment demonstrate the degree and seriousness of contamination and remediation needs for the subject lands.”

Background

The subject application was considered by the Brownfields Community Improvement Plan Subcommittee at their meeting held on February 26, 2019.

This application applies to the lands located on the east side of Station Street and south-west of Albion Street (See Location Map – Attachment #1). The subject lands are being proposed to be developed with a 6-storey, 103 residential unit building with ground floor commercial.

The conceptual site plan is shown on Attachment #2.

The applicant has the required zoning permissions for the development of the building. In addition, City Staff from the Approvals Section have reviewed the site plan for the property.

The lands are located within Priority Area 1 of the Brownfields Plan and are considered a priority candidate for financial assistance for the purposes of investigation and remediation of environmental contamination of the land.

Through the development process and ensuring the site can be developed, the applicant has already undertaken the studies and clean-up of the property required to obtain a record of site condition. They are also proposing additional removal of soil from the property although staff will have to confirm if this additional soil removal is a requirement for the record of site condition to ensure it is an eligible expense.

The subject application was recommended by the Subcommittee for consideration for funding utilizing all available programs. If the application is approved, the program will be implemented through City Staff subject to availability of funding and adherence to the strict eligibility requirements of each of the Brownfields Programs.

Financial/Analysis

The City of Belleville has approved budget including reserve funds necessary for the implementation of these programs. In addition, the Tax Increment Equivalent Grant Program requires payment of the property taxes and a portion of the increased taxes resulting from the development of the property are then refunded to the applicant after payment.

Conclusion

The application is seeking approval for being registered in the City's Brownfield Program for the subject lands. The intention of the program is to provide incentives to applicants for the remediation of their contaminated lands which will allow development of these properties resulting in increased tax revenue. It is based upon the longer-term increased tax revenue of the lands that the City has made incentives available to implement the Brownfields Program.

The development of the subject lands will result in a significant increase in tax revenue as it will consist of ground floor commercial and 103 new residential units.

The Brownfield Community Improvement Plan Subcommittee is recommending approval of the Registration of Intent to Utilize the Brownfields Programs. These programs would then be implemented by City Staff subject to availability of funding and adherence to the strict eligibility requirements of each of the Brownfields Programs.

Respectfully submitted,



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

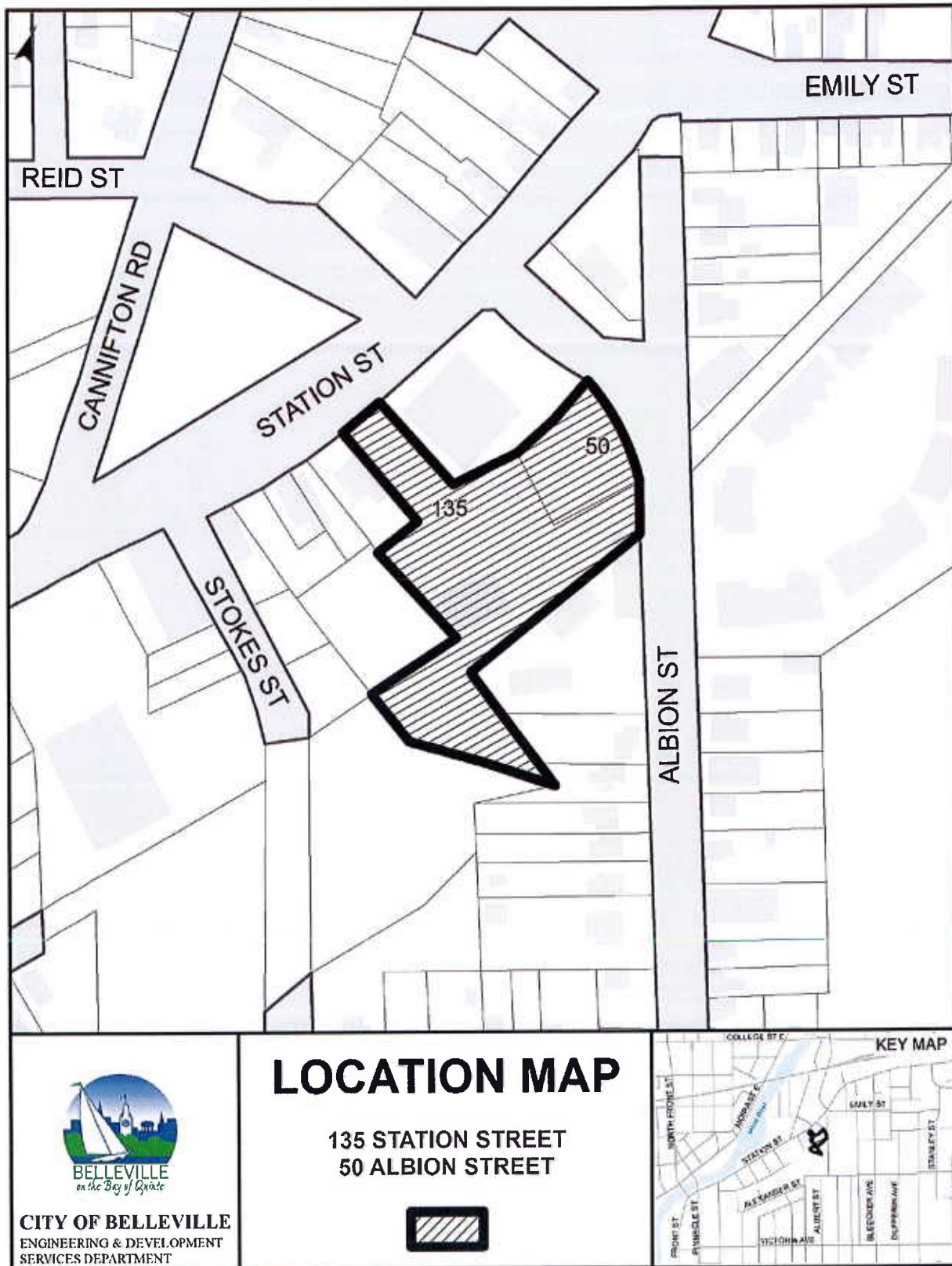
Attachments

Attachment #1 – Location Map

Attachment #2 – Conceptual Site Plan

Attachment #3 – Application for Registration of Intent to Utilize Programs

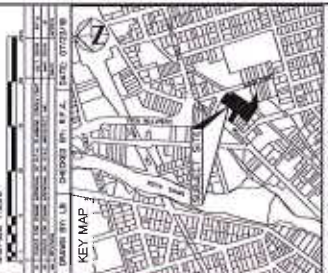
Attachment #1 – Location Map



Attachment #2
Conceptual Site Plan

SITE PLAN
 MAGNOLIA GARDEN RESIDENCE
 HGF CAPITAL REALTY
 135 STATION STREET

PART OF LOTS 2, 3 AND 4
 PART OF LOTS 5, 6, 12 AND 13
 1/2 ACRES
 REGISTERED PLAN 15
 CITY OF BELLEVILLE,
 COUNTY OF HASTINGS,
 SCALE 1:250



LAND USE SCHEDULE

AREA	REQUIREMENTS	PERMITTED USES
6 STOREY RESIDENTIAL BUILDING WITH 100-150 UNITS	REQUIREMENTS FOR APARTMENTS/LOFTS (LANDMARK PERMITS)	RESIDENTIAL APARTMENTS/LOFTS
EXISTING INDUSTRIAL BUILDING	REQUIREMENTS FOR COMMERCIAL (LANDMARK PERMITS)	COMMERCIAL USES
EXISTING MEDICAL CENTRE	REQUIREMENTS FOR COMMERCIAL (LANDMARK PERMITS)	COMMERCIAL USES
EXISTING RESIDENTIAL BUILDING	REQUIREMENTS FOR RESIDENTIAL (LANDMARK PERMITS)	RESIDENTIAL USES

ZONING SUMMARY

REQUIREMENTS FOR APARTMENTS/LOFTS (LANDMARK PERMITS)

REQUIREMENTS FOR COMMERCIAL (LANDMARK PERMITS)

REQUIREMENTS FOR RESIDENTIAL (LANDMARK PERMITS)

LEGEND

PRIVATE LANDSCAPED AREA

- CONCRETE SIDEWALK
- WATER PERMEABLE LANDSCAPE PAVING
- LANDSCAPE LIGHTING
- SLIP-RESISTANT SURFACE
- EXISTING TREES TO REMAIN
- REMOVED TREES
- REMOVED LANDSCAPE TREES
- REMOVED SHRUBS
- REMOVED GRASSES



PARKING

TYPE	QUANTITY	NOTES
STANDARD	100	AS PER CITY OF BELLEVILLE REQUIREMENTS
ACCESSIBLE	10	AS PER CITY OF BELLEVILLE REQUIREMENTS
TOTAL	110	

SECTION A.A.

SECTION B.B.

SECTION C.C.

METRIC NOTE: THIS PLAN AND ALL DIMENSIONS ARE IN METERS AND SHALL BE CONVERTED TO METERS BY DIVISION OF WORKS.

DISCLAIMER: THE DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THESE DOCUMENTS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HGA PLANNING CONSULTANTS INC. IS STRICTLY PROHIBITED.

Attachment #3
Application for Registration of Intent to Utilize
Programs

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

For further information please contact:

Mr. Stephen Ashton
Manager of Policy Planning
City of Belleville
Tel: (613) 967-3320
Fax: (613) 967-3262
Email: sashton@city.belleville.on.ca
City Website: www.belleville.ca

1. Applicant Information

Registered Property Owner

Name: 1993388 ONTARIO INC. O/A KGF CAPITAL REALTY

Mailing Address: 612 BRIDGE STREET. EAST, BELLEVILLE, ONTARIO, K8N 1S3

Phone #: 613.849.3905 Fax #: _____ Email: frany27@hotmail.com

Applicant (if different from Registered Property Owner)

Name: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Email: _____

Is this a joint application? Yes No

If yes, please provide the names of all applicants (e.g. other landowners, developers, etc.):

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

Have you (or your co-applicants) previously received a grant or other financial assistance from the City of Belleville? Yes No

If yes, please provide details below (e.g. file number(s), reference number(s), etc.):

2. Representation By Agent of Applicant

If this application is to be signed by an agent or solicitor on behalf of an applicant(s), please complete this section. If the applicant is a corporation, an officer of the corporation shall sign the application and the corporation's seal shall be affixed.

I, NIL _____ hereby authorize my agent/solicitor, to act on my behalf
(The applicant)
in regard to the above application.

Dated at _____ of _____ this _____ day of _____
(City, Town, etc.) (Month) (Year)

Contact Information for Agent/Solicitor

Name of Agent/Solicitor: _____

Company/Firm: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Email: _____

3. Property Information

Municipal address of property for which application is being made (please include an Ontario Land Survey (OLS) if available):

135 STATION ST & 50 ALBION ST.

Legal description of property (refer to tax bill for information): LEGAL DESCRIPTION-SCHEDULE 'A'

Lot No: _____ Plan No: _____ Roll No: _____

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

Description of property (e.g. current use, approximate size, etc.):

UPON PURCHASE OF THE SUBJECT LANDS IT WAS IDENTIFIED AS AN INDUSTRIAL SITE-SEE ENVIRONMENTAL REPORTS. THE LAND SIZE IS APROXIMATLY 2.3 ACRES SITUATED IN A RESIDENTIAL DEVELOPMENT AREA.. CURRENT USE IS VACANT RESIDENTIAL LAND POST ZONING CHANGE AND RECORD OF SITE CONDIOTION.

4. Evidence of Site Contamination

Please provide a description of the nature of actual or suspected environmental contamination on the property (if available, please attach available reports/documentation – e.g. Phase IESA):

THE SUBJECT SITE HAS RECEIVED A RECORD OF SITE CONDITION AND MEETS RESIDENTIAL STATUS.

THE SOIL STILL HAS A SMALL HINT OF CONTAMINATS AND REQUIRES TO BE SENT TO AN ACCREDITED SITE

SEE ENVIRONMENTAL REPORTS PROVIDED FOR ADDITIONAL INFO.

5. Description of Proposed Property Improvements

Type of use: TO CLEAN THE SITE AND CHANGE TO RESIDENTIAL USE BY WAY OF CONSTRUCTING A 6 STOREY 103 UNIT BUILDING WITH A MAIN FLOOR COMMERCIAL PAD.

Total number of new residential units: 103 UNITS

and/or

Gross floor area of non-residential structures: 16,000 Square ft.

6. Brownfields Redevelopment Incentive Programs

Please check off the incentives for which this registration of intent applies:

BROWNFIELDS PROGRAMS	
Program 1: City of Belleville Brownfields Remediation - Tax Increment Equivalent Grant (TIEG)	X
Program 2: City of Belleville Environmental Remediation Tax Cancellation Assistance	X
Program 3: City of Belleville Environmental Site Assessment (ESA) Grant	X
Program 4: City of Belleville Brownfield Building Permit Fees Grant	X
Program 5: City of Belleville Development Charge (DC) Grant	X

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

7. Are you registering an intent to utilize programs of assistance under the existing Downtown CIP? Yes No

8. Covenant and Non-Assignment of Rights

I/We hereby register an intent to seek assistance under the programs specified and agree to abide by the terms and conditions of the programs as established by the City of Belleville.

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City of Belleville reserves the right to verify any information contained herein.

I/We have the authority to bind the company: FRANK GIANNOPOULOS-KGF CAPITAL REALTY

Signature of Applicant(s):  Date: FEBRUARY 19/2018
Or Authorized Signing Officer of Corporation

Title: OWNER

Print Name: FRANK GIANNOPOULOS

Notes:

Personal information contained on this form and attached documents is collected pursuant to the *Freedom of Information and Protection of Privacy Act* and the *Federal Personal Information Protection and Electronic Documents Act*, and will be used for the purpose of processing your application. Questions should be directed to the City of Belleville, Clerks Office.

This registration of intent does not confer upon the applicant the right to commence property improvements which have not been approved at the time of application under the *Planning Act* or other regulatory control. The City of Belleville reserves the right, in its absolute and sole discretion, to approve, in part or in whole, any application for funding assistance, reject any or all such applications, seek clarification and additional information from applicants or their agents as required, and add to, adjust or terminate the programs of assistance as may be desirable from time to time.



APPROVAL BLOCK	
DE&DS	<i>PS</i>
MPP	<i>AS</i>

CITY OF BELLEVILLE
Thomas Deming, Policy Planner
Engineering and Development Services Department
Report No. PP-2019-19
March 4, 2019

To: Councillor Paul Carr, Chair
Members of the Planning Advisory Committee

Subject: Registration of Intent to Utilize Programs - 170 Coleman Street,
180 Coleman Street, and 2 Dundas Street West, City of
Belleville, County of Hastings

Applicant: Integrated Real Estate Investment Platform Inc. and Inter-
Continental Holdings Corporation

File: B-85-10-10

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of the Corporation of the City of Belleville that Application B-85-10-10 for Registration of Intent to Utilize Programs under the City's Brownfields Community Improvement Plan by Integrated Real Estate Investment Platform Inc. and Inter-Continental Holdings Corporation for each of the three properties located at 170 Coleman Street, 180 Coleman Street, and 2 Dundas Street West, City of Belleville, County of Hastings, be **APPROVED** as follows:

1. That Program 3 – The City of Belleville Environmental Site Assessment Grant Program be considered for the above application subject to:
 - a. Submission of the cost to conduct a Phase I and II Environmental Site Assessment for each of the three properties; and
 - b. Submission of paid invoices to conduct the Phase I and II Environmental Site Assessment for each of the three properties, prior to the distribution of any funds for the Phase I and II Environmental Site Assessments, and
2. Approval in principle of the Building Permit Grant Program, Development Charge Grant Program, Tax Increment Equivalent Grant Program and Tax Cancellation Assistance Program subject to the strict eligibility requirements of each of these programs being adhered to and implemented by City Staff once the results of the Environmental Site

Assessment demonstrate the degree and seriousness of contamination remediation needs for each of the three properties.”

Background

The subject application was considered by the Brownfields Community Improvement Plan Subcommittee at their meeting held on February 26, 2019.

The subject lands this application applies to consists of three separate properties which are located on the north side of Dundas Street West and west of Coleman Street (See Location Map – Attachment #1). The properties are being proposed to be developed with four buildings as follows:

- Multi-storey building with 40,000 sq.ft. office and ground floor commercial
- 6 Storey, 36 unit residential building with ground floor commercial
- 15 Storey, 97 unit residential building
- 6 Storey, 29 unit residential building with ground floor commercial

The conceptual site plan is shown on Attachment #2.

The applicant has the required zoning permissions for the lands known as 170 Coleman Street and 180 Coleman Street. An application for rezoning of lands located at 2 Dundas Street West has been submitted to the City and a public meeting is scheduled for March 4, 2019. In addition, City Staff from the Approvals Section have had a number of pre-consultation meetings with the applicant and are expecting a site plan application in the near future.

The properties are located within Priority Area 1 of the Brownfields Plan and are considered a priority candidate for financial assistance for the purposes of investigation and remediation of environmental contamination of the land. As identified through the application form (See Attachment # 3), the estimated costs of site assessments is \$104,000. These costs are associated with completed site assessments and a new site assessment required for 2 Dundas Street West.

Based upon the initial findings through the site assessments, the application also indicates a cost estimate for clean-up of the properties of approximately \$4,032,500.

The subject application was recommended by the Subcommittee for consideration for funding utilizing all available programs. If the application is approved, the program will be implemented through City Staff subject to availability of funding and adherence to the strict eligibility requirements of each of the Brownfields Programs.

With this development, there are a number of individual buildings on the individual properties and the implementation of the programs will apply separately to each of the three properties. Therefore, the programs of the Brownfield Community Improvement Plan will be implemented separately on

each of the three separate properties according to the costs associated with each property.

Financial/Analysis

The City of Belleville has approved budget including reserve funds necessary for the implementation of these programs. In addition, the Tax Increment Equivalent Grant Program requires payment of the property taxes and a portion of the increased taxes resulting from the development of the property are then refunded to the applicant after payment.

Conclusion

The application is seeking approval for being registered in the City's Brownfields Program for each of the properties located at 170 Coleman Street, 180 Coleman Street and 2 Dundas Street. The intention of the program is to provide incentives to applicants for the remediation of their contaminated lands which will allow development of these properties resulting in increased tax revenue. It is based upon the longer-term increased tax revenue of the lands that the City has made incentives available to implement the Brownfields Program.

The development of the three properties will result in a significant increase in tax revenue as it will consist of 40,000 sq. ft of office space, ground floor commercial development in three buildings, and 165 new residential units.

The Brownfield Community Improvement Plan Subcommittee is recommending approval of the Registration of Intent to Utilize the Brownfields Programs. These programs would then be implemented by City Staff subject to availability of funding and adherence to the strict eligibility requirements of each of the Brownfields Programs.

Respectfully submitted,

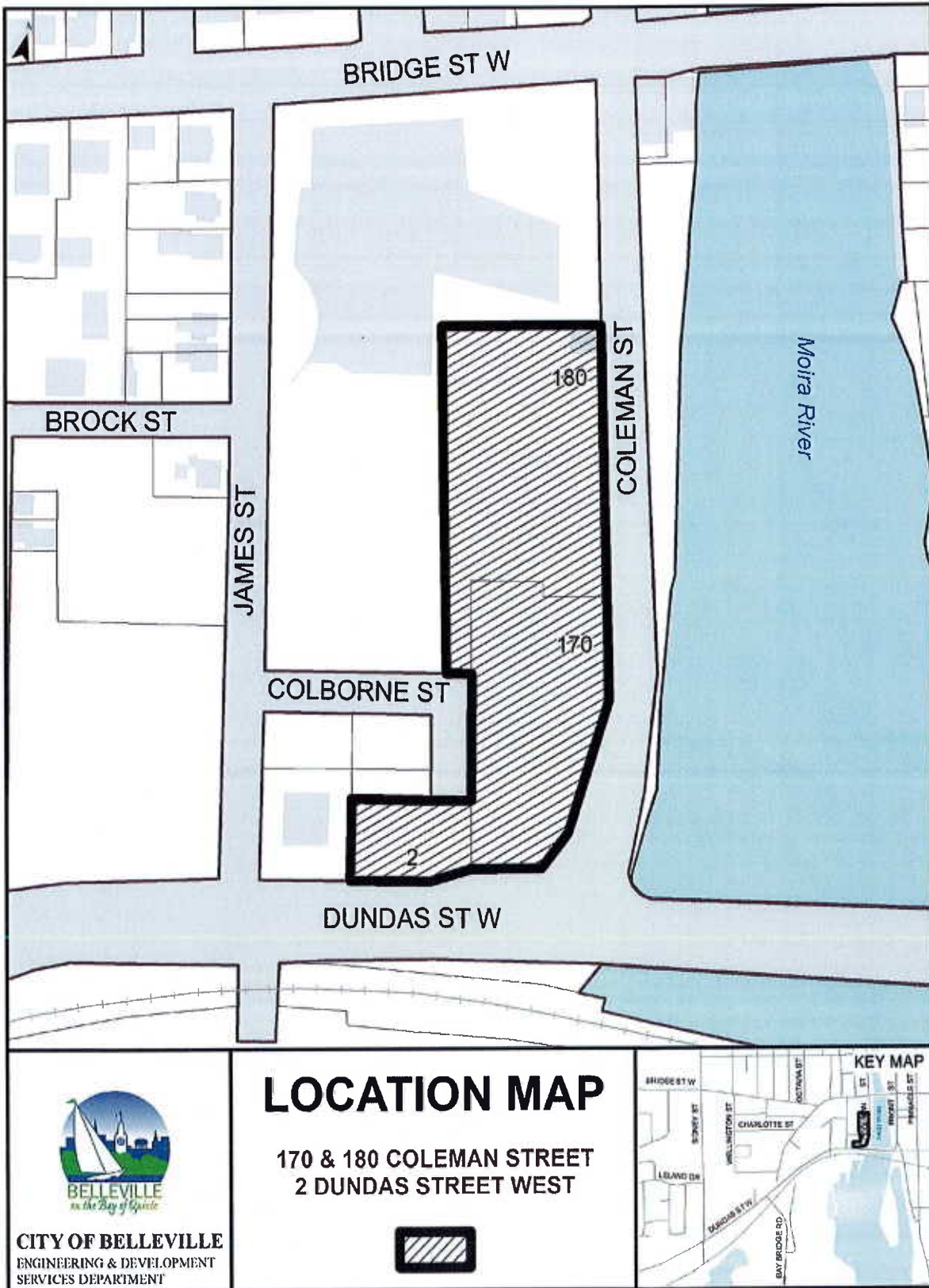


Thomas Deming, CPT
Planner, Policy Planning
Engineering and Development Services Department

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Conceptual Site Plan
- Attachment #3 – Application for Registration of Intent to Utilize Programs

Attachment #1 – Location Map



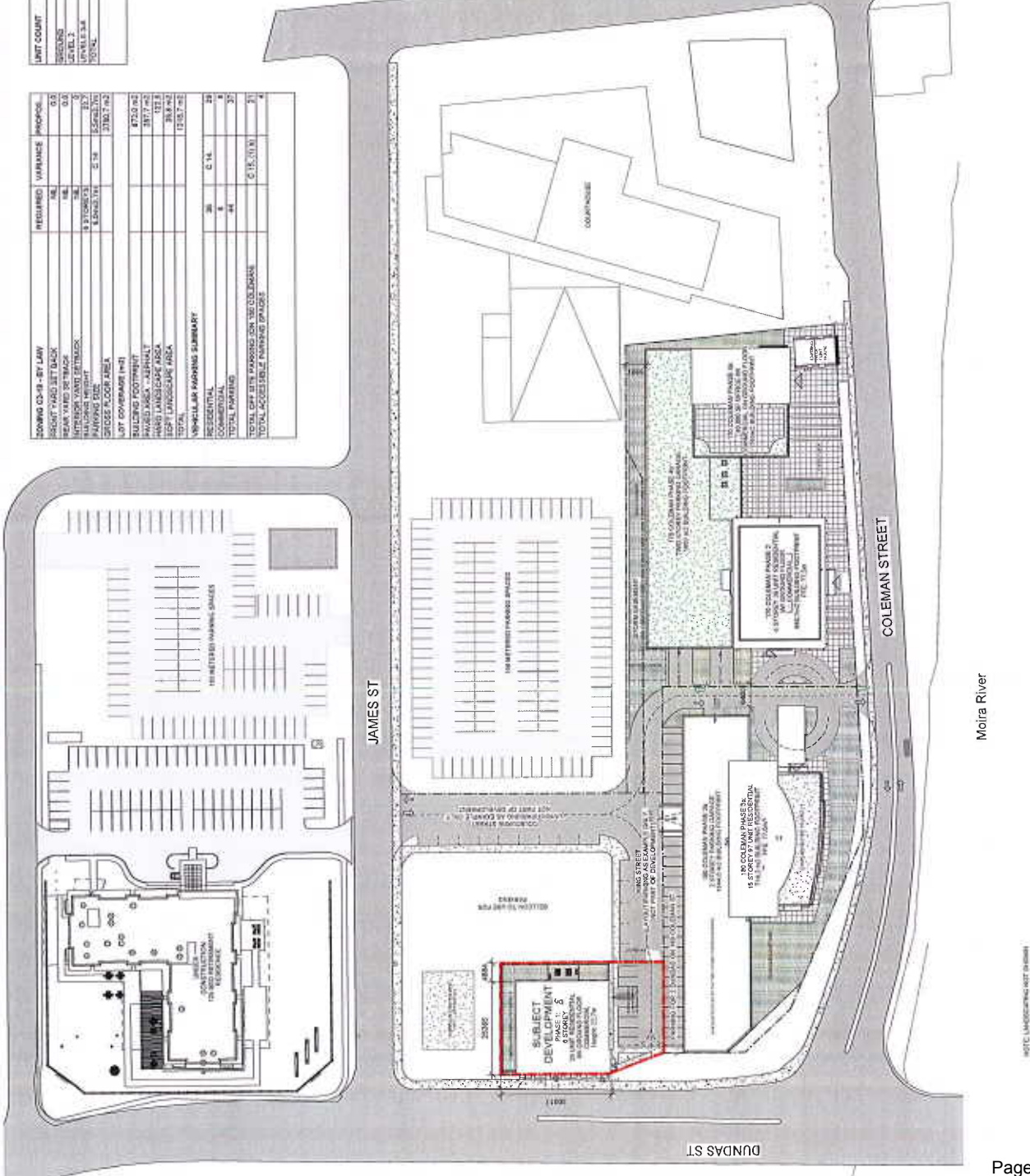
Attachment #2
Conceptual Site Plan

DO NOT SCALE DRAWINGS
 CHECK AND VERIFY ALL DIMENSIONS BEFORE
 PROCEEDING WITH THE WORK. DIMENSIONS GIVEN
 IN THIS SET OF PLANS TAKE PRECEDENCE OVER
 DIMENSIONS SHOWN ON THE DRAWINGS.
 CONSTRUCTION SHALL BE ACCORDING TO THE
 LATEST EDITIONS OF THE CANADIAN NATIONAL
 CODES AND STANDARDS.

NOTE: SUBMISSION INCLUDES
 PROPERTY OUTLINED IN RED,
 AND THE 2ND PARKING SPACES
 PROVIDED ON 180 COLEMAN.
 ALL OTHER BUILDINGS,
 ROADS, LANDSCAPING AND
 PARKING ARE FOR CONTEXT
 ONLY.

UNIT COUNT	COMMERCIAL	RESIDENTIAL	TOTAL
STORIES	1	20	21
LEVELS	1	20	21
APARTMENTS	0	100	100
OFFICES	0	0	0
TOTAL	1	100	101

ISSUING CODE-BY-LAW	REQUIRED	VARIANCE	PROPOSED
SECTION 5.1.1.1	1.0M	1.0M	1.0M
SECTION 5.1.1.2	1.0M	1.0M	1.0M
SECTION 5.1.1.3	1.0M	1.0M	1.0M
SECTION 5.1.1.4	1.0M	1.0M	1.0M
SECTION 5.1.1.5	1.0M	1.0M	1.0M
SECTION 5.1.1.6	1.0M	1.0M	1.0M
SECTION 5.1.1.7	1.0M	1.0M	1.0M
SECTION 5.1.1.8	1.0M	1.0M	1.0M
SECTION 5.1.1.9	1.0M	1.0M	1.0M
SECTION 5.1.1.10	1.0M	1.0M	1.0M
SECTION 5.1.1.11	1.0M	1.0M	1.0M
SECTION 5.1.1.12	1.0M	1.0M	1.0M
SECTION 5.1.1.13	1.0M	1.0M	1.0M
SECTION 5.1.1.14	1.0M	1.0M	1.0M
SECTION 5.1.1.15	1.0M	1.0M	1.0M
SECTION 5.1.1.16	1.0M	1.0M	1.0M
SECTION 5.1.1.17	1.0M	1.0M	1.0M
SECTION 5.1.1.18	1.0M	1.0M	1.0M
SECTION 5.1.1.19	1.0M	1.0M	1.0M
SECTION 5.1.1.20	1.0M	1.0M	1.0M
SECTION 5.1.1.21	1.0M	1.0M	1.0M
SECTION 5.1.1.22	1.0M	1.0M	1.0M
SECTION 5.1.1.23	1.0M	1.0M	1.0M
SECTION 5.1.1.24	1.0M	1.0M	1.0M
SECTION 5.1.1.25	1.0M	1.0M	1.0M
SECTION 5.1.1.26	1.0M	1.0M	1.0M
SECTION 5.1.1.27	1.0M	1.0M	1.0M
SECTION 5.1.1.28	1.0M	1.0M	1.0M
SECTION 5.1.1.29	1.0M	1.0M	1.0M
SECTION 5.1.1.30	1.0M	1.0M	1.0M
SECTION 5.1.1.31	1.0M	1.0M	1.0M
SECTION 5.1.1.32	1.0M	1.0M	1.0M
SECTION 5.1.1.33	1.0M	1.0M	1.0M
SECTION 5.1.1.34	1.0M	1.0M	1.0M
SECTION 5.1.1.35	1.0M	1.0M	1.0M
SECTION 5.1.1.36	1.0M	1.0M	1.0M
SECTION 5.1.1.37	1.0M	1.0M	1.0M
SECTION 5.1.1.38	1.0M	1.0M	1.0M
SECTION 5.1.1.39	1.0M	1.0M	1.0M
SECTION 5.1.1.40	1.0M	1.0M	1.0M
SECTION 5.1.1.41	1.0M	1.0M	1.0M
SECTION 5.1.1.42	1.0M	1.0M	1.0M
SECTION 5.1.1.43	1.0M	1.0M	1.0M
SECTION 5.1.1.44	1.0M	1.0M	1.0M
SECTION 5.1.1.45	1.0M	1.0M	1.0M
SECTION 5.1.1.46	1.0M	1.0M	1.0M
SECTION 5.1.1.47	1.0M	1.0M	1.0M
SECTION 5.1.1.48	1.0M	1.0M	1.0M
SECTION 5.1.1.49	1.0M	1.0M	1.0M
SECTION 5.1.1.50	1.0M	1.0M	1.0M
SECTION 5.1.1.51	1.0M	1.0M	1.0M
SECTION 5.1.1.52	1.0M	1.0M	1.0M
SECTION 5.1.1.53	1.0M	1.0M	1.0M
SECTION 5.1.1.54	1.0M	1.0M	1.0M
SECTION 5.1.1.55	1.0M	1.0M	1.0M
SECTION 5.1.1.56	1.0M	1.0M	1.0M
SECTION 5.1.1.57	1.0M	1.0M	1.0M
SECTION 5.1.1.58	1.0M	1.0M	1.0M
SECTION 5.1.1.59	1.0M	1.0M	1.0M
SECTION 5.1.1.60	1.0M	1.0M	1.0M
SECTION 5.1.1.61	1.0M	1.0M	1.0M
SECTION 5.1.1.62	1.0M	1.0M	1.0M
SECTION 5.1.1.63	1.0M	1.0M	1.0M
SECTION 5.1.1.64	1.0M	1.0M	1.0M
SECTION 5.1.1.65	1.0M	1.0M	1.0M
SECTION 5.1.1.66	1.0M	1.0M	1.0M
SECTION 5.1.1.67	1.0M	1.0M	1.0M
SECTION 5.1.1.68	1.0M	1.0M	1.0M
SECTION 5.1.1.69	1.0M	1.0M	1.0M
SECTION 5.1.1.70	1.0M	1.0M	1.0M
SECTION 5.1.1.71	1.0M	1.0M	1.0M
SECTION 5.1.1.72	1.0M	1.0M	1.0M
SECTION 5.1.1.73	1.0M	1.0M	1.0M
SECTION 5.1.1.74	1.0M	1.0M	1.0M
SECTION 5.1.1.75	1.0M	1.0M	1.0M
SECTION 5.1.1.76	1.0M	1.0M	1.0M
SECTION 5.1.1.77	1.0M	1.0M	1.0M
SECTION 5.1.1.78	1.0M	1.0M	1.0M
SECTION 5.1.1.79	1.0M	1.0M	1.0M
SECTION 5.1.1.80	1.0M	1.0M	1.0M
SECTION 5.1.1.81	1.0M	1.0M	1.0M
SECTION 5.1.1.82	1.0M	1.0M	1.0M
SECTION 5.1.1.83	1.0M	1.0M	1.0M
SECTION 5.1.1.84	1.0M	1.0M	1.0M
SECTION 5.1.1.85	1.0M	1.0M	1.0M
SECTION 5.1.1.86	1.0M	1.0M	1.0M
SECTION 5.1.1.87	1.0M	1.0M	1.0M
SECTION 5.1.1.88	1.0M	1.0M	1.0M
SECTION 5.1.1.89	1.0M	1.0M	1.0M
SECTION 5.1.1.90	1.0M	1.0M	1.0M
SECTION 5.1.1.91	1.0M	1.0M	1.0M
SECTION 5.1.1.92	1.0M	1.0M	1.0M
SECTION 5.1.1.93	1.0M	1.0M	1.0M
SECTION 5.1.1.94	1.0M	1.0M	1.0M
SECTION 5.1.1.95	1.0M	1.0M	1.0M
SECTION 5.1.1.96	1.0M	1.0M	1.0M
SECTION 5.1.1.97	1.0M	1.0M	1.0M
SECTION 5.1.1.98	1.0M	1.0M	1.0M
SECTION 5.1.1.99	1.0M	1.0M	1.0M
SECTION 5.1.1.100	1.0M	1.0M	1.0M



INNER HARBOUR
 RESIDENTIAL
 RELEASE BY
 MUNICIPAL ENGINEER
 SITE PLAN - PHASE 4

Attachment #3
Application for Registration of Intent to Utilize
Programs

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

For further information please contact:

Mr. Art MacKay
Manager of Policy Planning
City of Belleville
Tel: (613) 967-3320
Fax: (613) 967-3206
Email: amackay@citybelleville.com
City Website: www.belleville.on.ca

1. Applicant Information

Registered Property Owner

Name: Integrated Real Estate Investment Platform Inc. and Inter-continental Holdings Corporation

Mailing Address: 1516 Bunsden Avenue, Mississauga, Ontario L5H 2B4

Phone #: 416-893-2059 Fax #: _____ Email: shahid.m1516@gmail.com

Applicant (if different from Registered Property Owner)

Name: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Email: _____

Is this a joint application? Yes No

If yes, please provide the names of all applicants (e.g. other landowners, developers, etc.):

Integrated Real Estate Investment Platform Inc. and Intercontinental Holdings Corporation

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

Have you (or your co-applicants) previously received a grant or other financial assistance from the City of Belleville? Yes No

If yes, please provide details below (e.g. file number(s), reference number(s), etc.):

2. Representation By Agent of Applicant

If this application is to be signed by an agent or solicitor on behalf of an applicant(s), please complete this section. If the applicant is a corporation, an officer of the corporation shall sign the application and the corporation's seal shall be affixed.

I, Shahid, Mohammad hereby authorize my agent/solicitor, to act on my behalf
(The applicant)
in regard to the above application.

Dated at Mississauga of _____ this 12th day of February, 2019
(City, Town, etc.) (Month) (Year)

Carlos Da Silva

Contact Information for Agent/Solicitor

Name of Agent/Solicitor: Carlos Da Silva
Company/Firm: Paterson Group Inc.
Mailing Address: 154 Colonnade Road South, Ottawa, Ontario

Phone #: 613-226-7381 Fax #: 613-226-6344 Email: carlosd@patersongroup.ca

3. Property Information

Municipal address of property for which application is being made (please include an Ontario Land Survey (OLS) if available): 170 and 180 Coleman Street, Belleville Ontario

2 Dundas Street West, Belleville, Ontario

Legal description of property (refer to tax bill for information): (See attached)

Lot No: _____ Plan No: _____ Roll No: _____

Property Information (continued)

Legal Description of Properties

170 Coleman Street, Belleville : (PIN: 40476 - 0096 LT) LT 7 N/S BROCK PL 14, LTS 1&2 E/S KING PL 14, PT LTS 3,4, & 5 M/S COLBORNE PL 14, PT BROCK ST (Closed By QR 370817) PT KING St (Closed By QR 111693), PT LTS 38 & 39 HASLETT'S PLAN PTS 3,5,6,7,9 21R9820; EXCEPT PTS 12 & 19 21R22909 & PTS 1,2,3, 21R24534; City of Belleville; County of Hastings

2 Dundas Street West, Belleville: (PIN: 40476 - 0015 LT) LT 11 W/S King St PL 14 THURLOW, Pt LT 10 W/S King St PL 14 THURLOW, PT King ST PL 14 THURLOW Closed by QR 189060; AS In QR 526012; S/T QR526012

180 Coleman Street: (PIN: 40476 - 0095 LT) PT Lots3,4,&5 E/S King St & M/S Colborne St, PT Colborne St (Closed By QR 21781) PT LTS 1,2 & 3 N/S Water St, PT Water St (Closed by QR370817) PLAN 14 THURLOW PTS 1,2 & 3 21R24354; S/T OVER PT2 21R24354 AS IN HT 166605; S/T OVR PT 3 21R24535 AS IN QR 390692; City of Belleville, County of Hastings

Assessment Roll Numbers

2 Dundas Street West - 1208 060 17503700.0000

170 Coleman Street - 1208 060 17505800.0000

180 Coleman Street - 1208 060 17505810.0000

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

Description of property (e.g. current use, approximate size, etc.):

vacant, commercial

4. Evidence of Site Contamination

Please provide a description of the nature of actual or suspected environmental contamination on the property (if available, please attach available reports/documentation – e.g. Phase I ESA):

Soil and groundwater concentrations exceeding the Ontario Ministry of the Environment, Conservation and Parks

Table 7 and/or Table 9 Standards. Please see attached Phase II ESA reports for more information.

5. Description of Proposed Property Improvements

Type of use: mixed-use - see attached concept plan

Total number of new residential units: 165 new residential units
and/or

Gross floor area of non-residential structures: approx 10,000 sq ft to 11,000 sq ft

6. Brownfields Redevelopment Incentive Programs

Please check off the incentives for which this registration of intent applies:

BROWNFIELDS PROGRAMS	
Program 1: City of Belleville Brownfields Remediation - Tax Increment Equivalent Grant (TIEG)	X
Program 2: City of Belleville Environmental Remediation Tax Cancellation Assistance	X
Program 3: City of Belleville Environmental Site Assessment (ESA) Grant	X
Program 4: City of Belleville Brownfield Building Permit Fees Grant	X
Program 5: City of Belleville Development Charge (DC) Grant	X

City of Belleville Brownfield Community Improvement Plan

Registration of Intent to Utilize Programs

7. Are you registering an intent to utilize programs of assistance under the existing Downtown CIP? Yes No

8. Covenant and Non-Assignment of Rights

I/We hereby register an intent to seek assistance under the programs specified and agree to abide by the terms and conditions of the programs as established by the City of Belleville.

I/We hereby certify that the Information given herein is true, correct and complete in every respect and understand that the City of Belleville reserves the right to verify any information contained herein.

I/We have the authority to bind the company: INTER-CONTINENTAL HOLDINGS CORPORATION

Signature of Applicant(s): S. Muhammad Date: Feb. 12/2019
Or Authorized Signing Officer of Corporation S. Muhammad Feb. 12/2019

Title: President

Print Name: MOHAMMAD SHAHID

Notes:

Personal information contained on this form and attached documents is collected pursuant to the *Freedom of Information and Protection of Privacy Act* and the *Federal Personal Information Protection and Electronic Documents Act*, and will be used for the purpose of processing your application. Questions should be directed to the City of Belleville, Clerks Office.

This registration of Intent does not confer upon the applicant the right to commence property improvements which have not been approved at the time of application under the *Planning Act* or other regulatory control. The City of Belleville reserves the right, in its absolute and sole discretion, to approve, in part or in whole, any application for funding assistance, reject any or all such applications, seek clarification and additional information from applicants or their agents as required, and add to, adjust or terminate the programs of assistance as may be desirable from time to time.

City of Belleville Brownfield Community Improvement Plan

170 and 180 Coleman Street and 2 Dundas Street West, Belleville, Ontario

Eligible Item	Estimated Cost
Environmental Remediation Costs	\$4,032,500
Environmental Site Assessments	\$104,000
Site development and infrastructure work including improvement or reconstruction of existing on-site infrastructure and development, triggered by the existence of contamination and requirements for remediation	TBD
Legal fees directly related to site investigation, remediation and filing of a Record of Site Condition and compliance with any Certificate of Property Use	TBD
Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (PLL) Insurance	TBD
Interim financing costs (interest and financing fees) related to eligible costs. Long-term debt financing costs are not eligible.	\$484,000

to:	Integrated Real Estate Investment Platform Inc. and Inter-Continental Holdings Corp. Mr. Mohammad Shahid – shahid.m1516@gmail.com
re:	Environmental Remedial Action Plan and Associated Cost Estimate 170 and 180 Coleman Street and 2 Dundas Street West- Belleville
date:	February 12, 2019
file:	PE4456-RAP.01
from:	Carlos P. Da Silva

Further to your request and authorization, Paterson Group (Paterson) has completed a remedial action plan along with the associated cost estimate for the aforementioned site.

Environmental Site Conditions

Historical Background

The following Areas of Potential Environmental Concern were identified for the site at 170 and 180 Coleman.

- Historical manufacturing operations carried out on the property
- Former off-site retail fuel outlet and furnace fuel spill located to the north of the property
- Former off-site retail fuel outlet located to the west of the property
- Fill material of unknown quality

Phase II-ESAs were completed for the properties in February 2017.

Impacted Soil – 170 Coleman Street (North Parcel) and 180 Coleman Street (South Parcel)

Concentrations of PHC (F1-F4), VOCs, PAHs and metals exceeding the Ontario Ministry of the Environment, Conservation, and Parks (MECP) Table 7 or 9 Standards were detected in soil samples located on the subject site.

Impacted Groundwater – 170 Coleman Street (North Parcel)

Concentrations of PHC (F1-F4), VOCs, PAHs and metals exceeding the Ontario Ministry of the Environment, Conservation, and Parks (MECP) Table 7 and/or 9 Standards were detected in groundwater samples collected from 170 Coleman Street (referenced as 180 Coleman - North Parcel in the Phase II ESA prepared by others).

2 Dundas Street West

A Record of Site Condition (RSC) was prepared for 2 Dundas Street West for Commercial Land Use. If the proposed development at 2 Dundas Street West includes a land use change to residential, an RSC to residential standards will be required prior to the change in land use. The site will require an assessment to residential standards and any soil and/or groundwater in exceedance of the applicable site condition standards for residential land use will require remedial work.

Remedial Action Plan Summary

The suggested remedial action plan consists of excavation and disposal of impacted soil to an approved waste disposal facility and a groundwater treatment program, a risk assessment may be required. The following assumptions were used to determine a realistic cost estimate:

- The areas marked out on the enclosed drawings prepared by others illustrate the expected extent of contamination in the soil from approximately surface to the soil bedrock interface.
- Impacted groundwater has been identified on the northern parcel (170 Coleman Street) of the proposed development.

The proposed mixed-use development will require a Record of Site Condition (RSC) due to a change in land use. To meet the conditions of an RSC, the suggested remedial action plan is as follows:

- Excavation of all impacted soil and the collection, treatment and disposal of impacted groundwater from within the boundaries of the development.
- Overburden soils, where present, will be stripped, segregated and disposed off site. Excavated soil will be screened using visual and olfactory observations, as well as a portable soil vapour analyzer. Field observations will be used in combination with the collection and analysis of verification samples to determine the excavation limits.
- Impacted soil will be placed in trucks and hauled to an approved waste disposal facility. Non-impacted soil will be placed in trucks and hauled off-site as clean material.
- A portable treatment system will be installed to treat on-site accumulated groundwater by means of granular activated carbon. A collection pit will be excavated on site to allow groundwater to accumulate for treatment purposes. A

tanker or sediment tank will be used to manage the water on site. The groundwater treatment system, consisting of one unit, will remain in place until the on-site groundwater concentrations are in compliance with the Applicable Site Condition Standards. If it is not feasible to reduce groundwater concentrations to Applicable Site Condition Standards, a Risk Assessment will be implemented.

- If groundwater infiltrates and pumping quantities exceed 50,000 L/day, a permit to take water (PTTW) from the MECP will be required and will be obtained prior to commencing the pumping operations.
- Prior to discharging treated groundwater to the municipal sewer system, approval will be obtained from the City of Belleville. Testing, reporting and discharge requirements will be carried out in compliance with the approval.
- Groundwater monitoring wells will be installed within the perimeter of the subject property upon completion of the site remediation program, to confirm the groundwater quality beneath the subject site.
- A summary report will be prepared and RSC will be submitted to the MECP for acknowledgement.

Quantities and Cost Estimate

The remedial program for the site and associated quantities will consist of the following:

- Transfer and disposal of impacted soil 37,000 mt
- Groundwater treatment 6 Months

The cost estimate for this approach will be approximately **\$4,032,500** using **2019 dollars** and is detailed in the enclosed table.

Mr. Mohammad Shahid
Page 4
PE4456-RAP.01R

We trust that this information satisfies your requirements,

Best Regards,

Paterson Group Inc.



Lauren Kratz, P.Eng.



Carlos P. Da Silva, P.Eng. QP_{ESA}

Report Distribution

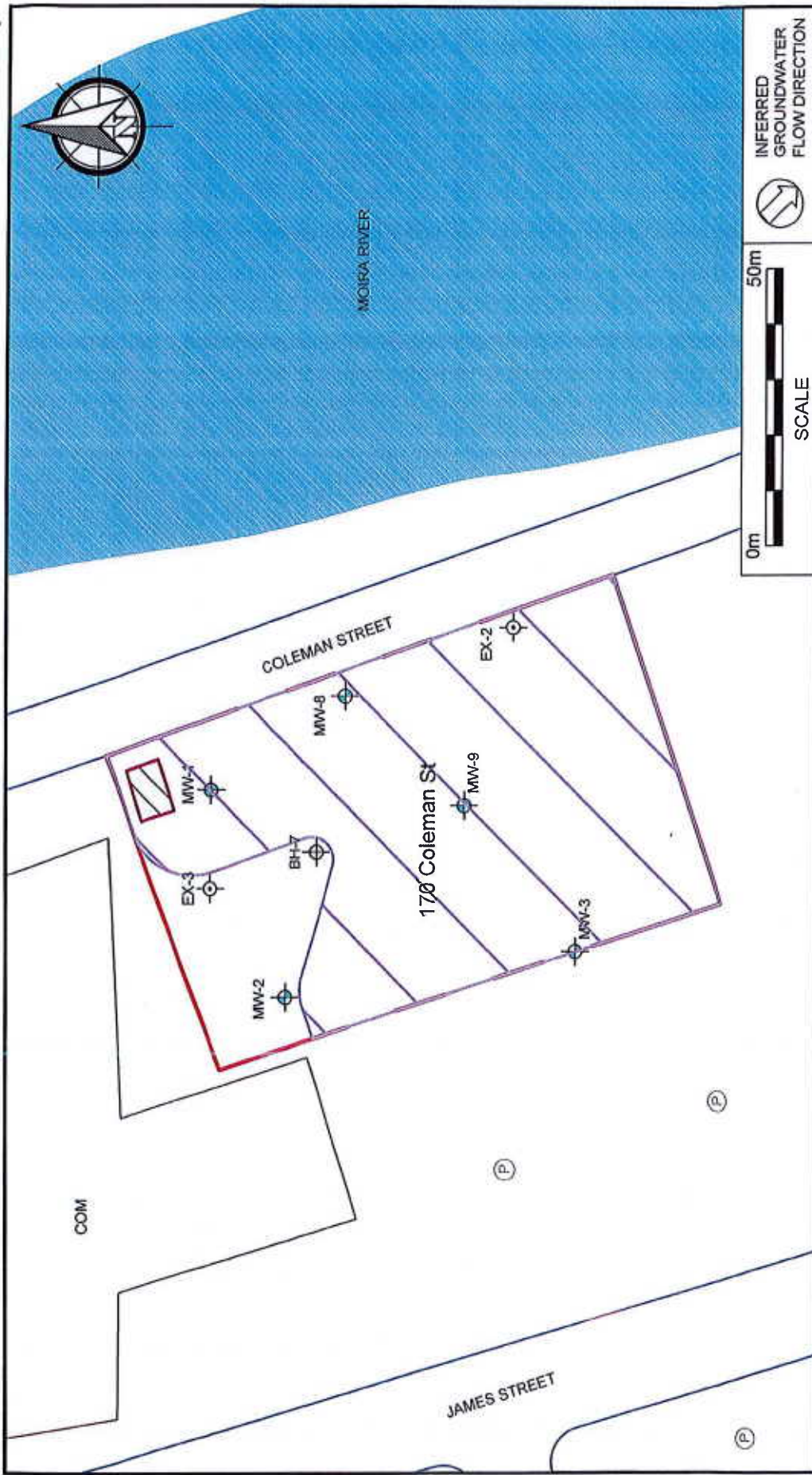
- Mr. Mohammad Shahid
- Paterson Group Inc.

Paterson Group

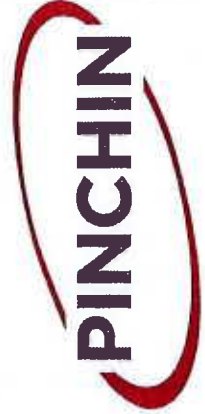
Head Office and Laboratory
154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel.: (613) 226-7381 Fax.: (613) 226-6344

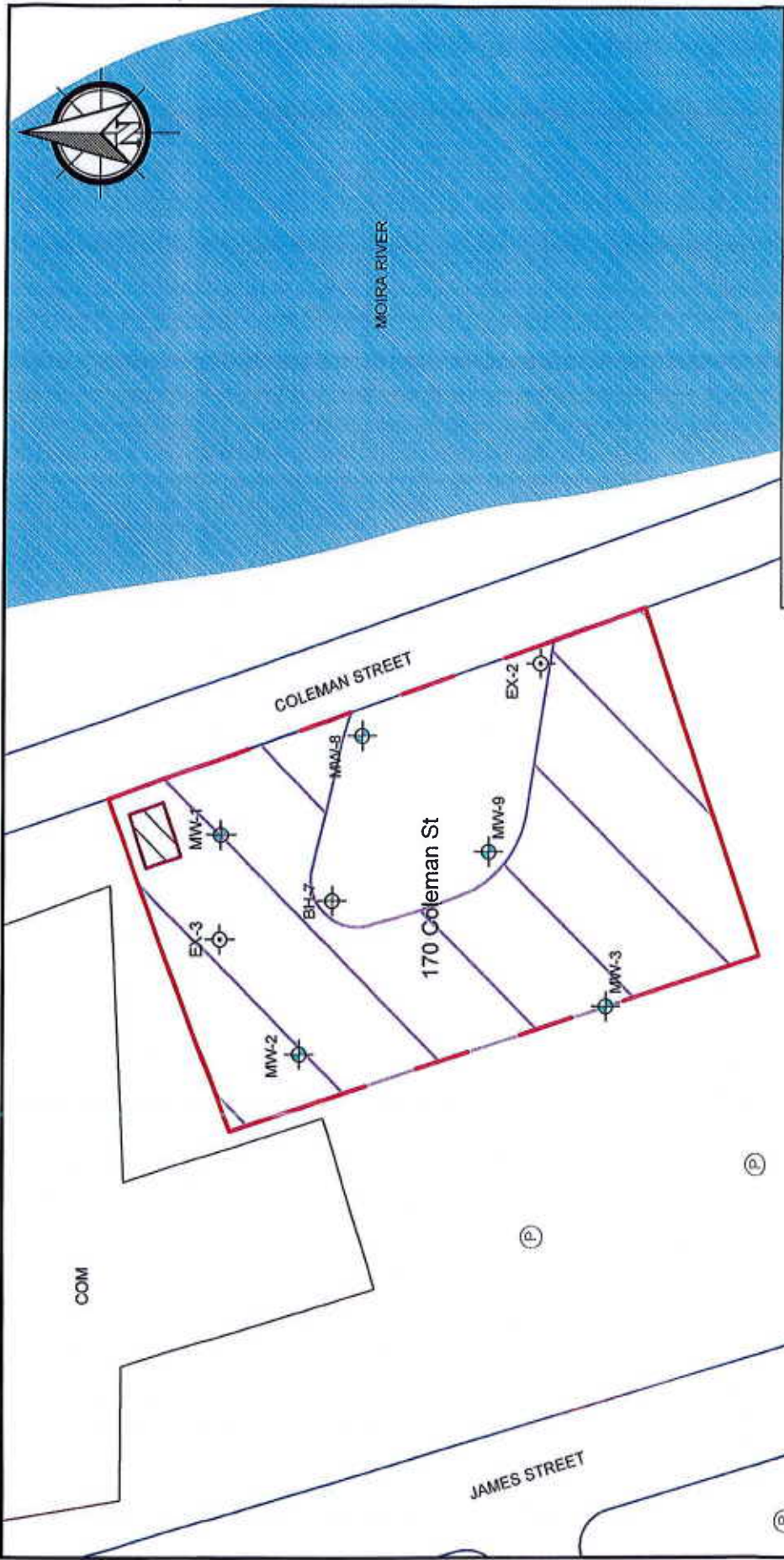
Northern Office and Laboratory
63 Gibson Street
North Bay, Ontario P1B 8Z4
Tel.: (705) 472-5331 Fax.: (705) 472-2334

St. Lawrence Office
993 Princess Street
Kingston, Ontario K7L 1H3
Tel.: (613) 542-7381



LEGEND - SITE PERIMETER COM - COMMERCIAL ⊕ - BOREHOLE ⊕ - MONITORING WELL ⊕ - EXTRACTION WELL ⊕ - PARKING [Hatched Box] - EXTENT OF IMPACTED SOIL EXCEEDING TABLE 9 SITE CONDITION STANDARDS	PROJECT NAME PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
	CLIENT NAME INNER HARBOUR CONDOMINIUMS
PROJECT LOCATION COLEMAN STREET - NORTH PORTION, BELLEVILLE, ONTARIO	FIGURE NO. 15
FIGURE NAME EXTENT OF PHC IMPACTS IN SOIL	PROJECT NO. 112361.001
SCALE AS SHOWN	DATE JAN. 2017





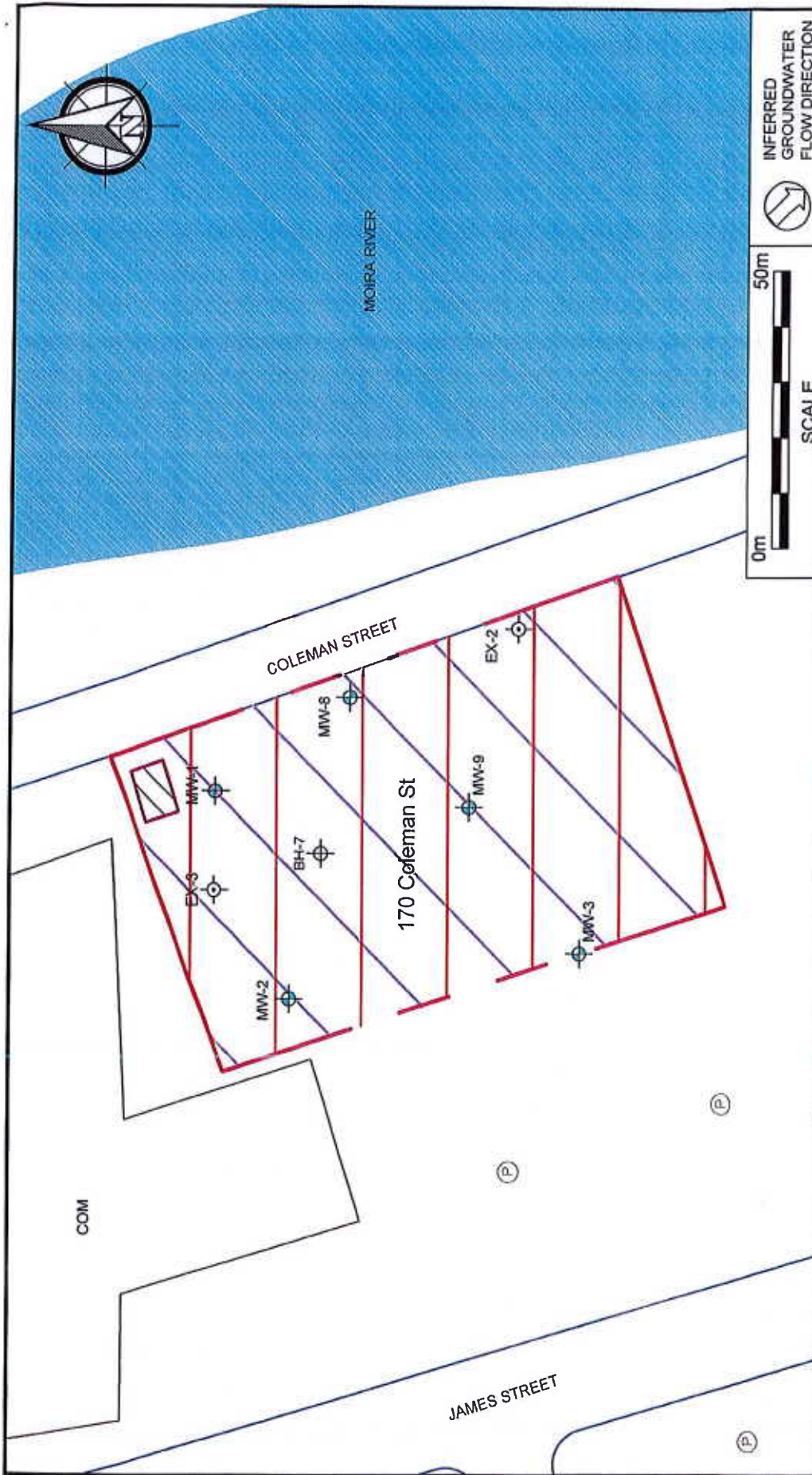
0m 50m SCALE

INFERRED GROUNDWATER FLOW DIRECTION

PROJECT NAME	PHASE TWO ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME	INNER HARBOUR CONDOMINIUMS		
PROJECT LOCATION	COLEMAN STREET - NORTH PORTION, BELLEVILLE, ONTARIO		
FIGURE NAME	EXTENT OF VOC IMPACTS IN SOIL		FIGURE NO.
SCALE	AS SHOWN	PROJECT NO.	112361.001
		DATE	JAN. 2017
			16

- LEGEND**
- SITE PERIMETER
 - COM - COMMERCIAL
 - ⊕ - BOREHOLE
 - ⊕ - MONITORING WELL
 - ⊕ - EXTRACTION WELL
 - ⊕ - PARKING
 - ▨ - EXTENT OF IMPACTED SOIL EXCEEDING TABLE 9 SITE CONDITION STANDARDS

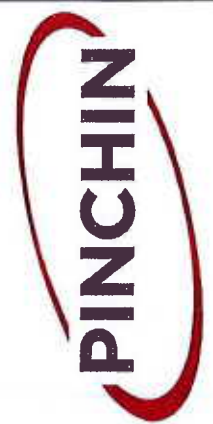


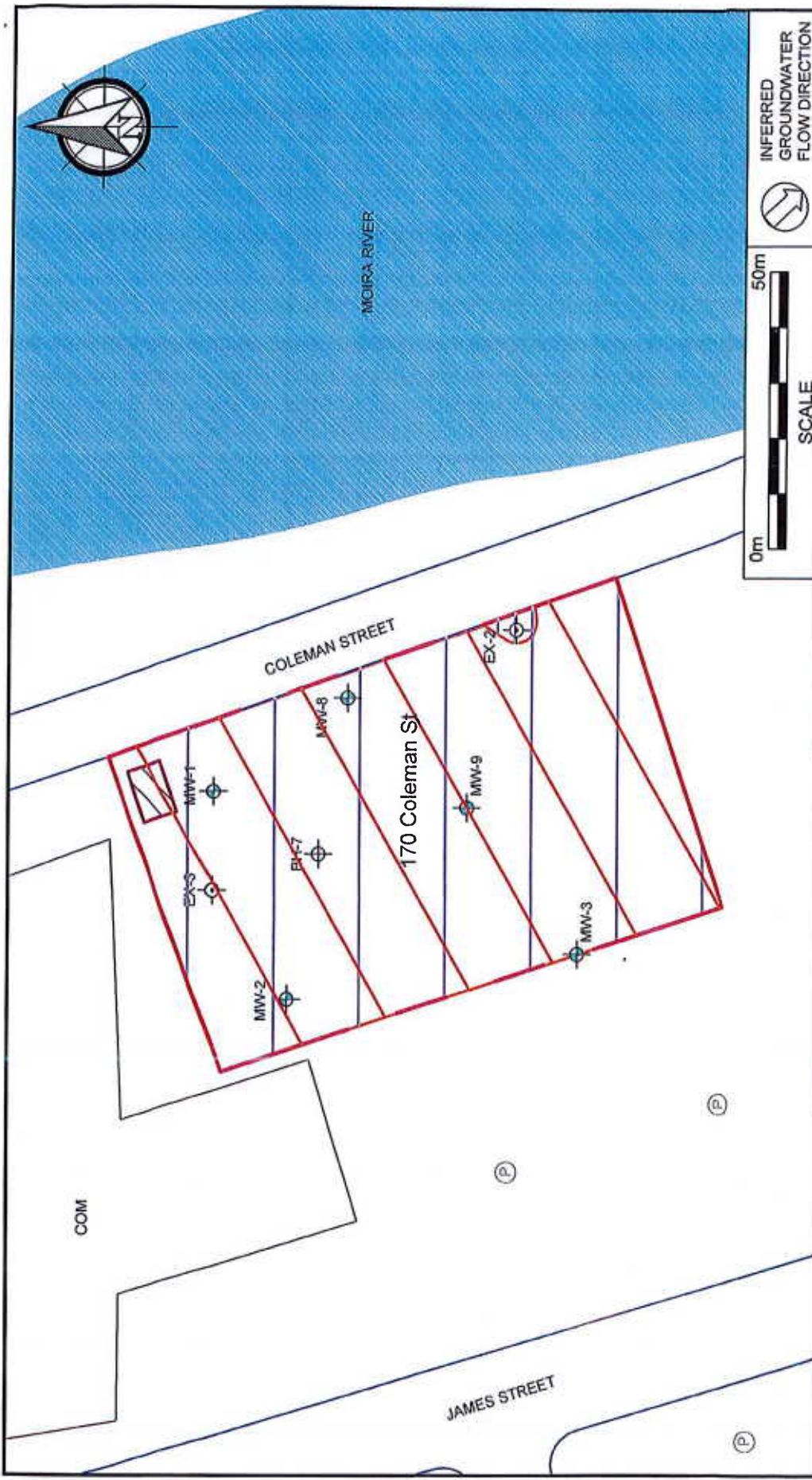


PHASE TWO ENVIRONMENTAL SITE ASSESSMENT INNER HARBOUR CONDOMINIUMS COLEMAN STREET - NORTH PORTION, BELLEVILLE, ONTARIO EXTENT OF PAH IMPACTS IN SOIL AS SHOWN		PROJECT NO. 112361.001	DATE JAN. 2017	FIGURE NO. 17
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT		INFERRED GROUNDWATER FLOW DIRECTION		
CLIENT NAME INNER HARBOUR CONDOMINIUMS		SCALE 1:1000		
PROJECT LOCATION COLEMAN STREET - NORTH PORTION, BELLEVILLE, ONTARIO		INFERRED GROUNDWATER FLOW DIRECTION		
FIGURE NAME EXTENT OF PAH IMPACTS IN SOIL		SCALE AS SHOWN		
PROJECT NO. 112361.001		DATE JAN. 2017		
FIGURE NO. 17		INFERRED GROUNDWATER FLOW DIRECTION		

LEGEND

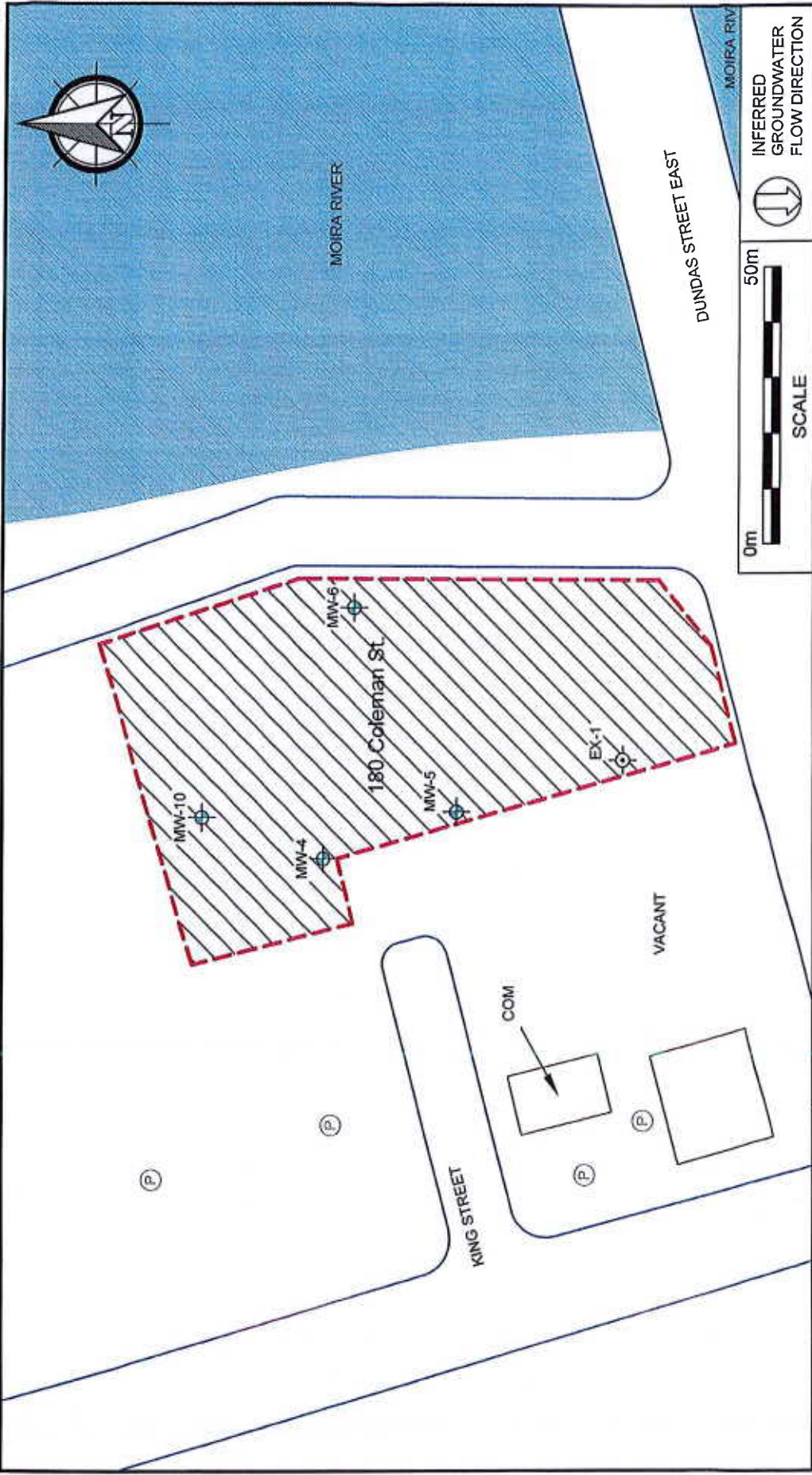
- SITE PERIMETER
- COM - COMMERCIAL
- ⊕ - BOREHOLE
- ⊕ - MONITORING WELL
- ⊕ - EXTRACTION WELL
- ⊕ - PARKING
- ⊕ - EXTENT OF IMPACTED SOIL EXCEEDING TABLE 7 AND TABLE 9 SITE CONDITION STANDARDS





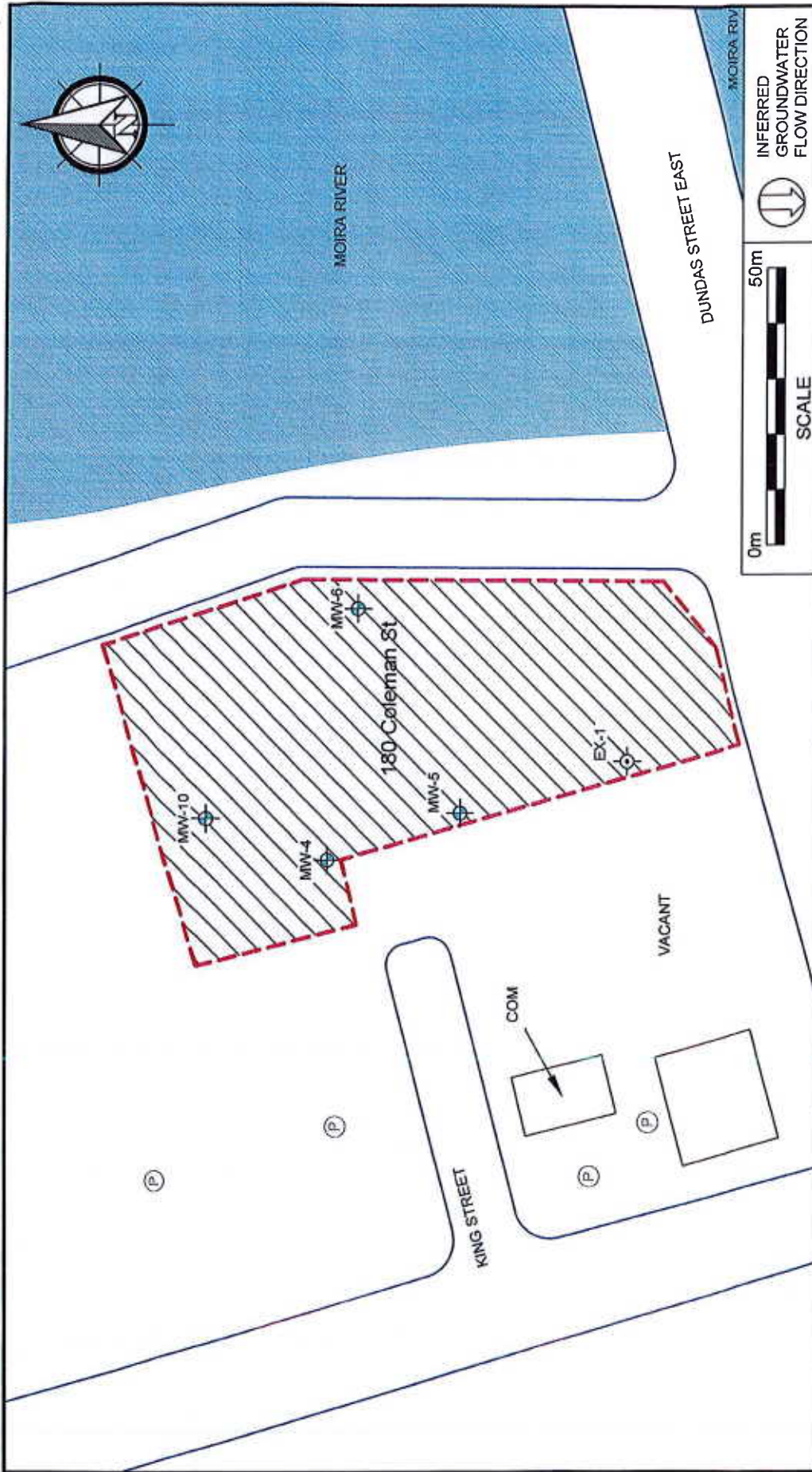
PROJECT NAME PHASE TWO ENVIRONMENTAL SITE ASSESSMENT	
CLIENT NAME INNER HARBOUR CONDOMINIUMS	
PROJECT LOCATION COLEMAN STREET - NORTH PORTION, BELLEVILLE, ONTARIO	
FIGURE NAME EXTENT OF METAL IMPACTS IN SOIL	
FIGURE NO. 18	
SCALE AS SHOWN	PROJECT NO. 112361.001
DATE JAN. 2017	

LEGEND - SITE PERIMETER COM - COMMERCIAL - BOREHOLE - MONITORING WELL - EXTRACTION WELL - PARKING - EXTENT OF IMPACTED SOIL EXCEEDING TABLE 7 SITE CONDITION STANDARDS - EXTENT OF IMPACTED SOIL EXCEEDING TABLE 9 SITE CONDITION STANDARDS
--



LEGEND - SITE PERIMETER - COMMERCIAL - MONITORING WELL INSTALLED BY PINCHIN - MONITORING WELL INSTALLED BY OTHERS - PAH EXTENT IN SOIL - PARKING	PROJECT NAME PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
	CLIENT NAME INNER HARBOUR CONDOMINIUMS
	PROJECT LOCATION SOUTH 180 COLEMAN STREET, BELLEVILLE, ONTARIO
	FIGURE NAME EXTENT OF PAH IMPACTS IN SOIL
SCALE AS SHOWN	PROJECT NO. 112361.001
	DATE JAN. 2017
	FIGURE NO. 15





LEGEND - SITE PERIMETER - COMMERCIAL - MONITORING WELL INSTALLED BY PINCHIN - MONITORING WELL INSTALLED BY OTHERS - PAH EXTENT IN SOIL - PARKING	PROJECT NAME PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
	CLIENT NAME INNER HARBOUR CONDOMINIUMS
PROJECT LOCATION SOUTH 180 COLEMAN STREET, BELLEVILLE, ONTARIO	FIGURE NAME EXTENT OF METAL IMPACTS IN SOIL
SCALE AS SHOWN	PROJECT NO. 112361.001
DATE JAN. 2017	FIGURE NO. 16



**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
POLICY PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	STATUS
2017						
B-77-1021	March 21/17	Reginald & Janette Barkema/ G.D. Jewell Engineering Inc. c/o Steve Harvey	<i>Trinity Court - Part Lot 2, Concession 3, Formerly Township of Thurlow</i> Zoning By-Law amendment to permit a range of single detached residential lots and townhomes	PP 17-26 APS 18-07		Public Meeting: Mar 5/18 The Rezoning is attached as a condition of Subdivision approval.
2018						
B-77-1040	Jan 10/18	Rosebush Properties Inc./ Bel-Con Design-Builders Ltd.	<i>330 College Street East</i> 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		Public Meeting: Mar 5/18 PAC Decision: deferred, awaiting revised Site Plan based on CN comments
B-77-1058	Aug 21/18	Paramathas Joseph Agent: Chris Nava	<i>55 South Church Street</i> Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-36		Public Meeting: Oct 1, 2018 PAC Decision: Denied Council Denied: Oct 9/18 Appeal Date: Nov 9/18 Clerk's Cert: APPEALED
B-77-1059	Aug 21/18	Panagiotis Karaglaus Agent: Chris Nava	<i>59 South Church Street</i> Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-37		Public Meeting: Oct 1/18 PAC Decision: Denied Council Denied: Oct 9/18 Appeal Date: Nov 9/18 Clerk's Cert: APPEALED
B-77-1069	N/A	"CANNABIS"	<i>Belleville, Thurlow, Sidney</i> Zoning By-law amendment to 10245, 3014 & 2076-80 to update definitions relating to cannabis	PP-2019-07		Public Meeting: Mar 4, 2019 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
						Page 1
						March 4, 2019

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	STATUS
2018						
B-77-1070	Nov 5/18	Owner: Martin J Geertsma Applicant: Martin J. Geertsma	5 <i>Scenic Drive</i> Zoning By-law amendment to rezone subject lands from (R1) to (R1-22) with special provisions to match existing zoning with Scenic Drive	PP-2019-04 PP-2019-09		Public Meeting: Feb 4/19 & Mar 4/19 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
2019						
B-77-1071	Jan 2/19	Owner: Blaine M. Casey Applicant: Jaime Casey Agent: RFA Planning	473 <i>Willet Road</i> Zoning By-law amendment to rezone a portion of Prime Agriculture (PA) to Rural Residential as a condition of Consent for Applications B32/18 & B33/18	PP-2019-05 PP-2019-12		Public Meeting: Feb 4/19 & Mar 4/19 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B-77-1072	Jan 22/19	Owner/Applicant: Jenland Properties Agent: Fortenn Consultants Inc.	<i>Lots 35 & 36, Concession 2 (Bell Blvd)</i> Zoning By-law amendment to rezone lands to allow additional uses including retail	PP-2019-11		Public Meeting: Mar 4/19 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B-77-1073	Jan 25/19	Agent/Applicant: Alexander Wilson Architect Owner: Integrated Real Estate Investment Platform Inc.	2 <i>Dundas Street</i> Zoning By-law amendment to rezone lands to permit mixed use commercial & Residential development with reduced parking requirements	PP-2019-10		Public Meeting: Mar 4/19 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B-77-1074	Jan 29/19	Owner/Applicant: Covington Crescent J/V Agent: Ainley Group	<i>Part of Lots 1 & 2, Concession 3 (Covington Crescent)</i> 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		Public Meeting: Mar 4, 2019 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO. BY-LAW NO.	STATUS
2019					
B-77-1075	Jan 30/19	Owner/Applicant: Staikos Homes Agent: vanMEER limited	20 to 80 Wirms Way 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	Public Meeting: Mar 4, 2019 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B-77-1076	Jan 30/19	Owner/Applicant: 2589989 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	Public Meeting: Mar 4, 2019 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B-77-1077	N/A	"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	Public Meeting: Mar 4, 2019 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B-77-1078	Feb 7/19	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		Public Meeting: Apr 1, 2019 PAC Decision: Council Approved: Appeal Date: Clerk's Cert: