

BELLEVILLE PLANNING ADVISORY COMMITTEE

SPECIAL MEETING AGENDA

MAY 19, 2020

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

4. DEPUTATIONS

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

7. REPORTS

- 7.1 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1139 AIRPORT PARKWAY, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1100
OWNER: ELLEN MCFAUL
APPLICANT: WARREN MCFAUL

Principal Planner’s Report No. PP-2020-21

1

RESOLUTION

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

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject land described as 1139 Airport Parkway, from Prime Agriculture (PA) Zone, Rural (RU) Zone, and Hazard (H) Zone to Rural Residential (RR) Zone with special provisions to recognize the existing accessory buildings and permit up to 50% of the existing barn to be used for a home occupation for the severed parcel, and Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and Hazard (H) Zone for the retained parcel.”

- 7.2 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED – 902 WALLBRIDGE-LOYALIST ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1101
OWNER: SANDHU-MALWA HOLDINGS INC.
APPLICANT: QUINTE BOAT DOCKS

Principal Planner’s Report No. PP-2020-22

19

RESOLUTION

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

THAT Application B-77-1101 to amend Zoning By-Law 2076-80, as amended, regarding 902 Wallbridge-Loyalist Road, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law 2076-80, as amended, be amended by rezoning the subject land from Highway Commercial (CH) Zone to Highway Commercial/Special Industrial (CH/MS) Zone."

7.3 **RECOMMENDATION REPORT FOR TEMPORARY USE
BY-LAW AMENDMENT TO ZONING BY-LAW NUMBER
3014, AS AMENDED – 1070 THRASHER ROAD, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1102
OWNER/APPLICANT: JESSY MATHERS**

Principal Planner's Report No. PP-2020-23

37

RESOLUTION

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

THAT Application B-77-1102 to amend Zoning By-Law 3014, as amended, regarding 1070 Thrasher Road, City of Belleville, County of Hastings, be APPROVED as follows:

THAT a temporary use by-law to permit the existing contractor's yard (Pavement Pros) located at 1070 Thrasher Road, City of Belleville, County of Hastings, be entered into for a period of three (3) Years."

- 7.4 **RECOMMENDATION REPORT FOR PROPOSED
AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS
AMENDED – 665 DUNDAS STREET EAST, CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1103
OWNER: GERALD DIROCCO
APPLICANT: SHEHZAD HAROON
AGENT: RFA PLANNING CONSULTANT INC.**

Principal Planner's Report No. PP-2020-24

55

RESOLUTION

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

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands described as 665 Dundas Street East from General Industrial (M2) Zone to General Industrial (M2-11) Zone with special provisions to add Cannabis Production Facility as a permitted use, and recognize the existing front yard setback and driveway width.”

8. INFORMATION MATTERS

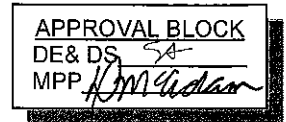
- 8.1 **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to May 19, 2020

107

9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2020-21
May 19, 2020

To: Belleville Planning Advisory Committee

Subject: Staff Recommendation Report
For Proposed Zoning By-law Amendment (By-Law 3014)
1139 Airport Parkway, City of Belleville
OWNER: Ellen McFaul
APPLICANT: Warren McFaul

File: B-77-1100

Recommendation:

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

“THAT Zoning By-Law Number 3014, as amended, be amended by rezoning the subject land described as 1139 Airport Parkway, from Prime Agriculture (PA) Zone, Rural (RU) Zone, and Hazard (H) Zone to Rural Residential (RR) Zone with special provisions to recognize the existing accessory buildings and permit up to 50% of the existing barn to be used for a home occupation for the severed parcel, and Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and Hazard (H) Zone for the retained parcel.”

Strategic Plan Alignment

The City of Belleville’s Strategic Plan identifies nine strategic themes. This application aligns with each of the City’s nine strategic themes and the City’s mission statement.

Background:

An application for 1139 Airport Parkway was received by the City of Belleville on January 22, 2020. The subject land is identified on the attached Location and Existing Zoning Map (Attachment #1).

The Applicant is proposing to rezone the subject land as a condition of consent application B4/20. It is proposed that the severed parcel containing the existing dwelling be rezoned to Rural Residential (RR) Zone with special

provisions to permit 50% of the existing barn to be used for a home occupation; and the retained parcel be rezoned Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and Hazard (H) Zone. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

An initial public meeting was held in accordance with the requirements of the Planning Act on March 2, 2020. The purpose of this meeting was for Committee Members to formally hear and receive public comments.

The Planning Advisory Committee reviewed Report No. PP-2020-11 (Attachment #3) and accepted it as information. Now that input from the public, commenting agencies, and municipal departments had been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff has prepared a recommendation report.

No additional information, reports, or studies were provided with the rezoning application. This document has been available for public review at the Planning Department.

Site details for the subject land:

Site Review	Description
Site Location	The subject land is known municipally as 1139 Airport Parkway, which is located on the north side of Airport Parkway, east of Mitchell Road, and west of the Tyendinaga Township boundary
Site Size	Retained: ~48.3 ha Severed: ~0.67 ha
Present Use	Agriculture with one dwelling
Proposed Use	Retained: agriculture Severed: residential
Belleville Official Plan Designation	Agriculture and Environmental Protection
Present Zone Category	Prime Agriculture (PA) Zone, Rural (RU) Zone, and Hazard (H) Zone
Proposed Zone Category	Retained: Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and Hazard (H) Zone Severed: Rural Residential (RR) Zone with special provisions to permit 50% of the existing barn to be used for a home occupation
Land uses to the north	Agriculture
Land uses to the east	Agriculture
Land uses to the south	Agriculture
Land uses to the west	Agriculture and Residential

Proposal

As a condition of consent application B4/20, the Applicant is proposing to rezone the subject land. The application proposes to rezone the severed parcel from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone with special provisions to recognize the existing accessory buildings and permit 50% of the existing barn to be used for a home occupation. The application proposes to rezone the retained parcel from Prime Agriculture (PA) Zone, Rural (RU) Zone and Hazard (H) Zone to Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and Hazard (H) Zone.

Provincial Policy Statement

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

It is Staff's opinion that the proposal is consistent with the Provincial Policy Statement because it protects the lands which are identified as an agricultural area while permitting lot creation for a surplus dwelling.

Moreover, the application is consistent with the PPS policies for the following reasons:

- The prime agricultural land shall be protected for long-term use for agriculture; and
- The new lot will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services.

Official Plan

Planning Staff reviewed the policies within the Official Plan to make this recommendation. The land is designated "Agriculture" and "Environmental Protection" 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 consent may be permitted to enable disposal of a surplus dwelling on lands designated Agricultural land use provided that inappropriate fragmentation of agricultural land is not promoted; and the Provincial minimum distance separation formulae has been met.

Furthermore, the Official Plan states only residential development that has minimal impact on natural environmental features and the rural character should be permitted. This application is not proposing any changes to the existing farm house.

Additionally, the Official Plan defines the Environmental Protection land use designation as lands requiring special care and regulation due to their inherent natural or physical characteristics. This application is not proposing to rezone any land zoned Hazard (H) Zone which contains environmentally significant land.

Zoning By-law

Currently, the subject land is zoned Prime Agriculture (PA) Zone, Rural (RU) Zone, and Hazard (H) Zone. The applicant is proposing to rezone the severed portion to Rural Residential (RR) Zone with special provisions to recognize the existing accessory buildings and permit 50% of the existing barn to be used for a home occupation and the retained parcel to Prime Agriculture (PA-47) Zone with special provisions and Hazard (H) Zone.

The severed parcel contains an existing dwelling and barn. A picture of the barn has been included in this report (Attachment #5). The barn has a building footprint of approximately 333 square metres and a height of approximately 20 metres. The Rural Residential (RR) Zone does not permit farm uses which would prohibit the barn to be used for livestock and other agriculture-related uses.

The barn can be used for personal use and/or a home occupation. Home occupations, however, are limited to occupying 25% of the gross floor area of the main building. The main building's gross floor area is approximately 160 square metres; meaning only approximately 40 square metres of the total floor area of the barn could be used for a home occupation under current provisions of Section 4.8 of the Zoning by-Law.

Since farming and keeping of livestock would not be permitted on the severed parcel, the application proposes special provisions to permit up to 50% of the existing barn may be used for a home occupation, which could allow for the adaptive reuse of the existing building and preservation of a potential heritage resource.

Moreover, the existing accessory structures exceed the maximum lot coverage permitted under Zoning By-Law 3014 for accessory buildings. This application will deem the existing accessory buildings compliant; however any enlargement, extension, reconstruction, or alteration will be required to comply with the Rural Residential (RR) Zone provisions.

The retained parcel would be primarily rezoned to Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances, as the Official Plan designation is Agriculture. Moreover, the northern portion of the retained parcel is currently zoned Rural (RU) Zone and would be rezoned to Prime Agriculture (PA-47) Zone which will then conform to the Official Plan

land use designation.

A portion of the retained parcel is currently zoned Hazard (H) Zone. This portion will remain as Hazard (H) Zone.

Public Comments

On February 10, 2020, 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 2, 2020.

Similarly, a sign was placed on the subject land notifying the general public that a public meeting was scheduled for March 2, 2020.

At the public meeting, no one spoke regarding this application.

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

Staff and Agency Comments

External Agency Circulation

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

The Mohawks of the Bay of Quinte provided comment that the project should be carried out in an environmentally sensible manner that is consistent with the laws and regulations governing the said project, and that they may be concerned with the elimination of the "Environmental Protection" designation. Staff note that the application does not propose to remove the Environmental Protection designation.

Quinte Conservation and Trans-Northern Pipelines 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.

Parks and Open Spaces, Recreation, Culture and Community Services, Belleville Fire, and Transportation & Operations departments have provided correspondence and they have no concerns.

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

Considerations:

Public

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

Financial

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

Impact on and input from other Departments/Sources

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

Planning Analysis:

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

The proposed severed lot has been approved by the Committee of Adjustment pending a rezoning of the severed parcel to Rural Residential (RR) Zone and the retained parcel to Prime Agriculture (PA-47) Zone to prohibit future severances.

By rezoning the severed parcel to Rural Residential (RR) Zone, Staff believe it is critical that the size and nature of the existing barn be addressed. Special provisions to use up to 50% of the existing barn for a home occupation will allow for adaptive reuse of the building that may otherwise go underutilized. Therefore, the barn can remain an asset to the property under the new zoning. Moreover, the barn could have potential heritage value and be a future heritage resource to the City.

It is Staff's opinion that this application represents good planning as it will recognize an existing surplus residential dwelling, address the oversized accessory building, and protect valuable agricultural land.

Conclusion:

Staff has considered all relative policy and comments provided in analysis of the application to amend the City of Belleville Zoning By-law 3014. Staff recommend that the Planning Advisory Committee recommend to Council that the proposal be approved as it represents good planning.

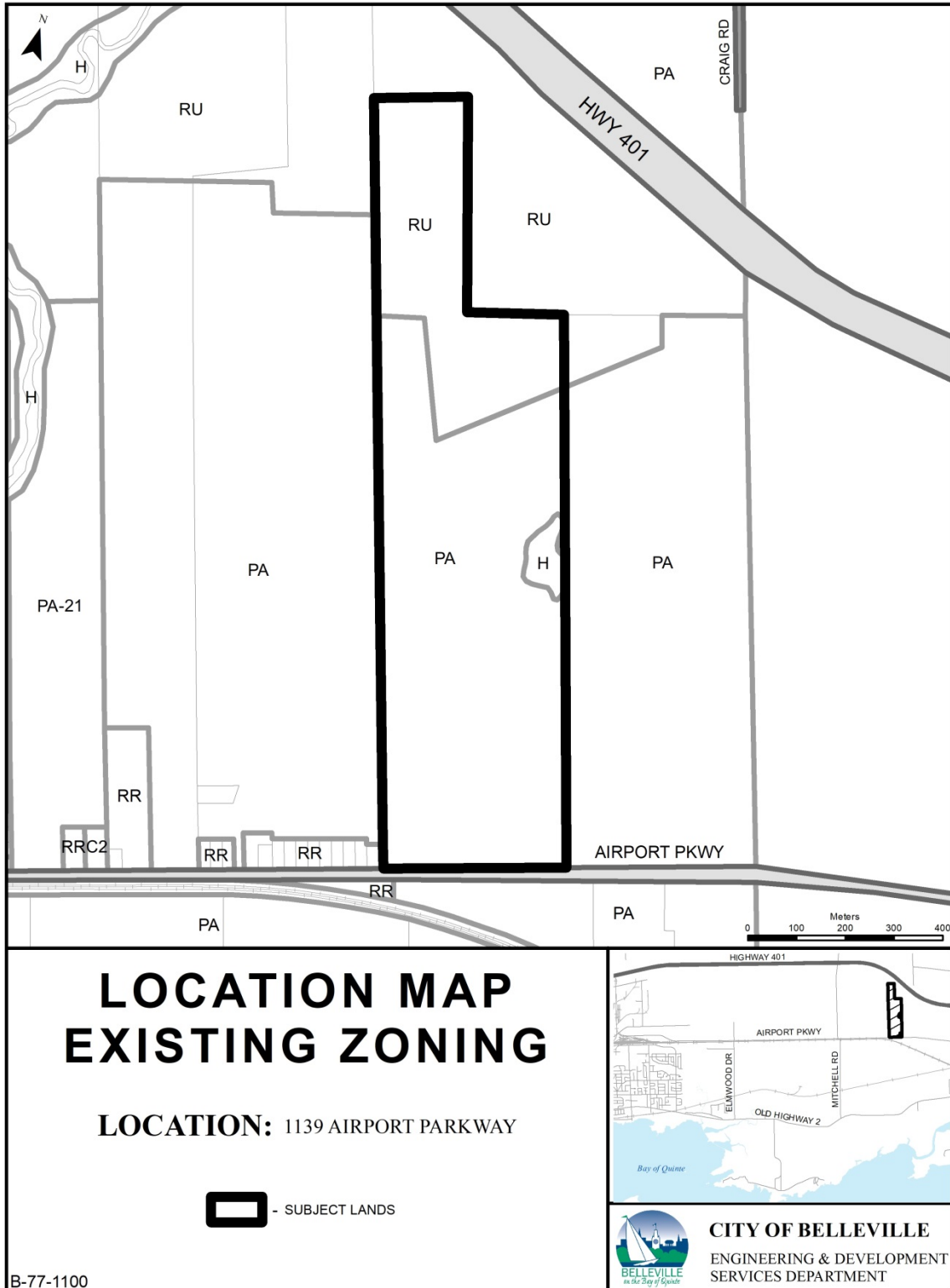
Respectfully submitted

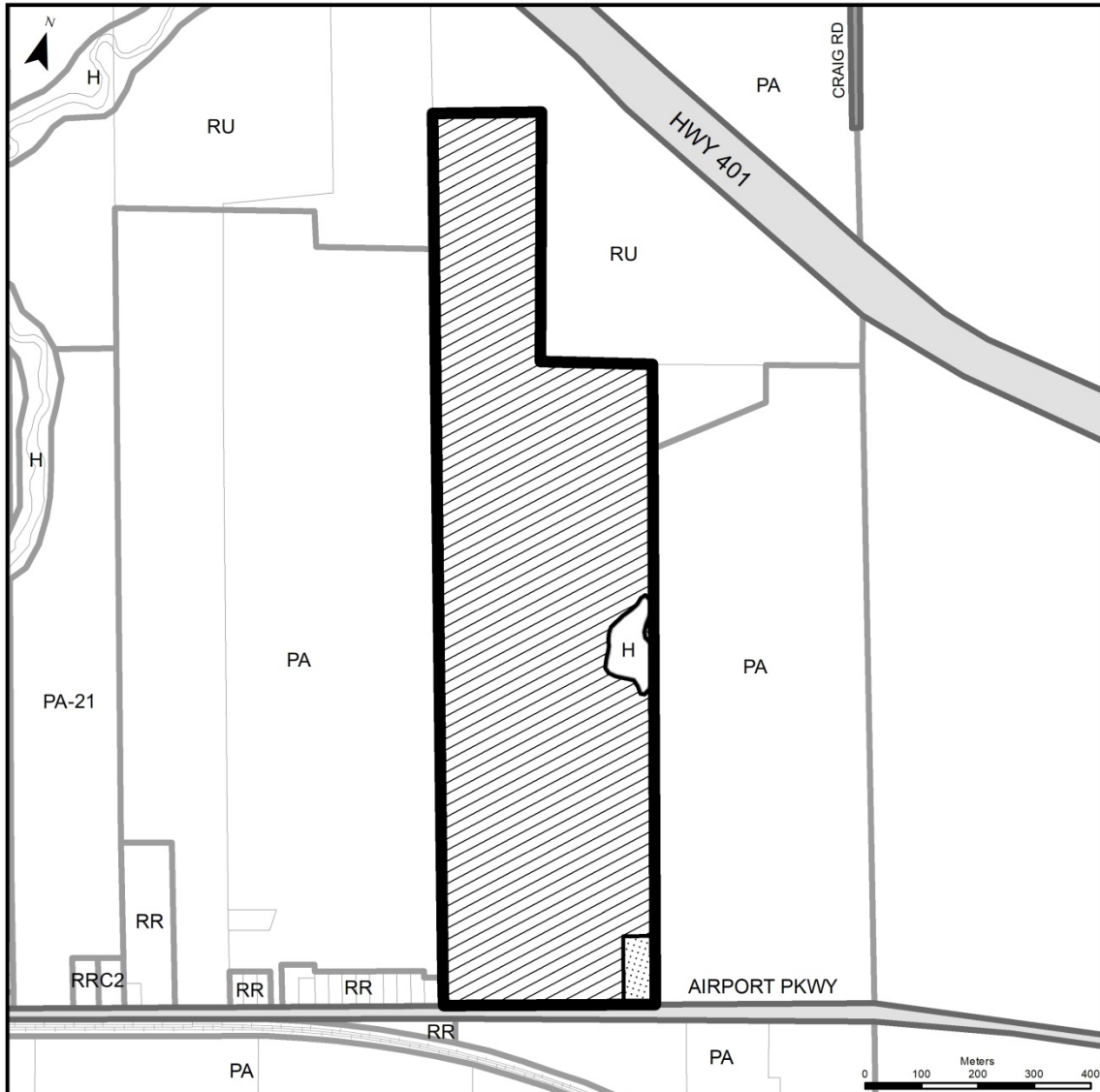


Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services Department

Attachments




- Attachment #1 – Location and Existing Zoning Map
- Attachment #2 – Proposed Zoning Map
- Attachment #3 – Report PP-2020-11
- Attachment #4 – Official Plan Designation
- Attachment #5 – Photograph of Barn on Severed Parcel

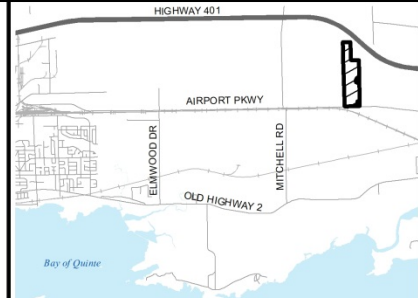




PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 1139 AIRPORT PARKWAY

-  - SUBJECT LANDS
-  - PROPOSED ZONING CHANGE TO PA-47 (PRIME AGRICULTURE) WITH SPECIAL PROVISIONS
-  - PROPOSED ZONING CHANGE TO RR (RURAL RESIDENTIAL)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1100



APPROVAL BLOCK

DE& DS _____

CITY OF BELLEVILLE

Andrew Chan, Policy Planner

Engineering and Development Services Department

Report No. PP-2020-11

March 2, 2020

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
 1139 Airport Parkway, City of Belleville
 OWNER: Ellen McFaul
 APPLICANT: Warren McFaul

File: B-77-1100**Recommendation:**

"That Report No. PP-2020-11 dated March 2, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 1139 Airport Parkway, City of Belleville, County of Hastings be received as information, and;

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

Background:

An application for 1139 Airport Parkway was received by the City of Belleville on January 22, 2020. The subject land is identified on the attached Location and Existing Zoning Map (Attachment #1).

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 Applicant is proposing to rezone the subject land as a condition of consent application B4/20. The severed parcel containing the existing dwelling would be rezoned Rural Residential (RR) Zone with special

provisions to permit 50% of the existing barn to be used for a home occupation; and the retained parcel would be rezoned Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and Hazard (H) Zone. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

Since farming and keeping of livestock would not be permitted on the severed parcel, the application proposes to permit 50% of the existing barn on the severed parcel to be used for a home occupation, which could allow the building to be better utilized.

Site details for the subject land:

Site Review	Description
Site Location	The subject land is municipally known as 1139 Airport Parkway which is located on the north side of Airport Parkway, east of Mitchell Road, and west of the Tyendinaga Township boundary
Site Size	Retained: ~48.3 ha Severed: ~0.67 ha
Present Use	Agriculture with one dwelling
Proposed Use	Retained: agriculture Severed: residential
Belleville Official Plan Designation	Agriculture and Environmental Protection
Present Zone Category	Prime Agriculture (PA) Zone, Rural (RU) Zone, and Hazard (H) Zone
Proposed Zone Category	Retained: Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and Hazard (H) Zone Severed: Rural Residential (RR) Zone with special provisions to permit 50% of the existing barn to be used for a home occupation
Land uses to the north	Agriculture
Land uses to the east	Agriculture
Land uses to the south	Agriculture
Land uses to the west	Agriculture and Residential

No additional information, reports, or studies were provided with the rezoning application. This document has been available for public review at the Planning Department.

Proposal

The Applicant is proposing to rezone the subject land from Prime Agriculture (PA) Zone, Rural (RU) Zone, and Hazard (H) Zone to Rural Residential (RR) Zone with special provisions to permit 50% of the existing barn to be used for a home occupation for the smaller severed parcel and Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances and

Hazard (H) Zone as a condition of consent application B4/20.

Provincial Policy Statement

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

Planning Staff will consider the following policies in the PPS:

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

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

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

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

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

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or

based on municipal approaches which achieve the same objective; and

- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- 2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.
- 2.3.4.3 The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).

Official Plan

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

The land is designated "Agriculture" and "Environmental Protection" in the City's Official Plan (Attachment #3 – Official Plan Designation Map). Planning Staff use the policies within the Official Plan to make recommendations.

The following policy regarding the Agriculture Land Use will be considered:

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

Additionally, the Official Plan defines the Environmental Protection Land Use designation as lands requiring special care and regulation due to their inherent natural or physical characteristics. Development is generally discouraged on and in close proximity to natural hazards or heritage features under this designation.

Zoning By-Law

Currently, the subject land is zoned Prime Agriculture (PA) Zone, Rural (RU)

Zone, and Hazard (H) Zone. The applicant is proposing to rezone the severed portion to Rural Residential (RR) Zone with special provisions to permit 50% of the existing barn to be used for a home occupation and the retained parcel to Prime Agriculture (PA-47) Zone with special provisions and Hazard (H) Zone.

The severed portion contains an existing dwelling and barn. A picture of the barn has been included in this report (Attachment #4). The barn has a building footprint of approximately 333 square metres and a height of approximately 20 metres. The Rural Residential (RR) Zone does not permit farm uses which would prohibit the barn to be used for livestock and other agriculture-related uses.

The barn can be used for personal use and/or a home occupation. Home occupations, however, are limited to occupying 25% of the gross floor area of the main building. The main building's gross floor area is approximately 160 square metres; meaning only approximately 40 square metres of the total floor area of the barn could be used for a home occupation under current provisions of Section 4.8 of the Zoning by-Law.

Since farming and keeping of livestock would not be permitted on the severed parcel, the application proposes special provisions to permit up to 50% of the existing barn may be used for a home occupation, which could allow for the adaptive reuse of the existing building.

The retained would be primarily rezoned to Prime Agriculture (PA-47) Zone with special provisions to prohibit future severances, as the Official Plan designation is Agriculture.

A portion of the retained parcel is currently zoned Hazard (H) Zone. This portion will remain as Hazard (H) Zone to conform with the current Official Plan land use designation.

Public Comments

On February 10, 2020, 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 2, 2020.

Similarly, a sign was placed on the subject land notifying the general public that a public meeting was scheduled for March 2, 2020.

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

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, 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 General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

Belleville Transportation & Operations Services, Recreation, Culture and Community Services, and Parks & Open Spaces Departments 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. This application aligns with each of the City's nine strategic themes and the City's mission statement.

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.

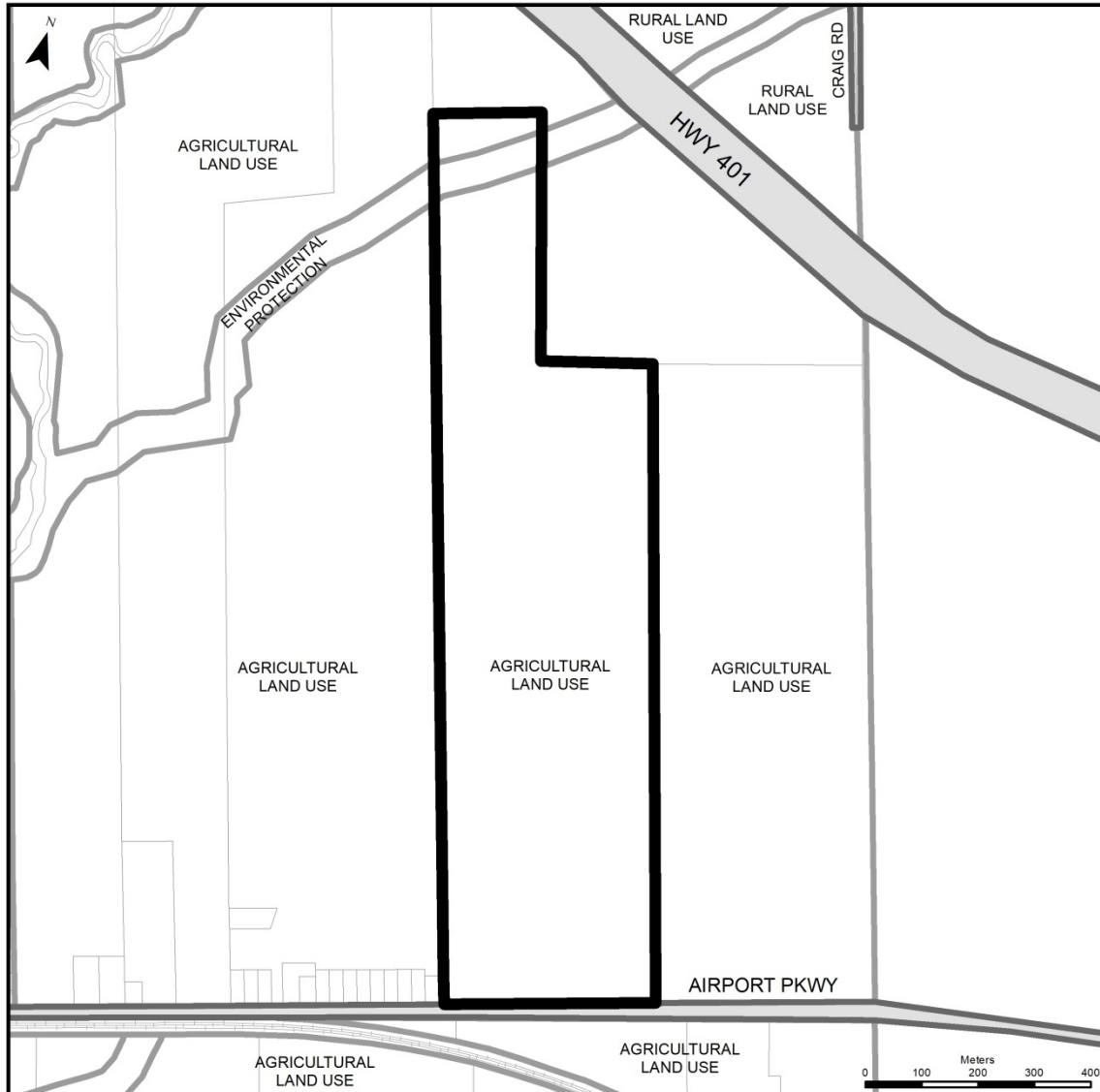
Respectfully submitted,



Andrew Chan, BES
Policy Planner, Policy Planning
Engineering and Development Services Department


Attachments

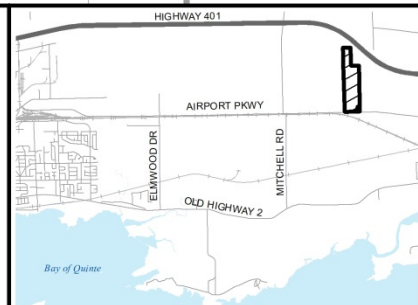
Attachment #1 –	Location and Existing Zoning Map
Attachment #2 –	Proposed Zoning Map
Attachment #3 –	Official Plan Designation
Attachment #4 –	Photograph of Barn on Severed Parcel



LOCATION MAP LAND USE

LOCATION: 1139 AIRPORT PARKWAY

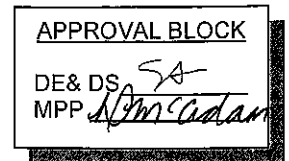
 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1100





CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2020-22
May 19, 2020

To: Belleville Planning Advisory Committee

Subject: Recommendation Report
Proposed Zoning By-Law Amendment (By-Law 2076-80)
902 Wallbridge-Loyalist Road
City of Belleville
OWNER: Sandhu-Malwa Holdings Inc.
APPLICANT: Quinte Boat Docks

File: B-77-1101

Recommendation:

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

"THAT Application B-77-1101 to amend Zoning By-Law 2076-80, as amended, regarding 902 Wallbridge-Loyalist Road, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law 2076-80, as amended, be amended by rezoning the subject land from Highway Commercial (CH) Zone to Highway Commercial/Special Industrial (CH/MS) Zone."

Strategic Plan Alignment:

This application aligns with the City of Belleville's Strategic Plan including the Industrial and Commercial Development theme.

Strategic objectives of the Industrial and Commercial Development theme:

- 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; and
- Support initiatives that create an available skilled labour force, including programs to retain youth in the community.

Background:

An application for 902 Wallbridge-Loyalist Road was received by the City of Belleville on January 23, 2020. The subject land is identified on the attached Location and Existing Zoning Map (Attachment #1).

The Applicant, Quinte Boat Docks, is a retail distribution business for recreational vehicle products, including the assembly and manufacturing of boat docks and accessories. The Applicant is seeking to relocate their business to this location. They are not proposing any new buildings. To permit this use, the Applicant is proposing to rezone the subject land from Highway Commercial (CH) Zone to Highway Commercial and Special Industrial (CH/MS) Zone. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

An initial public meeting was held in accordance with the requirements of the Planning Act on March 2, 2020. The purpose of this meeting was for Committee Members to formally hear and receive public comments. At the meeting, no members of the public spoke in favour or against the application.

At the March 2, 2020 meeting, the Planning Advisory Committee reviewed Report No. PP-2020-12 (Attachment #3) and accepted it as information. Now that input from the public, commenting agencies, and municipal departments had been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff has prepared a recommendation report.

Site details for the subject land include:

Site Review	Description
Site Location	The subject land is municipally known as 902 Wallbridge-Loyalist Road which is located on the east side of Wallbridge-Loyalist Road, south of Highway 401 and north of Bell Boulevard
Site Size	21.2 ha
Present Use	Truck stop, restaurant, fuel station
Proposed Added Use	Retail distribution, assembly and manufacturing business
LSP Designation	Employment Area
Present Zone Category	Highway Commercial (CH) Zone
Proposed Zone Category	Highway Commercial and Special Industrial (CH/MS) Zone
Land uses to the north	Highway 401, the City of Quinte West
Land uses to the east	Motor vehicle sales and repairs
Land uses to the south	Motor vehicle sales and repairs/vacant
Land uses to the west	Highway on/off ramp, the City of Quinte West

No other information, reports, or studies were provided with the rezoning application.

Proposal

The Applicant is proposing to rezone the subject land from Highway Commercial (CH) Zone to Highway Commercial and Special Industrial (CH/MS) Zone to permit a retail distribution business for recreational vehicle products, including the assembly and manufacturing of boat docks and accessories. The Applicant is not proposing any new buildings.

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 is of the opinion that the application is supported by and is consistent with the PPS for the following reasons:

- It promotes efficient development and land use patterns which sustain the financial well-being of the Province and the municipality over the long term;
- It promotes cost-effective development patterns and standards to minimize land consumption and servicing costs;
- The subject land is within a settlement area which is identified by the PPS as the focus of growth and development.

Loyalist Secondary Plan

The subject land is designated "Employment Area" in the City's Loyalist Secondary Plan (Attachment #4 – Loyalist Secondary Plan Designation Map). The Loyalist Secondary Plan area encompasses approximately 950 hectares of land located east of Wallbridge Loyalist Road, south of Highway 401 and north of the Bay of Quinte.

Employment lands are an integral part of Belleville's economic development potential and accommodate a significant share of the City's businesses and employment. Employment lands within Belleville accommodate a broad range of industrial uses including manufacturing, distribution/logistics, construction and transportation, as well as commercial office, employment supportive and institutional uses. Employment Area in the Loyalist Secondary Plan is intended to accommodate a mix of commercial and industrial uses.

Planning Staff is of the opinion that the proposed development is a mixture of commercial and industrial use which is supported by and is consistent

with the policies of the Loyalist Secondary Plan for the following reasons:

- Activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services are permitted on lands designated Employment Area;
- The Plan encourages diversification of the types and sizes of industrial activities in the Loyalist Planning area; and
- 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.

Zoning By-law

The subject land is currently zoned Highway Commercial (CH) Zone. This application proposes to amend the zoning to Highway Commercial and Special Industrial (CH/MS) Zone. The majority of the properties along the Bell Boulevard corridor west of Hanna Court are zoned Highway Commercial and Special Industrial (CH/MS) Zone.

The following uses are currently permitted on the subject land under the current Highway Commercial (CH) Zone:

Highway Commercial (CH) Zone Permitted Uses	
Motor Rental Agency	Convenience Store, with a gross floor area not exceeding 300 square metres
Motor Vehicle Repair Garage	Bank
Motor Vehicle Sales Room and Lot	Service Shop
Motor Vehicle Gasoline Bar	Home Improvement and/or Interior Decorating Centre
Motor Vehicle Service Station	Building Supply Centre
Recreation Vehicle Sales and Service	Nursery of Garden Centre
Rental Outlet, but not including outside storage	Monument Shop, but not including outside storage
Eating Establishment	Non Personal Service or Repair Operation, but not including outside storage
Hotel	Banquet or Meeting Hall
Motel	Church
Farm Implement Sales and Service	Auction Sales Building
Parking Lot	Mini Storage Building
Places of Amusement	Existing Uses

Quinte Boat Docks is a retail distribution business for recreational vehicle products, including the assembly and manufacturing of boat docks and accessories. Under the Highway Commercial (CH) Zone, the assembly and manufacturing nature of this business is not permitted. The following uses are permitted Special Industrial (MS) Zone:

Special Industrial (MS) Zone Permitted Uses	
Manufacturing, processing and fabrication of goods and materials;	Motor Vehicle Repair Garage;
Warehousing and storage of goods but not including salvage yards;	Motor Vehicle Body Shop;
Wholesale business;	Non Personal Service or Repair Operation;
Truck and/or Transportation Terminal;	Business, Professional or Administration Office, with a gross floor area not exceeding 500 square metres
Rental outlet;	Public Use
Business and Industrial Incubator;	

Public Comments

On February 10, 2020 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 2, 2020.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 2, 2020.

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

Staff and Agency Comments

External Agency Circulation

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

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

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief

Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

Belleville Fire, Transportation and Operations, Recreation, Culture and Community Services, and Parks and Open Spaces departments 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.

Analysis:

Quinte Boat Docks' business is a mixture of commercial and industrial uses, including retail, manufacturing, and assembly of their products.

The requested zoning change will align the zoning of the subject property with the zoning of the surrounding area as the majority of the properties along the Bell Boulevard corridor west of Hanna Court are zoned Highway Commercial and Special Industrial (CH/MS) Zone.

The requested zoning change will conform to the Loyalist Secondary Plan which aims to accommodate a mix of commercial and industrial uses within lands designated as an Employment Area.

The proposal is consistent with the Provincial Policy Statement as it makes efficient use of developed land, ensuring minimal land consumption and servicing costs.

Lastly, approval of this proposal supports the City's Strategic Plan by ensuring suitable employment lands are available to meet the needs of all potential industrial and commercial investments.

Conclusion:

Planning Staff is of the opinion that the proposed development is supported by and is consistent with both the Provincial Policy Statement and the policies of the Loyalist Secondary Plan.

Staff supports and recommends approval of this application as it represents good planning.

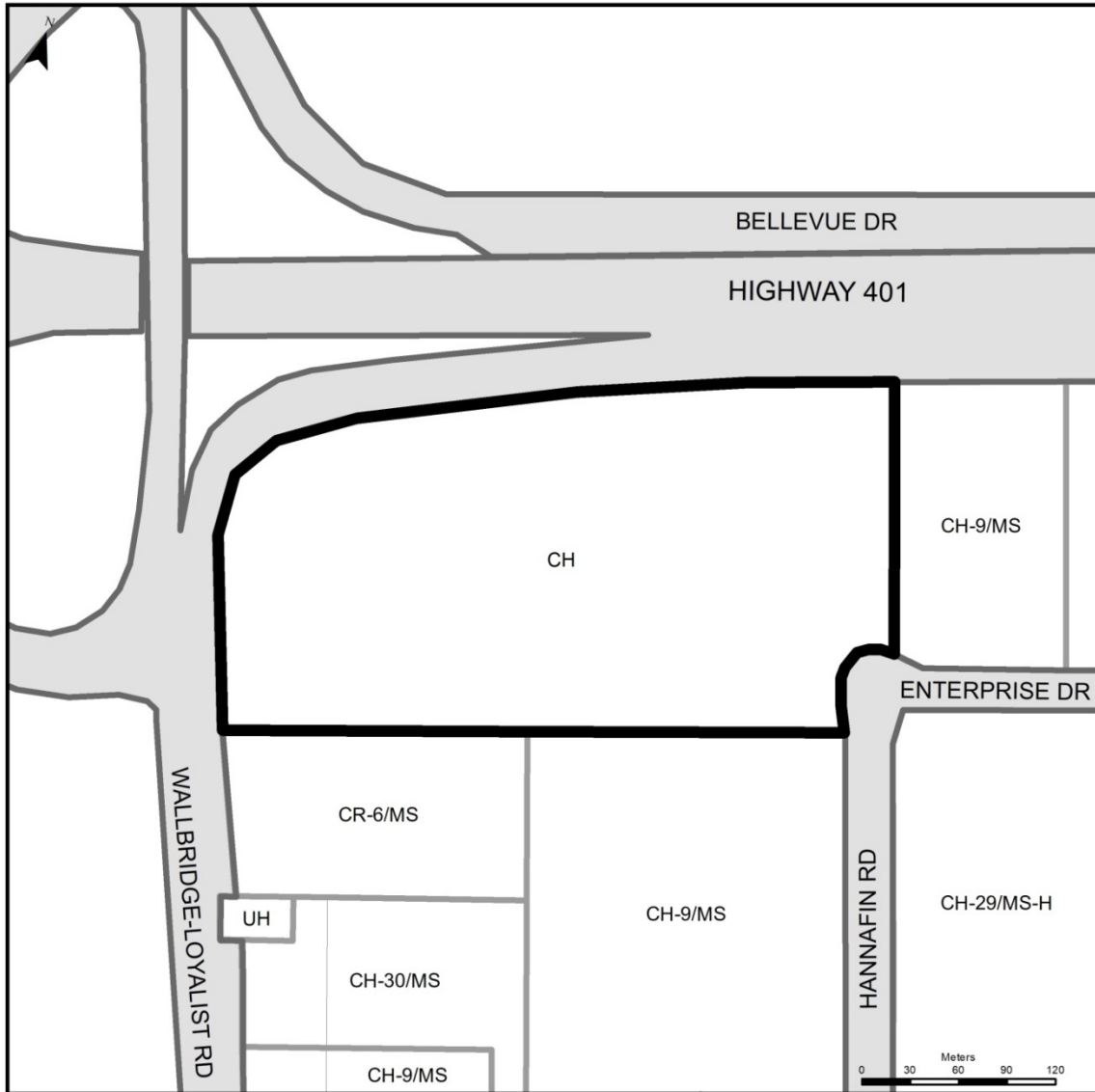
Respectfully submitted



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

Attachments

- Attachment #1 – Location and Existing Zoning Map
- Attachment #2 – Proposed Zoning Map
- Attachment #3 – Report No. PP-2020-12
- Attachment #4 – Loyalist Secondary Plan Designation Map




LOCATION MAP EXISTING ZONING

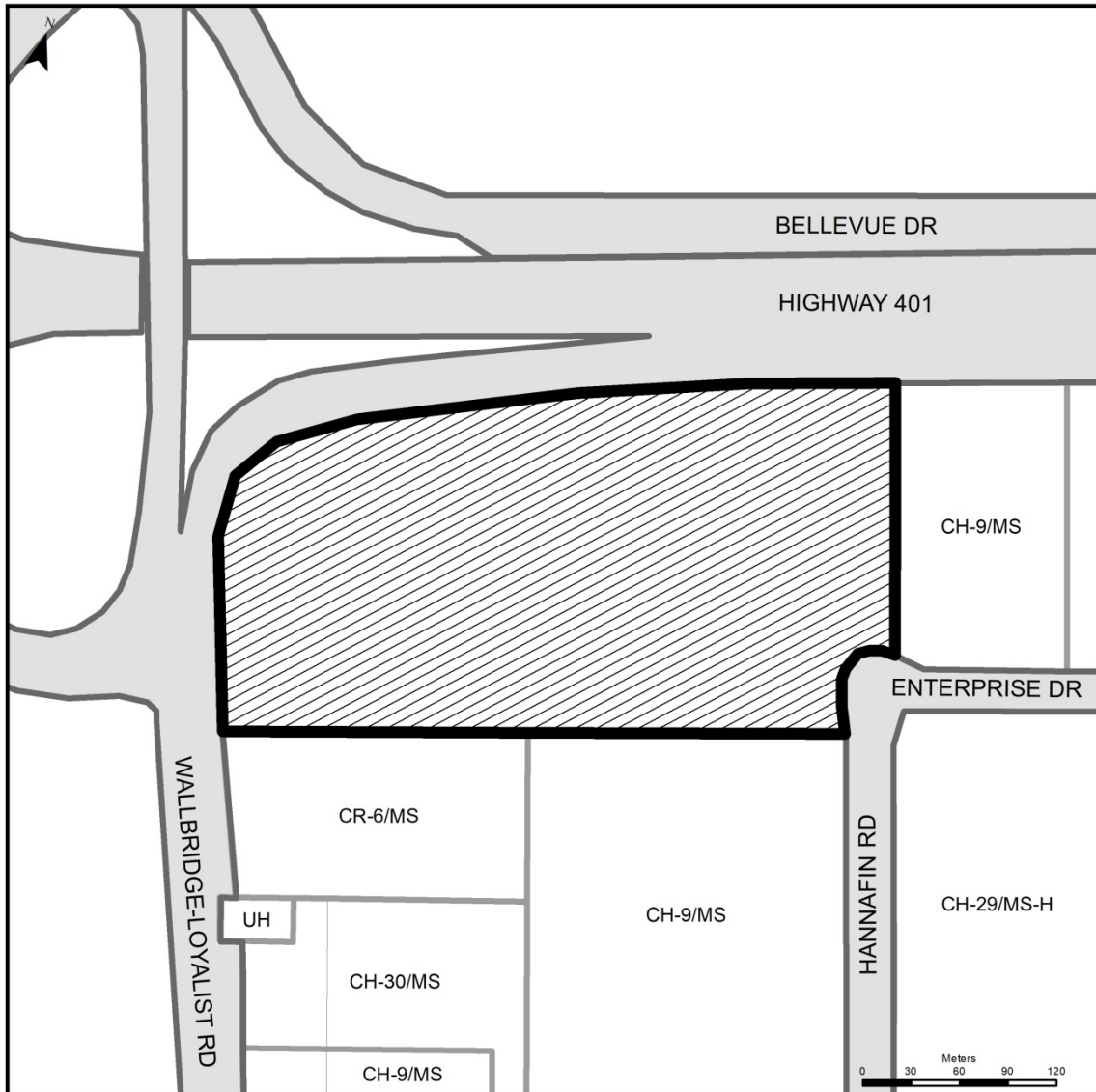
LOCATION: 902 WALLBRIDGE-LOYALIST RD

 - SUBJECT LANDS




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


B-77-1101

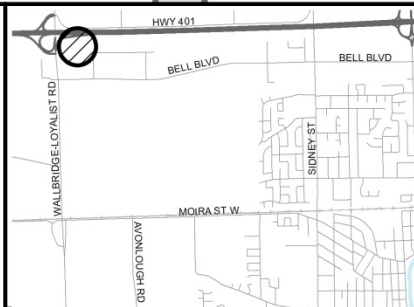


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 902 WALLBRIDGE-LOYALIST RD

 - SUBJECT LANDS

 - PROPOSED ZONING CHANGE TO CH/MS (HIGHWAY COMMERCIAL AND SPECIAL INDUSTRIAL)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1101



APPROVAL BLOCK DE& DS _____

CITY OF BELLEVILLE

Andrew Chan, Policy Planner
Engineering and Development Services Department
Report No. PP-2020-12
March 2, 2020

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended
902 Wallbridge-Loyalist Road, City of Belleville
OWNER: Sandhu-Malwa Holdings Inc
APPLICANT: Quinte Boat Docks

File: B-77-1101

Recommendation:

"That Report No. PP-2020-12 dated March 2, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended – 902 Wallbridge-Loyalist Road, City of Belleville, County of Hastings be received as information, and;

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

Background:

An application for 902 Wallbridge-Loyalist Road was received by the City of Belleville on January 23, 2020. The subject land is identified on the attached Location and Existing Zoning Map (Attachment #1).

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.

Quinte Boat Dock is a retail distribution business for recreational vehicles, and includes the assembly and manufacturing of boats and boat docks. To permit this use, the Applicant is proposing to rezone the subject land from Highway Commercial (CH) Zone to Highway Commercial and Special Industrial (CH/MS) Zone. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

Site details for the subject land:

Site Review	Description
Site Location	The subject land is municipally known as 902 Wallbridge-Loyalist Road which is located on the east side of Wallbridge-Loyalist Road, south of Highway 401 and north of Bell Boulevard
Site Size	21.2 ha
Present Use	Truck stop, restaurant, fuel station
Proposed Added Use	Quinte Boat Dock's retail distribution, assembly and manufacturing business
Loyalist Secondary Plan Designation	Employment Area
Present Zone Category	Highway Commercial (CH) Zone
Proposed Zone Category	Highway Commercial and Special Industrial (CH/MS) Zone
Land uses to the north	Highway 401, the City of Quinte West
Land uses to the east	Motor vehicle sales and repairs
Land uses to the south	Motor vehicle sales and repairs/vacant
Land uses to the west	Highway on/off ramp, the City of Quinte West

No other information, reports, or studies were provided with the rezoning application.

Proposal

Quinte Boat Dock is a retail distribution business for recreational vehicles, and includes the assembly and manufacturing of boats and boat docks. To permit this use, the Applicant is proposing to rezone the subject land from Highway Commercial (CH) Zone to Highway Commercial and Special Industrial (CH/MS) Zone.

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; and
 - d) ensuring the necessary infrastructure is provided to support current and projected needs.
- 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.
- 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

Loyalist Secondary Plan

The land is designated "Employment Lands" in the City's Loyalist Secondary Plan (Attachment #3 – Loyalist Secondary Plan Designation Map). Planning Staff use the policies within the Loyalist Secondary Plan to make recommendations.

The Employment Land designation is intended to be used for a range of commercial and industrial land uses. The Loyalist Secondary Plan also provides the following applicable policy:

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.
- 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.
- c) 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

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.
- 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.
- 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.
- d) All industrial uses should meet the guidelines and requirements of the Ministry of Environment with respect to solid and liquid waste

disposal and all emissions to the environment.

- e) Adequate off-street parking should be provided to accommodate employee parking requirements. Adequate off-street loading facilities should also be provided. Outdoor storage areas should be appropriately buffered from adjacent roads and properties that may be impacted by such areas through use of landscaped strips, plantings of trees, and berming.

Zoning By-Law

The subject land is currently zoned Highway Commercial (CH) Zone. This application proposes to amend the zoning to Highway Commercial and Special Industrial (CH/MS) Zone. The majority of the properties along the Bell Boulevard corridor west of Hanna Court are zoned Highway Commercial and Special Industrial (CH/MS) Zone.

The following uses are currently permitted on the subject land under the current Highway Commercial (CH) Zone:

Highway Commercial (CH) Zone Permitted Uses	
Motor Rental Agency	Convenience Store, with a gross floor area not exceeding 300 square metres
Motor Vehicle Repair Garage	Bank
Motor Vehicle Sales Room and Lot	Service Shop
Motor Vehicle Gasoline Bar	Home Improvement and/or Interior Decorating Centre
Motor Vehicle Service Station	Building Supply Centre
Recreation Vehicle Sales and Service	Nursery or Garden Centre
Rental Outlet, but not including outside storage	Monument Shop, but not including outside storage
Eating Establishment	Non Personal Service or Repair Operation, but not including outside storage
Hotel	Banquet or Meeting Hall
Motel	Church
Farm Implement Sales and Service	Auction Sales Building
Parking Lot	Mini Storage Building
Places of Amusement	Existing Uses

Quinte Boat Dock is a retail distribution business for recreational vehicles, and includes the assembly and manufacturing of boats and boat docks. Under the Highway Commercial (CH) Zone, the assembly and manufacturing nature of this business is not permitted. The following uses are permitted Special Industrial (MS) Zone:

Special Industrial (MS) Zone Permitted Uses	
Manufacturing, processing and fabrication of goods and materials;	Motor Vehicle Repair Garage;
Warehousing and storage of goods but not including salvage yards;	Motor Vehicle Body Shop;
Wholesale business;	Non Personal Service or Repair Operation;
Truck and/or Transportation Terminal;	Business, Professional or Administration Office, with a gross floor area not exceeding 500 square metres
Rental outlet;	Public Use
Business and Industrial Incubator;	

Public Comments

On February 10, 2020, 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 2, 2020.

Similarly, a sign was placed on the subject land notifying the general public that a public meeting was scheduled for March 2, 2020.

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

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, 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 General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building

Official.

Belleville Transportation & Operations Services, Recreation, Culture and Community Services, and Parks & Open Spaces Departments 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

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; and
- Encourage remediation and redevelopment of underutilized lands.

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.

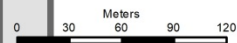
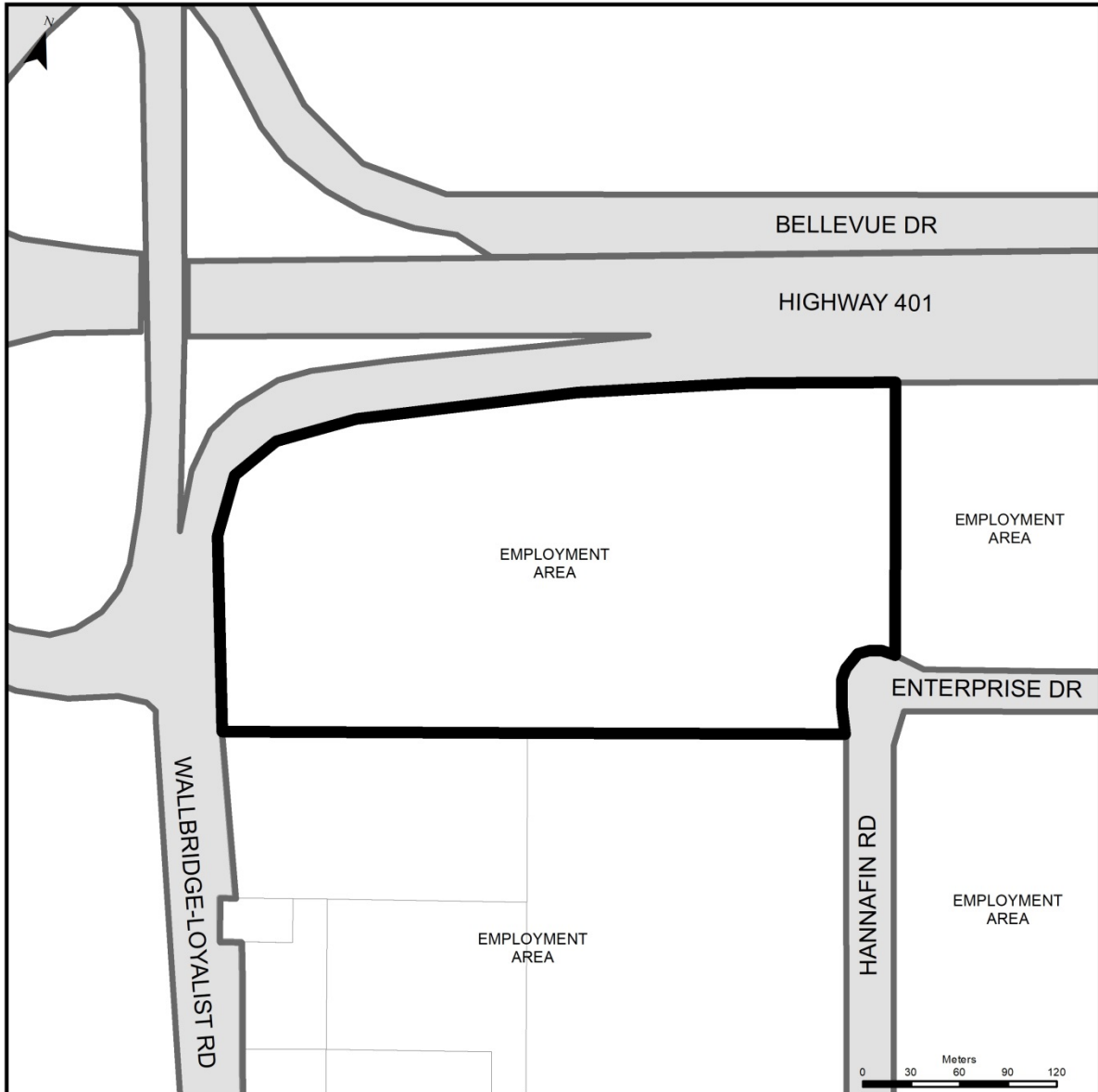
Respectfully submitted,



Andrew Chan, BES
Policy Planner, Policy Planning
Engineering and Development Services Department


Attachments

Attachment #1 – Location and Existing Zoning Map
Attachment #2 – Proposed Zoning Map
Attachment #3 – Loyalist Secondary Plan Designation

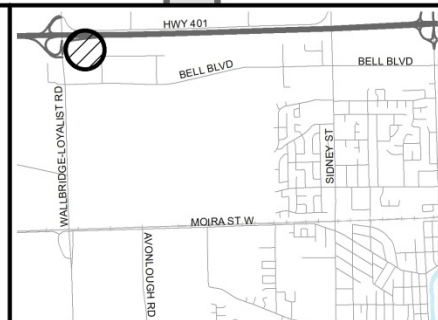


LOCATION MAP LAND USE

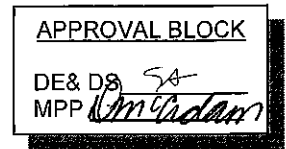
LOCATION: 902 WALLBRIDGE-LOYALIST RD

 - SUBJECT LANDS

B-77-1101



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2020-23
May 19, 2020

To: Belleville Planning Advisory Committee

Subject: Recommendation Report
Proposed Temporary Use Zoning By-Law Amendment to By-Law 3014, As Amended
1070 Thrasher Road, City of Belleville
OWNER/APPLICANT: Jessy Mathers

File: B-77-1102

Recommendation:

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

"THAT Application B-77-1102 to amend Zoning By-Law 3014, as amended, regarding 1070 Thrasher Road, City of Belleville, County of Hastings, be APPROVED as follows:

THAT a temporary use by-law to permit the existing contractor's yard (Pavement Pros) located at 1070 Thrasher Road, City of Belleville, County of Hastings, be entered into for a period of three (3) Years."

Background:

On December 12, 2019 a Zoning Compliance Order was issued to the Owner of the subject land notifying them that the property was being used contrary to the provisions of Zoning By-Law 3014.

The Zoning Compliance Order indicated that the operation of the business "Pavement Pros" was in violation of the Home Occupation provisions of the Zoning By-Law.

On January 20, 2020 Planning Staff held a pre-consultation meeting with the Owner to discuss the Zoning Compliance Order and how they could address the issue. At this meeting, Staff confirmed that to preserve the ongoing use

of the land for rural residential purposes, the existing contractor's yard business should be relocated. It was also acknowledged that the process of finding a suitable location within the community to relocate the business operations will take time. To prevent undue hardship on the Owner, it was determined that the existing contractor's yard, could be recognized as a temporary use on the subject land, subject to the approval of a Temporary Use By-Law.

On January 24, 2020 the City of Belleville received an application for a proposed temporary use by-law to allow the continued operation of Pavement Pros for a period of three (3) years as the Applicant searched for a new location for their business.

The Planning Act permits Council to pass a by-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the zoning by-law for a period not exceeding three (3) years.

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

Site Review	Description
Site Location	The subject land is municipally known as 1070 Thrasher Road which is located east of Bronk Road and west of the Tyendinaga Township boundary.
Site Size	0.45 hectares
Present Use	Single detached dwelling, contractor's yard (Pavement Pros)
Belleville Official Plan Designation	Agricultural & Environmental Protection
Present Zone Category	Rural Residential (RR) Zone
Land uses to the north	Agriculture
Land uses to the east	Rural Residential
Land uses to the south	Wooded area
Land uses to the west	Rural Residential

No additional information, reports, or studies were provided with the rezoning application.

An initial public meeting was held in accordance with the requirements of the Planning Act on March 2, 2020. The purpose of this meeting was for Committee Members to formally hear and receive public comments. At the meeting, the Applicant stated their proposal and their availability for questions. No other members of the public spoke in favour or against the application at the meeting.

The Planning Advisory Committee reviewed and received Report No. PP-

2020-13 (Attachment #2) as information.

Now that input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff has prepared a recommendation report.

Proposal

The application proposes a three (3) year temporary use by-law to permit the continuation of an existing contractor's yard (Pavement Pros) within the Rural Residential (RR) Zone.

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 is of the opinion that the application is consistent with the PPS for the following reasons:

- The temporary nature of this proposal supports a healthy, integrated and viable rural area by providing opportunity for economic activity while preserving the agricultural character of the area in the long term; and
- There are no reasonable alternative locations readily available. Staff are satisfied that three (3) years to find an alternate location is an adequate amount of time given the use and zoning required for such use.

Official Plan

The subject land is designated "Agriculture" and "Environmental Protection" in the City's Official Plan (Attachment #3 – Official Plan Designation Map).

Planning Staff is of the opinion that only a temporary use by-law could be supported by the policies of the Official Plan for the following reasons:

- The natural or physical characteristics of the Environmental Protection area will not be impacted.
- The subject land is a rural residential lot with rural residential lots on both the east and west sides meaning impact on the agricultural uses in the surrounding area would be extremely minimal.
- The Agricultural designation does permit agricultural industrial uses. However, these types of uses must be related to a farm operation, compatible with the surrounding uses, provide adequate buffering, and

minimize loss of agricultural land. While this industrial use is not related to a farm operation it does have adequate buffering and does not reduce available agricultural land.

Staff note that the Official Plan states farm-related industrial uses that are not directly related to the farm operation and not required in close proximity to the farm operation are to be directed away from lands designated Agricultural land use, and encouraged to locate in hamlets or in areas designated Rural, Industrial or Commercial land use. Considering that this use is industrial and not farm-related, Staff can only support a temporary use on the subject land.

Once the three (3) year period ends and the property is no longer used as a contractor's yard, it will conform to the Official Plan as the Agriculture Land Use designation permits limited residential.

Zoning By-law

The subject land is zoned Rural Residential (RR) Zone under Zoning By-Law 3014. This zone permits the following uses:

- Single family dwelling house;
- Converted dwelling house;
- Group home; and
- A home occupation.

The Applicant was issued a Zoning Compliance Order indicating they were in violation of the home occupation provisions of the Zoning By-Law. The Zoning By-Law provides the following general provisions for home occupations:

- A home occupation must be contained entirely within a dwelling or accessory building;
- The floor space of the home occupation must not exceed 25% of the total floor space of the dwelling;
- No yards may be used for the home occupation, including the outside display or storage of materials;
- Commercial vehicles weighing more than 500 kilograms are prohibited, except that one commercial motor vehicle, not exceeding 1,000 kilograms capacity, may be stored in a private garage.;
- No display, other than a 0.3 m² sign is permitted and must be 3 m from any property line; and
- There may be no employees other than those who live in the dwelling on the property.

Following consultation with the Applicant of the subject land, By-Law and

Planning Staff determined the existing use of the land was in contravention of the Zoning By-Law for the following reasons:

- An excess of 25% of the total floor space of the dwelling is used for the home occupation;
- The subject land contains commercial vehicles in excess of 500 kilograms;
- There is outside storage; and
- Employees other than those living in the dwelling are on site.

Staff determined that the use of the land was more consistent with the use listed in the Zoning By-Law known as a "contractor's yard". Zoning By-Law 3014 defines a contractor's yard as meaning a yard of any building trade or contractor where equipment and material are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

A contractor's yard is a listed use only under the General Industrial (M1) Zone.

Public Comments

On February 7, 2020 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 2, 2020.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 2, 2020.

At the meeting, the Applicant spoke in favour of the application. No other members of the public spoke in favour or against the application at the meeting.

Following the public meeting, the Applicant provided a written submission to the City confirming that they are actively searching for a new location for their business and that they will not need an extension to the three year temporary use (Attachment #4).

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

Staff and Agency Comments

External Agency Circulation

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

The Mohawks of the Bay of Quinte provided comment that the project should be carried out in an environmentally sensible manner that is consistent with the laws and regulations governing the said project and that they may be concerned with the elimination of the "Environmental Protection" designation. Staff note that the application does not propose to remove the Environmental Protection designation.

Quinte Conservation have provided they have no issues or concerns with the proposal.

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.

Belleville Fire, Transportation and Operations, Recreation, Culture and Community Services, and Parks and Open Spaces departments 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.

Analysis:

The application proposes a temporary use by-law to permit the continuation of a non-conforming use for a period of three (3) years. This is the maximum allowable time for a temporary use by-law permitted under the Planning Act.

This application is the result of a by-law compliance order issued by the City. The order requires the property owner to bring their property into compliance with the Zoning By-Law as the existing use no longer meets the requirements of a home occupation and the existing zoning does not permit a contractor's yard. Therefore, the use needs to cease to exist, relocate, or gain zoning relief.

Staff are of the opinion that the best option is to grant a temporary use by-law to permit the business to continue, as it is the Applicant's primary occupation, while they search for a new property to relocate to. Relocating the business involves finding a property adequately zoned, purchasing the property, rebranding the business, and moving the entire operation which cannot be done instantaneous.

Granting the temporary use by-law is consistent with the PPS as it provides an opportunity for economic activity while preserving the agricultural character of the area in the long term. With respect to matters concerning public health and safety, the Applicant has confirmed that all work is mobile; accordingly, any chemicals associated with the business operations are contained on trailers, and not utilized on the subject land. The application conforms to the Official Plan as there will be no loss to agricultural or environmentally sensitive land and once the three (3) year period ends the property will no longer be used as a contractor's yard, and it will conform to the permitted uses of the Agriculture Land Use designation.

Conclusion:

Planning Staff is of the opinion that the proposed temporary use by-law is supported by and is consistent with both the Provincial Policy Statement and the policies of the Official Plan.

Staff supports and recommends approval of this application as it represents

good planning.

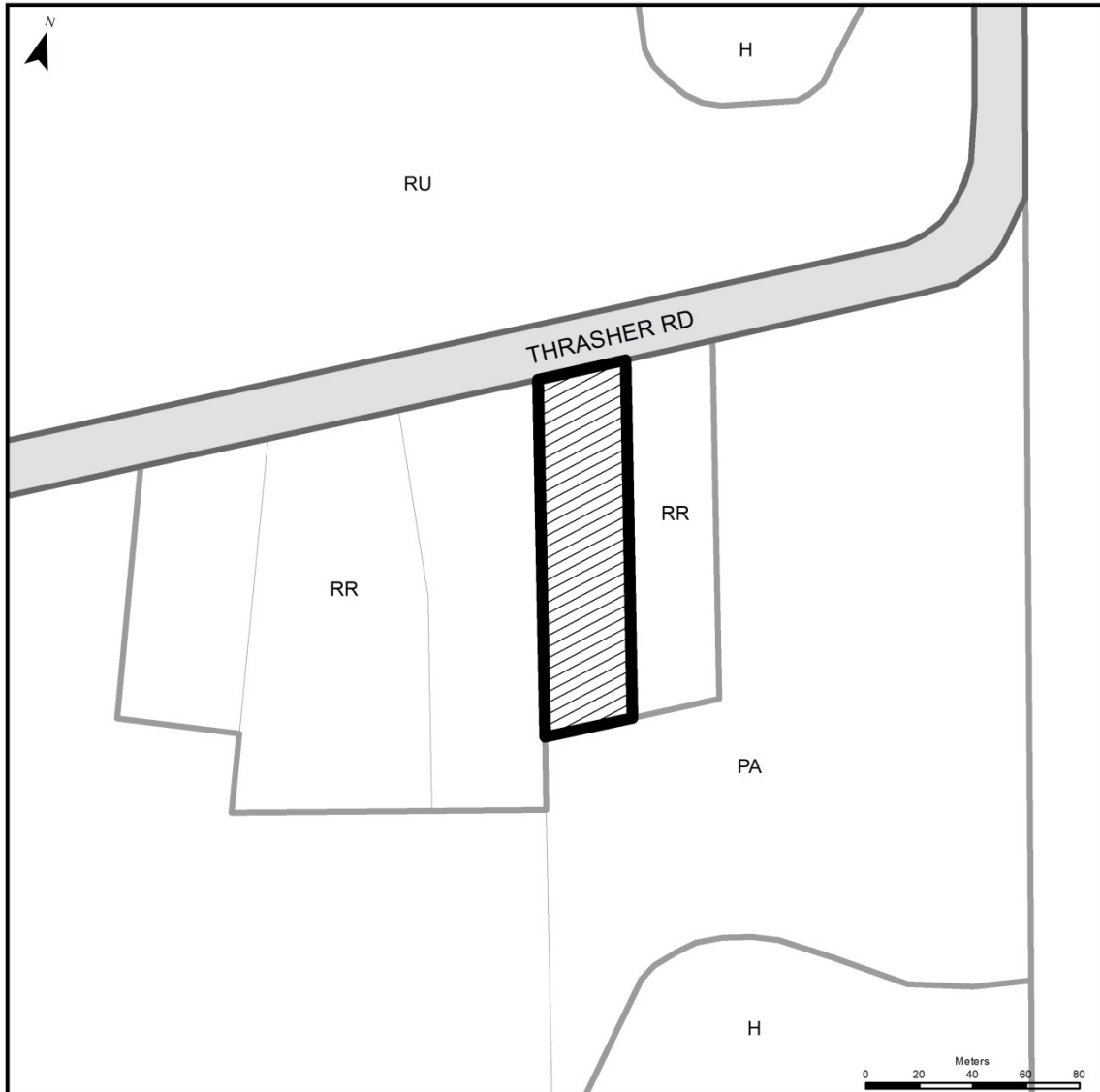
Respectfully submitted,



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

Attachments

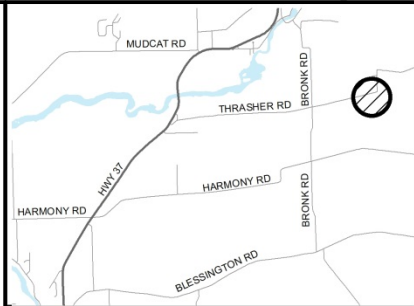
- Attachment #1 – Location and Existing Zoning Map
- Attachment #2 – Report No. PP-2020-13
- Attachment #3 – Official Plan Designation Map
- Attachment #4 – Written Submission from Applicant



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 1070 THRASHER RD

-  - SUBJECT LANDS
-  - PROPOSED 3 YEAR TEMPORARY USE BY-LAW



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1102



APPROVAL BLOCK

DE& DS _____

CITY OF BELLEVILLE

Thomas Deming, Principal Planner
 Engineering and Development Services Department
 Report No. PP-2020-13
 March 2, 2020

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Proposed Temporary Use By-Law Amendment to Zoning By-Law 3014, As Amended
 1070 Thrasher Road, City of Belleville
 OWNER/APPLICANT: Jessy Mathers

File: B-77-1102

Recommendation:

"That Report No. PP-2020-13 dated March 2, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for a Temporary Use By-Law – 1070 Thrasher Road, 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:

On December 12, 2019 a Zoning Compliance Order was issued to the Owner of the subject land notifying them that the property was being used contrary to the provisions of Zoning By-Law 3014.

The Zoning Compliance Order indicated that the operation of the business "Pavement Pros" was in violation of the Home Occupation provisions of the Zoning By-Law.

On January 20, Planning Staff held a pre-consultation meeting with the Owner to discuss the Zoning Compliance Order and how they could address the issue.

On January 24, 2020 the City of Belleville received an application for a proposed temporary use by-law to allow the continued operation of Pavement Pros for a period of three (3) years as the Owner searched for

new location for their business.

The Planning Act permits Council to pass a by-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the zoning by-law for a period not exceeding three (3) years.

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

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

Site Review	Description
Site Location	The subject land is municipally known as 1070 Thrasher Road which is located east of Bronk Road and west of the Tyendinaga Township boundary.
Site Size	0.45 hectares
Present Use	Single detached dwelling, contractor's yard (Pavement Pros)
Belleville Official Plan Designation	Agricultural & Environmental Protection
Present Zone Category	Rural Residential (RR) Zone
Land uses to the north	Agriculture
Land uses to the east	Rural Residential
Land uses to the south	Wooded area
Land uses to the west	Rural Residential

No additional information, reports, or studies were provided with the rezoning application.

Proposal

The application proposes a three (3) year temporary use by-law to permit the continuation of an existing contractor's yard (Pavement Pros).

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.

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e) using rural infrastructure and public service facilities efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

- a) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with policies 2.4 and 2.5; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
 - 1. the land does not comprise a specialty crop area;
 - 2. the proposed use complies with the minimum distance separation formulae;
 - 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and

4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
 - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Official Plan

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

The land is designated "Agriculture" and "Environmental Protection" in the City's Official Plan (Attachment #2 – Official Plan Designation Map). Planning Staff use the policies within the Official Plan to make recommendations.

Within the Agriculture land use designation the Official Plan permits many forms of agricultural activity including the raising and/or growing of crops, animals and fish, 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 are also permitted uses. Agricultural-related tourist commercial uses are permitted also. Also permitted are farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farming operation and required to be in close proximity to the farming operation such as a feed mill, seed cleaning facility, agricultural produce warehouses, abattoirs, or other similar agri-business.

The Environmental Protection designation on the land is intended for lands that require special care and regulation due to their inherent natural or physical characteristics.

Zoning By-law

The subject land is zoned Rural Residential (RR) Zone under Zoning By-Law 3014. This zone permits the following uses:

- Single family dwelling house;
- Converted dwelling house;
- Group home; and

- A home occupation.

The Zoning By-Law provides general provisions for home occupations which include the following:

- A home occupation must be contained entirely within a dwelling or accessory building;
- The floor space of the home occupation must not exceed 25% of the total floor space of the dwelling;
- No yards may be used for the home occupation, including the outside display or storage of materials;
- Commercial vehicles weighing more than 500 kilograms are prohibited, except that one commercial motor vehicle, not exceeding 1,000 kilograms capacity, may be stored in a private garage.;
- No display, other than a 0.3 m² sign is permitted and must be 3 m from any property line; and
- There may be no employees other than those who live in the dwelling on the property.

Following consultation with the Owner of the subject land, By-Law and Planning Staff determined the existing use of the land was in contravention of the Zoning By-Law for the following reasons:

- An excess of 25% of the total floor space of the dwelling is used for the home occupation;
- The subject land contains commercial vehicles in excess of 500 kilograms;
- There is outside storage; and
- Employees other than those living in the dwelling are on site.

Zoning By-Law 3014 defines a “contractor’s yard” as meaning a yard of any building trade or contractor where equipment and material are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

A contractor’s yard is a listed use only under the General Industrial (M1) Zone.

Public Comments

On February 7, 2020 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 2, 2020.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 2, 2019.

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

Staff and Agency Comments

External Agency Circulation

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

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 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 and Operation Services have provided comments that they have no concerns with this application.

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.

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 for a temporary use by-law. A recommendation report will be brought forward upon receipt of all agency and public comments.

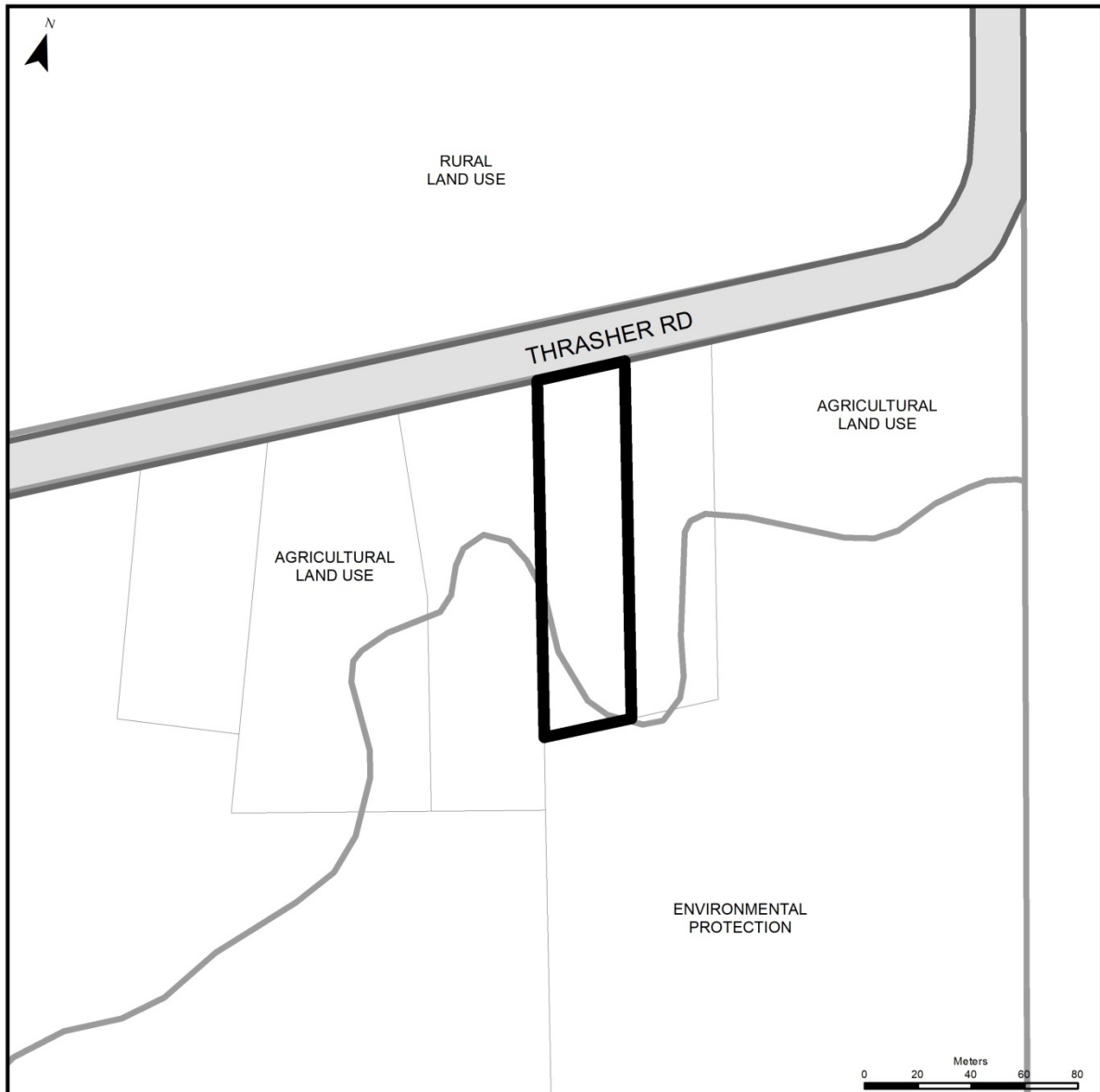
Respectfully submitted



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


Attachments

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

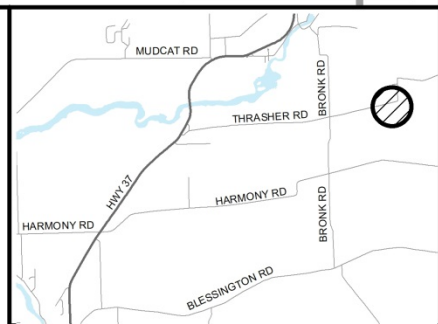


LOCATION MAP LAND USE

LOCATION: 1070 THRASHER RD

 - SUBJECT LANDS

B-77-1102



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

Baldwin, Erin

From: Jessy Mathers <jessymathers@xxxxxxxxxx.com>
Sent: Friday, March 13, 2020 9:59 AM
To: Deming, Thomas
Subject: 3 year bylaw amendment

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email is **NOT** from the city of Belleville. Do **NOT** click links or open attachments unless you recognize the sender and know the content is safe!

I am looking to have the bylaw amended for a period of three years in-order to find the proper property to move my business. I will not need an extension on the amendment. Currently I am actively seeking a property that will provide the company with proper zoning and storage for its future needs.

Thank you,

Jessy Mathers
c: 613-XXX-XXXX
1-855-613-XXXX
www.xxxxxxxxxxxxxxx.com



APPROVAL BLOCK
DE&DS SA
MPP <i>[Signature]</i>

CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2020-24
May 19, 2020

To: Belleville Planning Advisory Committee

Subject: Staff Recommendation Report
Proposed Zoning By-law Amendment (By-law 10245)
665 Dundas Street East, City of Belleville
OWNER: Gerald DiRocco
APPLICANT: Shehzad Haroon
AGENT: RFA Planning Consultant Inc.

File: B-77-1103

Recommendation:

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

“THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands described as 665 Dundas Street East from General Industrial (M2) Zone to General Industrial (M2-11) Zone with special provisions to add Cannabis Production Facility as a permitted use, and recognize the existing front yard setback and driveway width.”

Strategic Plan Alignment:

The City of Belleville’s Strategic Plan identifies nine strategic themes. This proposal aligns with the City’s Industrial and Commercial Development strategic theme by meeting the following objectives:

- 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
- Support initiatives that create an available skilled labour force, including programs to retain youth in the community

Background:

The Applicant met with the City of Belleville Development Review Team on

August 2, 2019 to review the submission requirements for a rezoning to add a Cannabis Production Facility as a permitted use at 665 Dundas Street East.

The City received a rezoning application for the subject land on January 29, 2020. The subject land and existing zoning is identified on the attached Location and Existing Zoning Map (Attachment #1).

The application proposes to rezone the land to permit a cannabis production facility. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

The Planning Advisory Committee reviewed Report No. PP-2020-14 (Attachment #3) and accepted it as information at the March 2, 2020 meeting. Now that input from the public, commenting agencies, and municipal departments had been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff has prepared a recommendation report.

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

Site Review	Description
Site Location	The subject land is located south of Dundas Street East, just east of Haig Road, and is municipally known as 665 Dundas Street East
Site Size	2.8 Hectares
Present Use(s)	Warehousing and storage of goods
Proposed Use	Cannabis production facility
Belleville Official Plan Designation	Industrial
Present Zone Category	General Industrial (M2) Zone
Proposed Zone Category	General Industrial (M2) Zone with special provisions
Land uses to the north	Commercial
Land uses to the east	Rural residential lot
Land uses to the south	Residential and Bay of Quinte
Land uses to the west	Former Bakelite brownfield industrial site

In support of the application, the following was submitted:

- A Planning Rationale (Attachment #4);
- An Existing Conditions and Parking Plan (Attachment #5); and
- A Functional Servicing Brief (Attachment #6).

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

Proposal:

The Applicant proposes a rezoning to add Cannabis Production Facility as a permitted use in the General Industrial (M2) Zone and to recognize the existing 14.5 metre front yard depth and 11 metre wide driveway.

The proposed Cannabis Production Facility will utilize approximately 5,982 square metres of the existing 11,799 square metre building (approx. 51%), and over time may expand to occupy the entire building. A Cannabis Production Facility is not a listed use in any zone, therefore a rezoning is required. The application proposes to meet all other provisions of the M2 Zone with the exception of the front yard depth and driveway width, both of which are already established.

Provincial Policy Statement:

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

Staff are of the opinion that this application is consistent with the PPS for the following reasons:

- It provides an opportunity to expand the economic base of the City;
- It promotes economic development and investment-readiness; and
- It promotes cost-effective development patterns and standards to minimize land consumption and servicing costs by redeveloping an existing building.

Official Plan

The land is designated "Industrial" in the City's Official Plan (Attachment #7 – Official Plan Designation Map).

Areas designated as Industrial are intended to serve as the major concentrations of industrial activity and employment in the City and the policies of this Plan are intended to provide flexibility to enable firms to respond quickly to changing economic conditions. This Plan encourages diversification of the types and sizes of industrial activities in the City.

Uses permitted in areas designated Industrial land use 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.

Staff are of the opinion that the proposed use conforms to the Official Plan's

Industrial land use designation.

Zoning By-law

The subject land is currently zoned General Industrial (M2) Zone under Zoning By-Law 10245. The application proposes to add Cannabis Production Facility as a permitted use. A Cannabis Production Facility is a defined use under Zoning By-Law 10245; however, it is not a listed use in any zone and therefore a rezoning is required.

Cannabis Production Facility is defined 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.

In general, manufacturing and production type uses are directed towards industrial zones including the General Industrial (M2) Zone.

Permitted uses in the General Industrial (M2) Zone include:

- bulk storage yard;
- business and industrial incubator;
- business, professional and/or administrative office;
- commercial and/or industrial rental/service business;
- construction yard;
- heavy manufacturing, assembling, processing and/or fabricating of goods and/or materials;
- industrial and office equipment sales, rental, supply and service;
- light manufacturing, assembling, processing and for fabricating of goods and materials;
- motor vehicle body shop;
- municipal yard and/or public utilities yard;
- printing and/or publishing establishment;
- public use;
- railway uses;
- research and development facility;
- training facility and/or commercial school;
- truck and/or transport terminal;
- warehousing and storage of goods, including salvage yards; and
- wholesale business.

The application also proposes the rezoning to recognize the existing 14.5 metre front yard depth and 11 metre wide driveway. The General Industrial (M2) Zone requires a front yard depth of 15 metres and Part C, Section 15 of Zoning By-Law 10245 permits a maximum driveway width of 9 metres. The differences are summarized in the chart below:

Provision	Required	Proposed (existing)	Difference
Front Yard Depth	15 m (min)	14.5 m	0.5 m
Driveway Width	9 m (max)	11 m	2 m

Staff are of the opinion that the zoning relief for the front yard depth and driveway width is relatively minor and will have little impact on the surrounding area considering these are existing conditions.

The application proposes to meet all other provisions of the Zoning By-Law.

Public Comments

On February 7, 2020 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 2, 2020.

Similarly, a sign was placed on the subject lands notifying the general public that a Public Meeting was scheduled for March 2, 2020.

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

Written correspondence from a neighbouring member of the public has been included in this report (See Attachment #8).

At the public meeting on March 2, 2020, the Agent, Shawn Leger of RFA Planning Inc. provided an overview of the proposal. Two other members of the public spoke at the meeting.

The daughter of the neighbour who submitted the written correspondence read the submission to the committee. Their concerns included:

- Emissions, including odour;
- Devaluation of adjoining property values;
- Fencing;
- Lighting; and
- Security.

The application's Agent provided a written response to these concerns (See Attachment #9). The response is included below:

Issue/Concern	Response
Odour emissions	Air treatment control units are to be installed to filter air from the facility. There will be no unfiltered venting into

	the atmosphere. The facility's heating, ventilation and air conditioning system will be fully controlled. If odours are noticeable off-site, or if the air treatment units are not functioning properly, repairs shall be completed under maintenance contract. Air treatment control units and their maintenance may be included as a special provision in a site plan agreement.
Property Devaluation	Property devaluation is not germane to any planning evaluation and we cannot formally respond with a planning opinion. In review of the recent Re/Max article Cannabis Reflection: The impact on Canada's housing market, dated October 15, 2019, devaluation concerns are centred on cannabis dispensaries/retail stores, not production facilities. Data was collected using customer surveys. The article otherwise boasts the economic benefits – i.e., increase in housing sales and increase in housing prices – due to the presence of a cannabis production facility. The article indicates there has been no negative impact on homes sales and prices due to legal cannabis-related uses. It is important to note that the proposed rezoning is to permit a cannabis production facility only. A dispensary is not proposed.
Fencing	Existing fencing has been documented. Fencing is not required by Health Canada for cannabis production facilities. Existing fencing and vegetated buffers are intended to remain.
Lighting	Existing lighting has been documented. If required, the owner is amenable to upgrading all exterior lighting to zero cut-off fixtures to assist with bringing the property and facility to current site plan control standards.
Security	The facility will be on an "employees only" basis. Only employees will be permitted to enter the facility. Employees are required to have a clear police background check in accordance with Health Canada regulations. Building security is prescribed by Health Canada and generally consists of exterior 24/7 on-site security personnel combined with video surveillance and adequate exterior lighting. Internally, certain employees will only be authorized to access certain portions of the facility, which is implemented by a key fob door system.

The other member of the public spoke in favour of the application. They indicated the facility could provide high paying jobs and employ people with university education.

Staff and Agency Comments

External Agency Circulation

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

To date, Quinte Conservation have provided correspondence and have no concerns. No other comments have been received regarding this application.

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the 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.

To date, the Belleville Fire, Recreation, Culture & Community Services, Transportation & Operations Services, and Parks & Open Space departments have provided correspondence and they have no concerns.

No other comments have been received regarding this application.

Planning Analysis:

This application is consistent with the Provincial Policy Statement as the proposed development would promote new economic development and help the City compete in an emerging market. This proposed development should help diversify the economic base of the City. The proposed development is located in a designated industrial area which will assist in mitigation of nuisances such as odour which provides consistency with the PPS.

The Official Plan encourages flexibility within the Industrial land use area to allow for the ability to respond to changing economic conditions, including diversification of the types and sizes of industrial uses. The application is for an emerging product, however, the activity of the

proposed use is similar to other permitted industrial activities (i.e. manufacturing, assembling, and processing). It is staff's opinion that the application conforms to the Official Plan.

Public concerns regarding odour should be mitigated by Health Canada's requirement for an air filtration system to mitigate any odours. Considering these facilities are subject to Health Canada inspections on a regular basis, Staff are of the opinion that odour will not be an issue from the facility. Moreover, Staff are satisfied the Agent has addressed the public concerns in relation to odour, property values, fencing, lighting, and security.

The site is already developed as an industrial property and the proposed use will be contained within the existing building, and is well buffered from residential properties to the east and south by mature trees.

Lastly, Staff are of the opinion that the zoning relief for the front yard depth and driveway width is relatively minor and will have little impact on the surrounding area considering these are existing conditions.

Conclusion:

Staff support the rezoning of the subject land to General Industrial (M2-11) Zone to add 'Cannabis Production Facility' as a permitted use and recognize the existing 14.5 metre minimum front yard depth and 11 metre wide driveway.

Respectfully submitted



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


Attachments

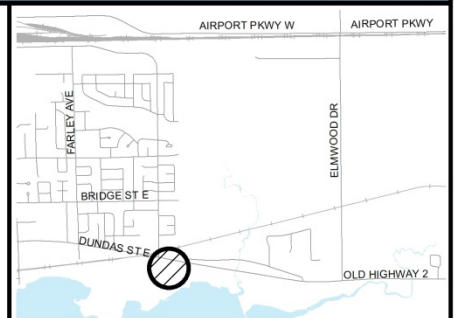
- Attachment #1 – Location and Existing Zoning Map
- Attachment #2 – Proposed Zoning Map
- Attachment #3 – Report No. PP-2020-14
- Attachment #4 – Planning Rationale
- Attachment #5 – Existing Conditions and Parking Plan
- Attachment #6 – Functional Servicing Brief
- Attachment #7 – Official Plan Designation Map
- Attachment #8 – Written Public Correspondence
- Attachment #9 – Agent Response to Public Correspondence



LOCATION MAP EXISTING ZONING

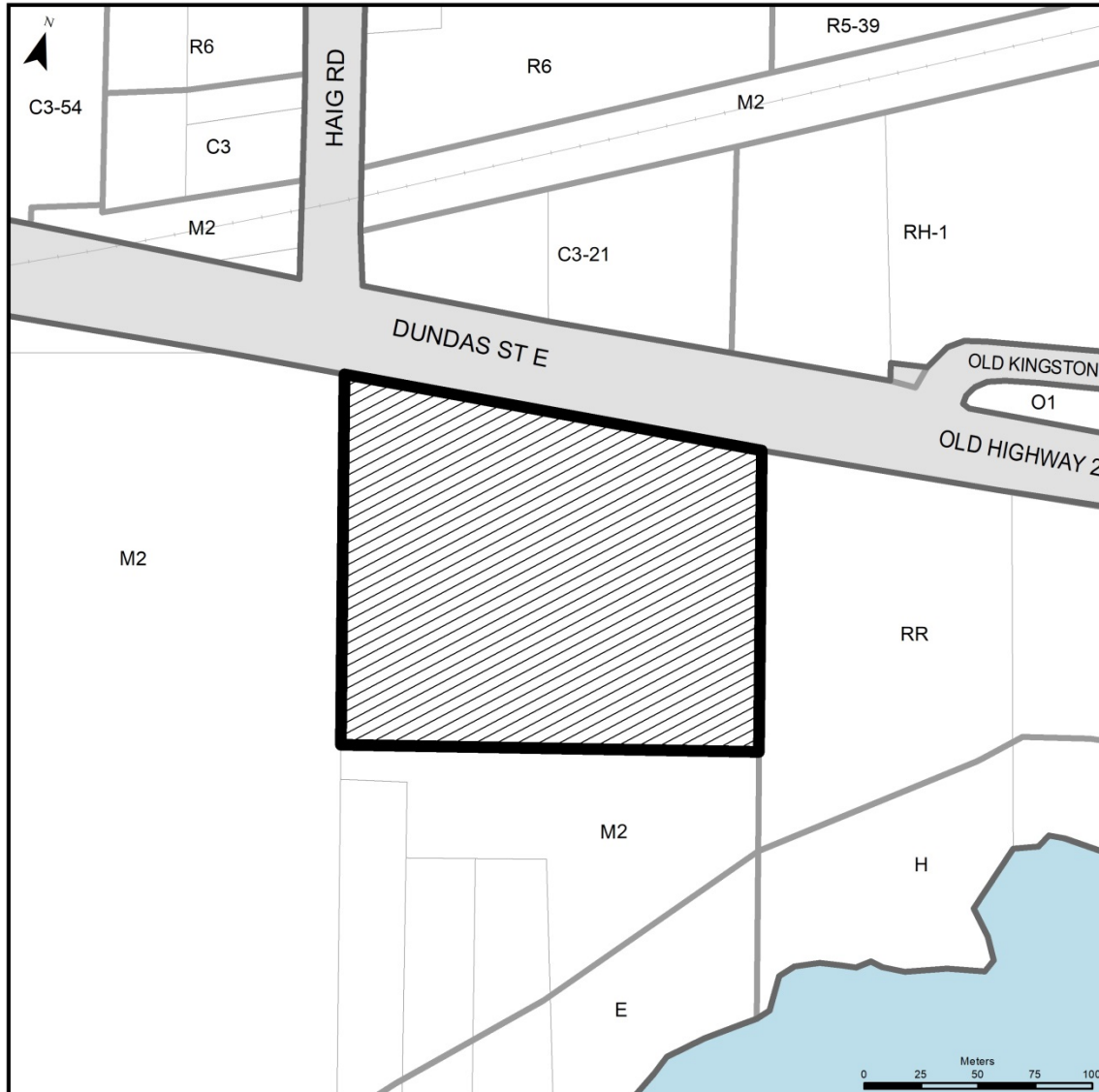
LOCATION: 665 DUNDAS ST E

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1103



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 665 DUNDAS ST E

-  - SUBJECT LANDS
-  - PROPOSED ZONING CHANGE TO M2 (GENERAL INDUSTRIAL) WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1103



APPROVAL BLOCK

DE& DS _____

CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2020-14
March 2, 2020

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting
For Proposed Zoning By-law Amendment (By-Law 10245)
665 Dundas Street East, City of Belleville
OWNER: Gerald DiRocco
APPLICANT: Shehzad Haroon
AGENT: RFA Planning Consultant Inc.

File: B-77-1103

Recommendation:

"That Report No. PP-2020-14 dated March 2, 2020 regarding Notice of Complete Application and Introductory Public Meeting For Proposed Amendment to Zoning By-Law Number 10245, as Amended – 665 Dundas Street East, 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 Applicant met with the City of Belleville Development Review Team on August 2, 2019 to review the submission requirements for a rezoning to add a Cannabis Production Facility as a permitted use at 665 Dundas Street East.

The City received a rezoning application for the subject land on January 29, 2020. The subject land and existing zoning is identified on the attached Location and Existing Zoning Map (Attachment #1).

The application proposes to rezone the land to permit a cannabis production facility. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

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.

In support of the application, the following was submitted:

- A Planning Rationale (Attachment #3);
- An Existing Conditions and Parking Plan (Attachment #4); and
- A Functional Servicing Brief (Attachment #5).

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 land is located south of Dundas Street East, just east of Haig Road, and is municipally known as 665 Dundas Street East
Site Size	2.8 Hectares
Present Use(s)	Warehousing and storage of goods
Proposed Use	Cannabis production facility
Belleville Official Plan Designation	Industrial
Present Zone Category	General Industrial (M2) Zone
Proposed Zone Category	General Industrial (M2) Zone with special provisions
Land uses to the north	Commercial
Land uses to the east	Rural residential lot
Land uses to the south	Residential and Bay of Quinte
Land uses to the west	Former Bakelite brownfield industrial site

Proposal

The Applicant proposes a rezoning to add Cannabis Production Facility as a permitted use in the General Industrial (M2) Zone and to recognize the existing 14.5 metre front yard depth and 11 metre wide driveway.

The proposed Cannabis Production Facility will utilize approximately 5,982 square metres of the existing building, which may increase over time to occupy the entire building. A Cannabis Production Facility is not a listed use in any zone, and so a rezoning is required. The application proposes to meet all other provisions of the M2 Zone.

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 #6 – Official Plan Designation Map). The site is also within "Special Policy Area #1 – Bayshore Planning Area". 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 land is currently zoned General Industrial (M2) Zone under Zoning By-Law 10245.

Permitted uses in the General Industrial (M2) Zone include:

- bulk storage yard;
- business and industrial incubator;
- business, professional and/or administrative office;
- commercial and/or industrial rental/service business;
- construction yard;
- heavy manufacturing, assembling, processing and/or fabricating of goods and/or materials;
- industrial and office equipment sales, rental, supply and service;
- light manufacturing, assembling, processing and for fabricating of goods and materials;
- motor vehicle body shop;
- municipal yard and/or public utilities yard;
- printing and/or publishing establishment;
- public use;
- railway uses;
- research and development facility;
- training facility and/or commercial school;
- truck and/or transport terminal;
- warehousing and storage of goods, including salvage yards; and
- wholesale business.

The application proposes to add Cannabis Production Facility as a permitted use. Generally speaking, manufacturing and production type uses are directed towards industrial zones including the General Industrial (M2) Zone. A Cannabis Production Facility is a defined use under Zoning By-Law 10245; however, it is not a listed use in any zone and therefore a rezoning is required.

The application also proposes the rezoning to recognize the existing 14.5 metre front yard depth and 11 metre wide driveway. The General Industrial (M2) Zone requires a front yard depth of 15 metres and Part C, Section 15 of Zoning By-Law 10245 permits a maximum driveway width of 9 metres. The differences are summarized in the chart below.

Provision	Required	Proposed (existing)	Difference
Front Yard Depth	15 m (min)	14.5 m	0.5 m
Driveway Width	9 m (max)	11 m	2 m

The application proposes to meet all other provisions of the Zoning By-Law.

Public Comments

On February 7, 2020 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 2, 2020.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 2, 2020.

Both notices state that additional information is available. 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 contacted the Planning Division to inquire about the proposal. The resident inquired if the proposal included retail sales. Staff informed them that was not a part of the application.

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 Transportation and Operations and Parks and Open Space Departments 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
Principal Planner, Policy Planning
Engineering and Development Services Department

Attachments

- | | |
|-----------------|--------------------------------------|
| Attachment #1 – | Location and Existing Zoning Map |
| Attachment #2 – | Proposed Zoning map |
| Attachment #3 – | Planning Rationale |
| Attachment #4 – | Existing Conditions and Parking Plan |
| Attachment #5 – | Functional Servicing Brief |
| Attachment #6 – | Official Plan Designation Map |



Planning Rationale

To: Thomas Demming, CPT, Principal Planner
From: RFA Planning Consultant Inc.
Cc: Shehzad Haroon, Applicant
Date: January 28, 2019
Re: Application for an Amendment to the Zoning By-law – 665 Dundas Street East, City of Belleville (Shehzad Haroon)

This memo is to summarize our planning opinion in support of the Application for an Amendment to the Zoning By-law for Shehzad Haroon, for conformity to the Provincial Policy Statement and the Belleville Official Plan general policies within the Industrial land use designation and the Bayshore Planning Area. 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 September, 2019 by the applicant, Shehzad Haroon, to undertake a rezoning application for the subject property. The land described as Part of Lot 13, Concession Broken Front, Township of Thurlow, Parts 1, 2 and 3 Plan 21R-8596, Now in the City of Belleville, County of Hastings being formerly of PIN 40611-0010 (LT) due to a recent severance. The subject property has an area of 2.794 hectares (6.906 acres) with 189.30 metres (621.06 feet) of frontage on the south side of Dundas Street East. The land to be rezoned contains an approximate 11,799-square-metre (127,000-square-foot) principal building gross floor area. This gross floor area includes a mezzanine level. The subject property is serviced by municipal piped water and sanitary services. The west property line is bordered by hydro easement, which connects with another hydro easement abutting the south

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

 613.966.9070  www.rfaplanningconsultant.ca

property line. The east property line is bordered by a right-of-way, which crosses a second hydro easement and extends to provide legal access to four (4) waterfront lots immediately to the south of the subject property. A loading area is located within the eastern side yard of the building complex. A heavily vegetated buffer, approximately 54 metres in width, is located between the loading area and eastern property line and the nearest dwelling to the east. Another heavily vegetated buffer is located the length of the southern property line, approximately 60 metres in width, between the existing building complex and the lots to the south. Two tenants currently occupy a portion of the existing building. The property is the site of a former carpet manufacturer originally constructed in 1970s. Along with various renovations and additions, various general industrial uses have existed on the subject property for almost 50 years. Refer to enclosed **Existing Conditions and Parking Plan** for further detail.

On August 15, 2019, the Belleville Committee of Adjustment granted consent (File No. B 23/19) to separate and convey part of the subject property to an abutting parcel. The southerly area, legally described as Parts 4, 5, 6, 7 and 8 on Plan 21R-8596, has been severed and conveyed to the lands to the west (No. 621) known as the former Bakelite property.

The subject property is designated “Industrial Land Use” in the City of Belleville Official Plan and within the “General Industrial (M2) Zone” of Zoning Bylaw Number 10245. The surrounding land uses are a mix of industrial (former Bakelite brownfield site), residential, commercial.

The applicant met with the City of Belleville development review team on August 2, 2019 to review the submission requirements for a rezoning to add a Cannabis Production Facility as a permitted use on the subject property. Through a letter issued the same date by the City’s principal planner several technical studies and drawings were outlined as requirements to support a site-specific rezoning application. In support of the subject rezoning application, the following technical studies and drawings were prepared and have been submitted under separate cover:

- Site Plan (showing lot layout, fencing, lighting, parking and rights-of-way and easements); and
- Functional Servicing Brief.

Application for an Amendment to the Zoning By-law

3

665 Dundas Street East, City of Belleville (Shehzad Haroon)

We have prepared an **Existing Conditions & Parking Plan** – enclosed – which illustrates the existing conditions on and surrounding the subject property, the land proposed for rezoning, along with light and fencing detail.

The following photographs depict the existing conditions of the subject lands:



Subject Lands – green outline.

Application for an Amendment to the Zoning By-law
665 Dundas Street East, City of Belleville (Shehzad Haroon)

4



665 Dundas Street East – front yard, view looking west.

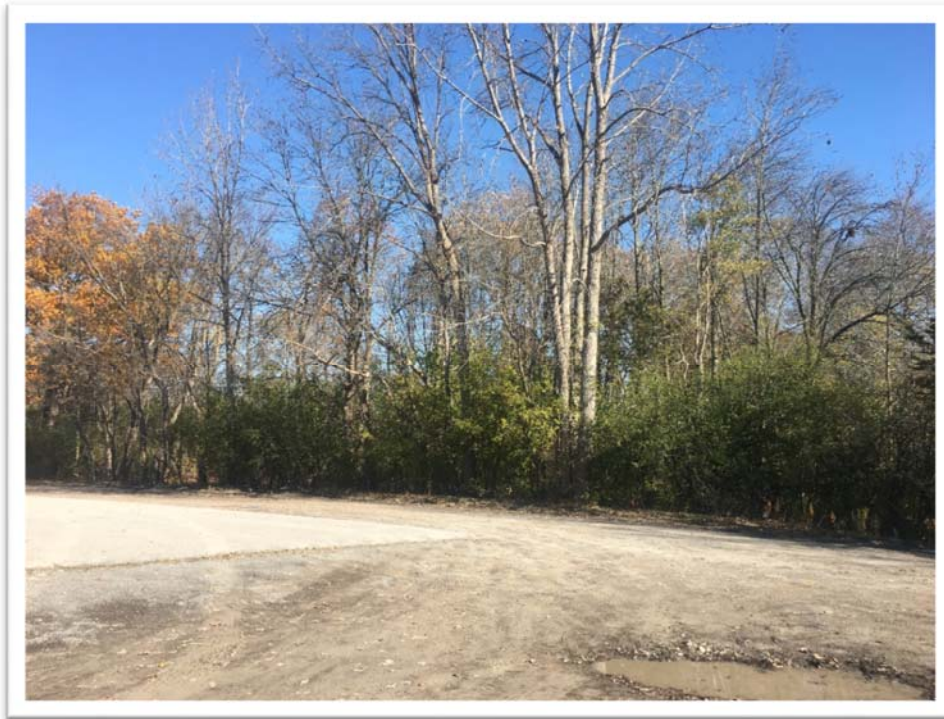


665 Dundas Street East – shipping/receiving loading area, view looking west.

Application for an Amendment to the Zoning By-law

5

665 Dundas Street East, City of Belleville (Shehzad Haroon)



665 Dundas Street East – 54-metre wide vegetated buffer, view looking east.



665 Dundas Street East – rear yard, view looking east; former carpet manufacturing building (left), 60-metre wide vegetative buffer (right).

Application for an Amendment to the Zoning By-law
665 Dundas Street East, City of Belleville (Shehzad Haroon)



665 Dundas Street East – side yard, view looking north.



665 Dundas Street East – north-west parking area, view looking north.

APPLICATION FOR REZONING

The purpose of the rezoning application is to add Cannabis Production Facility as a permitted use on the subject property and to recognize the existing 14.5-metre front yard depth and 11-metre wide access driveway. The front yard depth of the subject property on the opposite side of the street to a Residential Holding Zone is a pre-existing condition that predates the Zoning By-law, but is deficient. The existing access driveway width is approximately 2 metres wider than the Zoning By-law allows and relief is requested. The proposed Cannabis Production Facility will utilize approximately 5,982 square metres of the existing building, which may increase over time to occupy the entire building. A Cannabis Production Facility is not a permitted as-of-right use in any zone, which has necessitated the subject rezoning application. All other provisions of the M2 Zone can be met and no other special provisions are necessary.

The applicant, Shehzad Haroon, has applied to Health Canada to obtain a licence for standard production 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. In accordance with By-law Number 2019-56, Cannabis Production Facility means “*a premises 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.*” The proposed Cannabis Production Facility will operate as defined in the Zoning By-law. It is important to note that manufacturing, assembling, processing and/or fabricating of goods and/or materials are permitted as-of-right uses on the subject property. This is consistent with the proposed Cannabis Production 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 existing 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 production 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 carpet manufacturing operation (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 \$1.8 million 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. Municipal transit stops are located nearby along the Dundas Street East and Haig Road, approximately 290 metres and 230 metres from the site, respectively. 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.

The business will provide additional employment opportunities. At full capacity it is anticipated that the proposed facility will employ approximately 40 shift workers. (1.3.1a)). The site is located within Belleville’s Bayshore industrial area, which provides facilities along the Canadian Pacific Railway corridor for diverse economic activity and restricted light industrial/employment uses that do not have characteristics that warrant a location in a heavy/general industrial area or that have been long established and intermixed with sensitive (residential) land uses (1.3.1b)). It is important to consider the proposed development as a Class I industrial use in accordance with the Ministry of the Environment, Conservation and Parks (MOECP) Guideline D-6 for compatibility between industrial facilities and sensitive land uses. The proposed cannabis production facility will not have outside storage and will be small scale, self-contained within a building, which produces, stores and packages

product with daytime operations only and infrequent movement of product and/or heavy trucks. This, combined with the fact that sensitive uses are currently limited and intermixed with employment uses between Newberry Street and Haig Road, the proposed development is a compatible employment use within a mixed-use area. To reiterate, general industrial uses have existed on the subject property for approximately 50 years. The site is already developed, is within a built-up area of the Bayshore industrial area – a designated employment area – and it is considered compact development 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 with municipal services; however, during pre-consultation, City planning staff expressed capacity and pressure concerns and requested a servicing assessment to support the subject rezoning application. A Functional Servicing Brief has been prepared by the Greer Galloway Group and concludes that relative to the existing servicing demands of the facility, the calculated demands of the proposed cannabis production facility equate to approximately three (3) residential connections and are negligible. 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, save and except a minor parking area expansion, 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 site is also within “Special Policy Area #1 – Bayshore Planning Area”. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. The relevant Industrial Land Use and Bayshore Planning Area 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. It is also intended that the Plan provide flexibility to enable firms to respond quickly to changing economic conditions (OP 3.12). On this basis, the proposed adaptive re-use of an existing industrial building is a response to the emerging, high-growth cannabis industry and is supported by the Plan. The proposed Cannabis Production Facility may be considered a service industrial use as activities will be 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 (OP 3.12).

The lot area is 2.8 hectares and the overall lot coverage is 39%. The subject property appears to have sufficient area to accommodate the buildings and parking/loading areas along with landscaping, and meets or exceeds the M2 Zone provisions, save and except the front yard setback and driveway width. The existing parking areas on-site are unmarked/delineated and the number of spaces is unknown. Due to the proposed use, it is known that an expansion to the existing parking area is required to accommodate both the resultant warehouse uses and employees for the proposed cannabis production facility. Off-street parking for manufacturing or warehousing uses with employees working in shifts has been calculated. At full capacity, it is anticipated that there will be approximately 40 employees working at the proposed facility per shift, resulting in a need for 60 parking spaces to meet the off-street parking requirements. The precise number of non-shift employees and company vehicles is currently unknown (OP 3.12.2a)).

The existing industrial complex has existed in various forms for approximately 50 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 Production 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 east and south exceed the M2 Zone requirements, by 1.6 times (35.5 metres) and 1.2 times (27.5 metres), respectively. Distances to the Residential Holding Zone to the north is a pre-existing condition, where the required front yard of the complex is deficient

at approximately 14.5 metres. The existing separation between the M2 Zone and RH Zone is approximately 40 metres, 2 times the required 20-metre minimum for Class I industrial facilities. Separation distances are generally measured from property line to property line in accordance with the MOECP Guideline D-6. As these parcels are separated by Dundas Street East (i.e., 40 metres), there are no apparent concerns regarding the pre-existing setback deficiency, nor is it anticipated that the deficiency will impact the development of the residential parcel.

With respect to off-street parking requirements, the **Existing Conditions and Parking Plan** demonstrates sufficient area is available to accommodate the needs of the proposed cannabis production facility. The proposed cannabis processing facility is understood to have minimal to no outdoor storage, as the operations – consisting of production, processing, packaging and distribution – will be contained within the principal building (OP 3.12.2f)).

Within the Bayshore Planning Area, the main objective is *“To more fully develop the recreational potential of the bayshore planning area through the establishment of a combination of open spaces, and compatible commercial, public facility and residential land uses, employing sensitivity to issues of urban design, environmental conditions and the area’s setting along the shores of the Bay of Quinte, creating a destination within the City which is strongly oriented to the needs of all residents of and visitors to the community”* (OP 4.1.1a)). The subject property is located at the eastern extent of the Bayshore Planning Area, on the east side of Haig Road if it were extended south. The subject rezoning application will not change the physical nature of the property and is not anticipated to impact any future planning or development in the area for recreation. The subject rezoning application does not entail any division of land or Site Plan Approval to support the acquisition of land for the expansion or redevelopment of the City’s open space system. It is understood that no land acquisition was requested during the recent lot addition and that the property therefore on this basis does not consist of strategic value with respect to the City’s open space system (OP 4.1.1c)). While the subject property is proposed to remain as industrial, we wished to be thorough in our review of the applicable planning policies with respect to Section 4.1.1f). As discussed above, the subject property is at the eastern extent of the Bayshore Planning Area and does not appear to be required for an extension or redevelopment of the City’s open space system as no land was requested during the recent lot addition. On this basis, it is understood that the prospective rezoning does not conflict with the main objective for the Bayshore Planning Area. In review of the other criteria of Section 4.1.1f) the proposed use is otherwise permitted as-of-right in the Official Plan Industrial Land

Use designation and M2 General Industrial Zone, and where the site was formerly the location of a carpet manufacturer. On this basis, and that the proposed Cannabis Production Facility is considered a Class I industry, the proposed use is considered appropriate and is not anticipated to create any land use conflict greater than the current or previous uses. Given the existing complex is a minimum 130 metres from the Bay of Quinte, approximately 25 to 30 metres from the change in elevation to the south, with no wetlands present on-site or surface water features, no significant woodlands and where no change of use is proposed to a more sensitive land use, there are no apparent environmental issues that require mitigation.

The above analysis has carefully considered the applicable Official Plan general policies for development within Industrial Land Use areas and the Bayshore Planning Area. 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.

PLANNING OPINION AND CONCLUSION

It is requested the existing M2 Zone special be amended add site-specific provisions to add a Cannabis Production Facility as a permitted use and to permit a minimum front yard depth of 14.5 metres where the opposite side of the street is in a RH Residential Holding Zone and maximum driveway width of 11 metres. All other provisions of the M2 Zone can be met and no other special provisions are necessary. It is understood that the existing tenants of the former carpet manufacturing complex are aware of the proposed Cannabis Production Facility. It is further understood that there is no Site Plan Agreement registered on title to the subject property. With respect to the Existing Conditions sketch, existing lighting and fencing have been documented. If required, the owner is amenable to upgrading all exterior lighting to full cut-off fixtures to assist with bringing the property and facility to current site plan control standards.

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.

Application for an Amendment to the Zoning By-law
665 Dundas Street East, City of Belleville (Shehzad Haroon)

13

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.

PP-2020-24

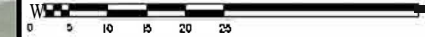
Attachment #5 - Existing Conditions and Parking Plan

"RH-1"
ZONE

May 19, 2020

EXISTING CONDITIONS & PARKING PLAN

665 DUNDAS STREET EAST
PART OF LOT 13
CONCESSION BROKEN FRONT
GEOGRAPHIC TOWNSHIP OF NIROW
NOW IN THE CITY OF BELLEVILLE
COUNTY OF HASTINGS
SCALE= 1:1000



LEGEND

- EXISTING BUILDING FOOTPRINT (1,328.9m²)
- FLOODLIGHT*
- FULL CUT-OFF LIGHT**
- SEMI-FLUSH MOUNT LIGHT***
- EXISTING FENCE
- EXISTING GATE
- SHIPPING AND RECEIVING DOOR
- " LIGHT FIXTURE POINTED OUTWARDS.
- ** LIGHT FIXTURE POINTED DIRECTLY AT THE GROUND.
- *** LIGHT MOUNTED FLUSH ON THE BUILDING'S EXTERIOR.

ZONING SUMMARY

ZONING BY-LAW 10245 - M2 ZONE	REQUIRED	PROPOSED
MINIMUM FRONT YARD DEPTH	15.0m	14.5m
WHERE THE OPPOSITE SIDE OF A STREET IS IN A RESIDENTIAL ZONE OR 'RH' ZONE	22.0m	14.5m
MINIMUM REAR YARD DEPTH	7.5m	27.5m
MINIMUM INTERIOR SIDE YARD WIDTH	7.5m	20m
WHERE THE YARD ABUTS A LOT IN A RESIDENTIAL ZONE OR 'RH' ZONE, 22.0m OF WHICH IS 1.5m ABUTTING THE LOT LINE SHALL BE MAINTAINED AS LANDSCAPED AREA	22.0m	35.5m
MAXIMUM LOT COVERAGE	65%	33.6%
MAXIMUM BUILDING HEIGHT	15.0m	11m

PARKING SUMMARY

PARKING PROVISION	REQUIRED	PROPOSED
PARKING SPACES	60	67
DRIVEWAY WIDTH	3m (min) 9m (max)	11m (max)
PROPOSED SITE-SPECIFIC PROVISION		

NO.	REVISION	DATE	APPROVED

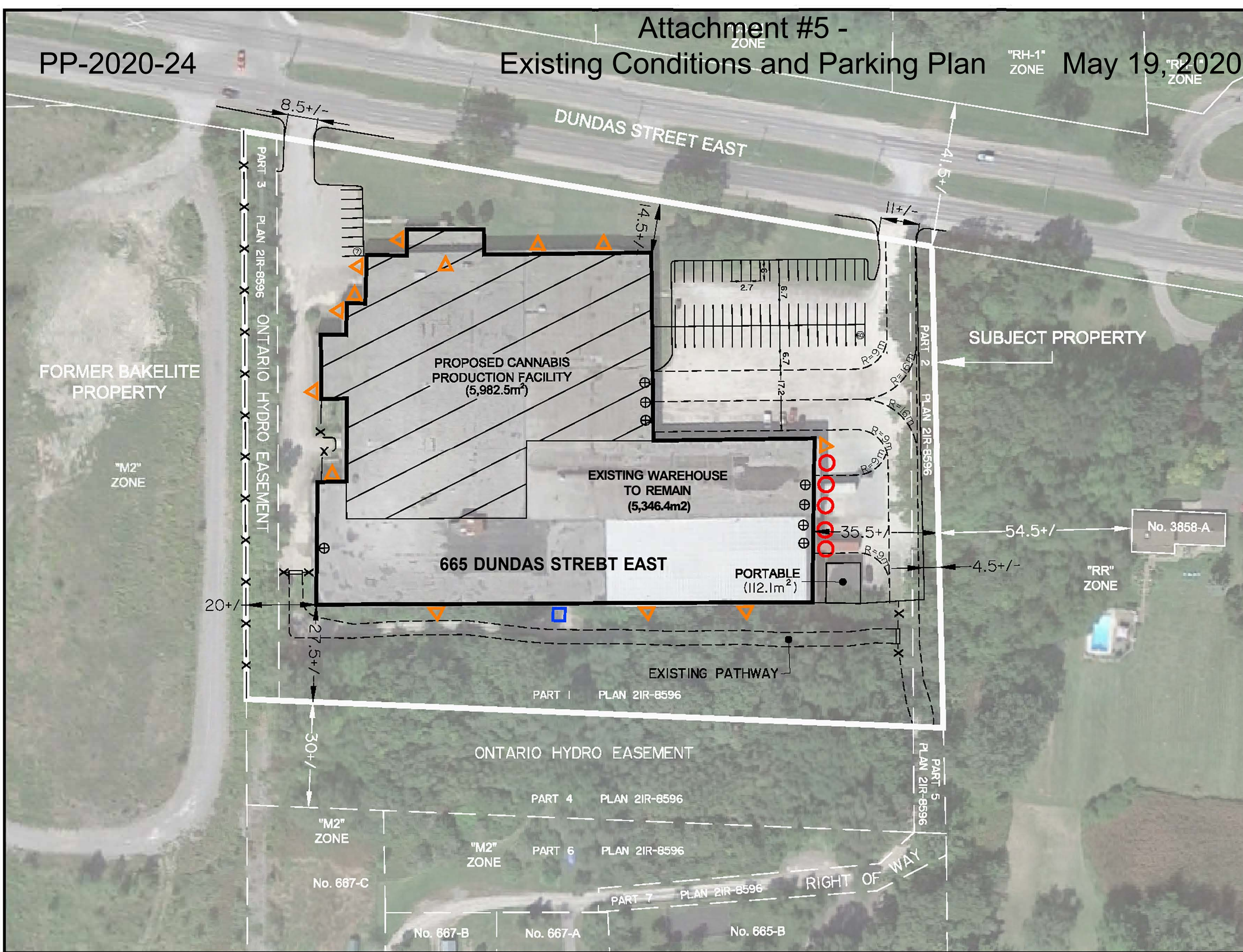
DATE: JAN 28/20, SCALE: 1:1000

TRAJIC No. 911/11 ON THIS PLAN ARE TO BE CONVERTED TO SY DIVISION BY 0.3048.

PLAN COPYRIGHT
ALL ORIGINAL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF RFA PLANNING CONSULTANT INC. REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF RFA PLANNING CONSULTANT INC. IS PROHIBITED. NO COMMENTS MAY BE USED FOR ANY PURPOSES OTHER THAN THE PROJECT FOR WHICH THEY ARE PREPARED. THIS PLAN IS NOT AVAILABLE TO THIRD PARTY WITHOUT THE WRITTEN CONSENT OF RFA PLANNING CONSULTANT INC.

JANUARY 28, 2020

21 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1K2



FORMER BAKELITE PROPERTY

"M2"
ZONE

SUBJECT PROPERTY

No. 3858-A

"RR"
ZONE

"M2"
ZONE

"M2"
ZONE

No. 667-C

No. 667-B

No. 667-A

No. 665-B



Functional Servicing Brief 665 Dundas Street East, Belleville

Submitted to:

Canadian Fiber & Linen Inc.
Attn: Mr. Shehzad Haroon
2 Shale Gate
Toronto ON
M3J 2Y8

T: (416) 667-1333

Submitted by:

The Greer Galloway Group Inc.
Engineering Consultants
1620 Wallbridge-Loyalist Road R.R.
#5 Belleville, ON K8N 4Z5

T: (613) 966-3068

F: (613) 966-3087

www.greergalloway.com

Project # 19-3-2664

Table of Contents

1. Introduction	1
2. Purpose of This Report.....	1
3. Existing Conditions	2
4. Process Details	2
5. Sanitary Sewer Servicing.....	3
1. Existing Sanitary Sewer Infrastructure.....	3
2. Proposed Sanitary Sewer Infrastructure.....	3
3. Belleville Wastewater Treatment Plant	4
6. Water Supply.....	6
1. Existing Water Infrastructure.....	6
2. Proposed Water Infrastructure.....	7
3. Belleville Water Treatment Plant.....	8
7. Fire Flows	10
8. Conclusions	11

1. Introduction

The Greer Galloway Group has been retained by Canadian Fiber & Linen Inc to provide a Site Service Report in support of the proposed purchase and repurposing of property at 665 Dundas Street East, Belleville, Ontario.

The subject property is located in the east end of Belleville, southeast of the intersection of Haig Road and Dundas Street East. The total building area occupies approximately 11,000 m². The plan is to convert a portion of the building (5982 m²/64390 ft²) for a cannabis production facility.



The site sketch for the proposed use can be found in Appendix A.

2. Purpose of This Report

This report will summarize how the municipal water and sanitary services to the site will support the proposed use of the building. Sanitary flows and water demand requirements will be provided to allow the City of Belleville to confirm the surrounding infrastructure has the available capacity for the proposed use.

3. Existing Conditions

The property is an industrial lot, with developed parking areas, a warehouse structure, grass and tree areas. The warehouse is protected by a sprinkler system. There are 7 washrooms in the warehouse with the following characteristics:

Washroom	Water Closets	Urinals	Lavatories	Mop Sink
A	1			1
B	2	1	2	
C	1		1	
D	3	2	2*	
E	2		2	
F	1		1	
G	2		2	
Total	12	3	10	1

* The lavatory in washroom D is a semi-circular wash fountain. For the purposes of this report it shall be treated as having the characteristics of two individual lavatories.

There are 3 break rooms in the facility with the following characteristics:

Break Room	Sink	Double Sink
A	1	
B	1	
C		1
Total	2	1

There are no floor drains in the facility.

4. Process Details

The proposed cultivation process will consume water from the city services. The section of the building to be used for cultivation will account for 65% of the total floor area set aside as a cannabis production facility.

The maximum rate of process water use will be 0.16 gal (us)/ft²/day. Within the process, 85 to 90% of the water will be recycled. Up to 15% of the daily process water will come from the city supply and an equal amount will be discharged to the sanitary network. Some process water will be lost through evaporation or transpiration; this report assumes a conservative scenario where the 15% of process water not recycled is lost in the form of waste water.

$$V=65\%*A*(P*15\%)$$

V = Volume of water taken from and discharged to the water network (gal (us)/day)

A = Cannabis production floor area (64,390 ft² / 5,982m²)

P = Process water rate (0.16 gal (us)/ft²/day)

The maximum expected average daily volume taken from the water supply and discharged to the sanitary sewer will be 1004 gal (us)/day. The following table shows the equivalent flow values for the various measurement systems used in this report.

Flow equivalents
1004 gal (us)/day
0.69 gal (us)/min
0.04 L/s
3.8 m ³ /day

5. Sanitary Sewer Servicing

1. Existing Sanitary Sewer Infrastructure

The City of Belleville sanitary network includes a 24" trunk sewer along Haig Road. Using correspondence with City staff and the water network presented in the Belleville Wet Weather and Wastewater Servicing Master Plan 2019 we identified the trunk sewer turning west at a point 20 feet south of Dundas Street. We anticipate the facility at 665 Dundas Street East connects to the trunk sewer here.

2. Proposed Sanitary Sewer Infrastructure

To determine whether the existing sanitary sewer on Dundas Street East has sufficient capacity for the development, it is necessary to calculate the anticipated sanitary flows.

The method for determining the anticipated sanitary flow will use the information on existing fixtures to calculate historic flows and the anticipated process characteristics provided by the client to determine proposed increases.

Using Table 7.4.9.3 from the 2012 Ontario Building Code, the existing sanitary hydraulic load in fixture units is determined as follows:

Fixture	Hydraulic Load, fixture units	Quantity of Fixtures	Total Fixture Units
Water Closet	4	12	48
Urinal	1.5	3	4.5
Lavatory	3	10	27
Mop Sink	2	1	2
Kitchen Sink	1.5	2	3
Double Kitchen Sink	1.5	1	1.5
Drinking Fountain	0.5	1	0.5
Total			89.5

Sanitary Service:

Hydraulic Load – 89.5 drainage fixture units,

Approximate maximum probable sanitary drainage rate based on fixture units (Table 7.4.10.5 from the 2012 Ontario Building Code) –50.9 gal(us)/min (3.21 L/s)

The historic flows from the facility are 50.9 gal (us)/min (3.21 L/s). The addition of the process discharge (0.69 gal (us)/min) or 0.04 L/s) will bring the total sanitary flows to 51.59 gal(us)/min (3.26 L/s). This is a conservative estimate of sanitary flows based on the minimum recycling of process water. Therefore, a sanitary flow of 3.26 L/s should be used by the City of Belleville to confirm capacity of the existing downstream sanitary sewer system.

The increase over existing flows will be typical to an industrial facility and therefore typical Ontario Building Code sanitary service design requirement will be appropriate.

3. Belleville Wastewater Treatment Plant

The Belleville Wastewater Treatment Plant (WWTP) is located at 131 St. Paul Street and serves the City of Belleville with a supporting network of 13 pumping stations.

The Belleville WWTP has the following characteristics:

1. Water Receiver: The Bay of Quinte
2. Average Daily Rated Capacity: 54,500 m³/day
3. Flow/Demands: see excerpts from the Belleville Wet Weather and Wastewater Servicing Master Plan 2019

Year	Annual Average Daily Flow (m3/day)
2012	24,972
2013	25,383
2014	28,042
2015	22,311
2016	21,348
2017	34,406

The current population and more specifically the number of service connections is not specifically known at this time. The City of Belleville Municipal website suggests there are approximately 19500 service connections within the City of Belleville, served by the WWTP. This is a combination of residential, general, and apartment connections. Understanding that this number has likely increased over time, for the purpose of this report we will assume there are approximately 21,000 service connections in the system today.

Reserve Capacity Calculation

It is the position of the Province that the number of lots in approved plans of subdivisions, developments committed by virtue of approved zoning, new official plans or site-specific official plan amendments should not exceed the design capacity of the sewage and/or water system. In order to ensure that capacity is not exceeded, it is necessary to determine what uncommitted reserve capacity is available. The calculation assumes residential lots and municipalities may choose to apply separate factors for industrial water users. For this report we will use residential lot equivalents.

To determine what capacity is available at a municipal wastewater treatment plant the Ministry of Environment “Procedure D-5-1 Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants” has been followed and summarized below:

$$C_u = C_r - (L \times F \times P)/H$$

C_u = Uncommitted Hydraulic Reserve Capacity (m³/d)

C_r = Hydraulic Reserve Capacity (m³/d)

L = Number of Unconnected Approved Lots

P = Existing Connected Population

H = Number of Households or Residential Connections

Wastewater Treatment Plant:

F = Average Day Flow per Capita (m³/capita/day)

Note: In this calculation average day flow is used for wastewater treatment plants while max day flow is used for water treatment plants.

From the Belleville Wet Weather and Wastewater Servicing Master Plan 2019 we know:

Plant Rated Capacity = 54,500 m³/day

Average Daily Flow = 26,077 m³/day

Hydraulic Reserve Capacity (C_r) = 28,423 m³/day

The number of unconnected approved lots includes:

1. Vacant lots/units in registered plans of subdivision and condominium.
2. Lots/units in draft approved plans of subdivision and condominium.
3. The maximum development potential of lands as permitted under existing zoning.
4. Registered plans of condominium.
5. Vacant lots created by consent in serviced areas.

For the purpose of this document, the number of unconnected approved lots is assumed to be zero.

This assumption is made to calculate the actual current hydraulic capacity available for additional development and acknowledges that only the Municipality will be aware of the status of all lands within the serviced boundary and therefore only the Municipality will have this information. The calculation assumes residential lots and municipalities may choose to apply separate factors for industrial water users. For this report we will use residential lot equivalents.

Number of Unconnected Approved Lots (L) = 0

The Municipality will need to determine if there are other developments already approved or in the process of being approved and how those developments may affect the allocation of the remaining capacity.

The existing Hydraulic Demand per residential lot equivalent is calculated by dividing Average Daily Flow (26,077 m³/day) by the number of service connections (21,000) which equals 1.24 m³/day/connection.

With a Hydraulic Reserve Capacity of 28,423 m³/day and a demand per connection of 1.24 m³/day there would be capacity at the wastewater treatment plant for approximately 22,921 additional residential lot equivalent connections.

The proposed use of the property increases the discharge to the sanitary system by 3.8 m³/day. This is the equivalent of 3 additional residential lot equivalent connections being added to the network.

The calculations above indicate sufficient hydraulic capacity at the wastewater treatment plan for the proposed development at 665 Dundas Street East. The Greer Galloway Group also acknowledges the peak maximum daily flows identified in the Belleville Wet Weather and Wastewater Servicing Master Plan 2019 and the effect of those flows on recommended upgrades to the wastewater system. The master plan also identifies the portion of the network in the Haig and Dundas area is estimated for replacement in 10 to 20 years. These factors may affect the planning process by the City of Belleville.

6. Water Supply

1. Existing Water Infrastructure

Staff at the City of Belleville provided the connecting details for the property at 665 Dundas Street East. The property is served from the 8" watermain running along the path of Dundas Street. An 8" service line comes onto the property where it splits for an 8" fire service and a 2" domestic water service. Hydrant tests performed by the City of Belleville have identified a static pressure at the corner of Haig Road and Dundas Street East of 71 psi.

2. Proposed Water Infrastructure

To determine whether the existing watermain has the capacity to service the proposed use as a cannabis production facility, the anticipated water demand is calculated using the Ontario Building Code fixture unit flows and the proposed process details.

The Greer Galloway Group Inc. has determined the water demand based on the Ontario Building Code. Assumptions and calculations have been provided below:

Building Details

Industrial

- Single water service for domestic and process water uses
- Secondary water service for fire protection

Alterations to the fire protection are outside the scope of this report. The fire protection is on a separate service and therefore is not expected to be impacted by the process water demands.

Using table 7.6.3.2 from the 2012 Ontario Building Code, the hydraulic load (fixture units) were determined, as follows:

Fixture	Hydraulic Load, fixture units	Quantity of Fixtures	Total Fixture Units
Water Closet	5	12	60
Urinal	4	3	12
Lavatory	2	10*	20
Mop Sink	3	1	3
Kitchen Sink	2	2	4
Double Kitchen Sink	1.4	1	1.4
Drinking Fountain	0.25	1	0.25
Hose Bib	3	2	6
		Total	106.65

* One washroom is furnished with a semi-circular wash fountain. This is treated as 2 lavatories for the purposes of the calculation.

Water Service

- Hydraulic load – 106.65 water supply fixture units (**Table 7.6.3.2.A of the Ontario Building Code**);
- Approximate water flow rate based on water supply fixture units (**ASHRAE Modified Hunter Curve D**) – 16.8 gal (us)/min (1.06 L/s);

These fixtures are existing and served by the water distribution network. The additional flow for the process water will account for the addition of 0.69 gal (us)/min (0.04 L/s). This creates an average total water demand of 17.49 gal (us)/min (1.10 L/s).

As shown above, GGG has calculated a water demand of 1.10 L/s based on the Ontario Building Code, the ASHRAE Modified Hunter Curve, and the process calculations.

3. Belleville Water Treatment Plant

The Belleville Water Treatment Plant is located at 2 Sidney Street and serves the City of Belleville as well as connections south of the Bay of Quinte and in the former Thurlow Township.

As stated in the 2018 Summary Report the Belleville Water Treatment Plant has the following characteristics:

1. Drinking Water System Number 220001628
2. Large Municipal Residential System
3. Water Source: Bay of Quinte (south of Sidney Street)
4. Granular Activated Carbon Filtration System
5. Maximum Allowable Daily Volume: 72.700 ML/day
6. Flow / Demands: See below.

Month	Total Flow	Minimum Daily Flow	Average Daily Flow	Maximum Daily Flow
	ML	ML	ML	ML
January	799.973	22.778	25.806	28.113
February	719.605	22.982	25.700	27.163
March	769.933	22.532	24.837	26.062
April	713.118	20.679	23.771	25.898
May	721.709	21.721	23.281	25.486
June	711.724	20.696	23.724	26.305
July	783.255	21.490	25.266	29.050
August	770.860	22.560	24.866	28.150
September	673.081	20.210	22.436	24.520
October	661.320	19.780	21.333	22.980
November	656.030	19.300	21.868	23.520
December	682.474	17.300	22.015	24.400
Annual Total	8663.082	17.300	23.74	29.050

Belleville Water Treatment Plant: Raw Water Flow Comparison		
Max Daily Water Taking Volume as per PTTW	72.700 ML	% of Maximum
Actual Maximum Daily Water Taking	29.050 ML	39.95%
Actual Mean Daily Capacity	23.74 ML	32.65%

The number of connections served by the water treatment plant as indicated on the City of Belleville public information website are 12,000 Residential, 1,500 General and 6,000 Apartment Unit service connections within the Belleville Ward, 400 Residential and 20 General service customers in Thurlow Ward, and 400 Residential and 20 General service customers south of the Bay of Quinte. The total number of connections is 20,340. To acknowledge growth and variability in connections, for the purpose of this report we will assume there are approximately 21,500 service connections to the drinking water system.

Reserve Capacity Calculation

The process for determining the reserve capacity of the drinking water plant is similar to the wastewater treatment plant and follows MOE Procedure D-5-1. As above for the waste water calculation, the calculation assumes residential lots and municipalities may choose to apply separate factors for industrial water users. For this report we will use residential lot equivalents.

The calculation is summarized below:

$$C_u = C_r - (L \times F \times P) / H$$

C_u = Uncommitted Hydraulic Reserve Capacity (m³/d)

C_r = Hydraulic Reserve Capacity (m³/d)

L = Number of Unconnected Approved Lots

P = Existing Connected Population

H = Number of Households or Residential Connections

Water Treatment Plant:

F = Maximum Daily Flow per Capita (m³/capita/day)

As noted previously, we know:

Maximum Allowable Daily Volume = 72.700 ML/day

2018 Maximum Daily Flow = 29.050 ML/day

Number of Connections = 21,500

Hydraulic Reserve Capacity (C_r) = 2.502 ML/day

Similar to the wastewater calculation, for the purpose of this document the number of unconnected approved lots is assumed to be zero. This assumption is made to calculate the actual current hydraulic capacity available for additional development ($C_u = C_r$).

Number of Unconnected Approved Lots (L) = 0

The Municipality will need to determine if there are other developments already approved or in the process of being approved and how those developments may affect the allocation of the remaining capacity.

The existing Hydraulic Demand per connection is calculated by dividing Maximum Daily Flow (29.050 ML/day) by the number of service connections (21,500) which equals 1.35 m³/day/connection.

With a Hydraulic Reserve Capacity of 2.502 ML/day and a demand per connection of 1.35 m³/d there would be capacity at the water treatment plant for approximately 32,305 additional residential lot equivalent connections.

The proposed use of the property increases the draw from the drinking water system by a maximum of 3.8 m³/day. This is the equivalent of 2.8 residential lot equivalent connections being added to the network.

Based on these calculations, we anticipate there is sufficient capacity at the water treatment plant to allow for the proposed development.

7. Fire Flows

The property receives fire protection from two sources. There is an 8" connection to serve the sprinkler system inside the building. There is also a fire hydrant at the corner of Haig Road and Dundas Street East.

The sprinkler system received a visual examination in September 2019 by Quinte Fire Protection Services and was not flagged for deficiencies during the site visit on November 26, 2019.

A test of the fire hydrant was conducted by staff from the City of Belleville on November 27, 2019 and found fire flow of 1087 IGPM at 69 PSI (82.36 L/s at 475 kPa) and static pressure of 71 psi.

Both pressure and flow are acceptable and suggest the water distribution network can support the proposed cannabis production facility

8. Conclusions

The following summarizes the findings of this report as it relates to the redevelopment of the facility at 665 Dundas St. E.

1. The proposed development plan will convert a portion of the existing facility for use as a cannabis production facility.
2. Total average sanitary flows of approximately 3.26 L/s have been calculated.
3. Total average water demands of 1.10 L/s have been calculated.
4. Relative to the existing demands in the facility, the calculated additional demands are negligible.
5. The wastewater treatment plant has an estimated uncommitted reserve capacity of 22,921 residential lot equivalent connections. This development represents an increase of 3 residential equivalent connections.
6. The water treatment plant has an estimated uncommitted reserve capacity of 32,305 residential lot equivalent connections. This development represents an increase of 3 residential equivalent connections.
7. While we understand there are various developments at various stages of approval and development, we believe there would be capacity at both water and wastewater treatment plants to accommodate this additional demand.

Based on the above, we believe there are sufficient services available to accommodate the proposed severance.

Respectfully Submitted,



Peter Zandbergen, P.Eng.
The Greer Galloway Group
Consulting Engineers

Appendix A

Existing Conditions Sketch



EXISTING CONDITIONS & PARKING PLAN
 665 DUNDAS STREET EAST
 PART OF LOT 13
 CONCESSION BROKEN FRONT
 GEOGRAPHIC TOWNSHIP OF THURLOW
 NOW IN THE CITY OF BELLEVILLE
 COUNTY OF HASTINGS
 SCALE = 1:1000

- LEGEND**
- EXISTING BUILDING FOOTPRINT (11,328.9m²)
 - FLOODLIGHT*
 - FULL CUT-OFF LIGHT**
 - SEMI-FLUSH MOUNT LIGHT***
 - EXISTING FENCE
 - EXISTING GATE
 - SHIPPING AND RECEIVING DOOR
- * LIGHT FIXTURE POINTED OUTWARDS.
 ** LIGHT FIXTURE POINTED DIRECTLY AT THE GROUND.
 *** LIGHT MOUNTED FLUSH ON THE BUILDING'S EXTERIOR.

ZONING SUMMARY

ZONING BY-LAW 10245 - M2 ZONE	REQUIRED	PROPOSED
MINIMUM FRONT YARD DEPTH	15.0m	14.5m
WHERE THE OPPOSITE SIDE OF A STREET IS IN A RESIDENTIAL ZONE OR 'RH' ZONE	22.8m	14.5m
MINIMUM REAR YARD DEPTH	7.5m	27.5m
MINIMUM INTERIOR SIDE YARD WIDTH	7.5m	20m
WHERE THE YARD ABUTS A LOT IN A RESIDENTIAL ZONE OR 'RH' ZONE, 22.8m, OF WHICH THE 1.5m ABUTTING THE LOT LINE SHALL BE MAINTAINED AS LANDSCAPED AREA	22.8m	35.5m
MAXIMUM LOT COVERAGE	65%	38.8%
MAXIMUM BUILDING HEIGHT	15.0m	11m

PARKING SUMMARY

PARKING PROVISION	REQUIRED	PROPOSED
PARKING SPACES	60	67
DRIVEWAY WIDTH	3m (min) 9m (max)	11m (max)
PROPOSED SITE-SPECIFIC PROVISION		

REVISIONS

No.	REVISION	DATE	APPRD

DRAWN BY: D.B. CHECKED BY: S.L. DATE: JAN. 28/20 SCALE: 1:1000

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

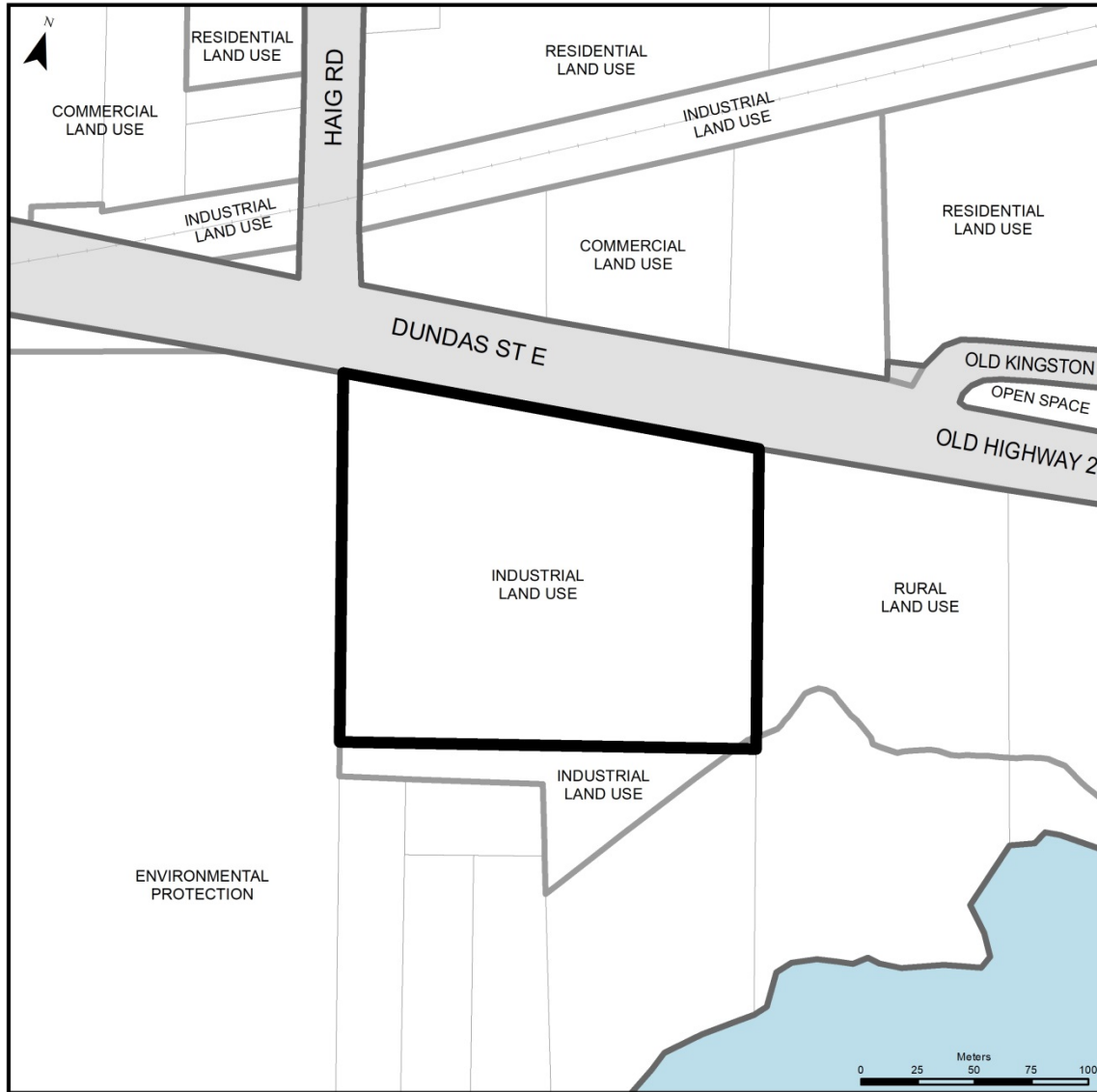
PLAN COPYRIGHT
 ALL ORIGINAL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF RFA PLANNING CONSULTANT INC. REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE PRIOR WRITTEN CONSENT OF RFA PLANNING CONSULTANT INC.

THESE DRAWINGS AND DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PROJECT FOR WHICH THEY ARE PREPARED. THE PLAN IS NOT AVAILABLE TO THIRD PARTY WITHOUT THE WRITTEN CONSENT OF RFA PLANNING CONSULTANT INC.

JANUARY 28, 2020


695

Page 101
 665 Dundas Street East, Suite 202,
 Belleville, Ontario, K8N 1E2



LOCATION MAP LAND USE

LOCATION: 665 DUNDAS ST E

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1103

From: [MacDonald, Matthew](#)
To: [Ashton, Stephen](#); [Deming, Thomas](#); [Pinchin, Greg](#)
Cc: [Pallo, Cheryl](#); [Forestell, Angela](#); [Keays, Christina](#); [Baldwin, Erin](#); [Henderson, Nicole](#)
Subject: FW: file no.b-77-1103
Date: Tuesday, February 25, 2020 3:12:49 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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

Follow us on:



facebook



twitter



From: Xxxxxx Xxxxxx[mailto:xxxxxxxxx@gmail.com]
Sent: Tuesday, February 25, 2020 3:00 PM
To: MacDonald, Matthew; Culhane, Pat
Cc: sharon murrant; xxxxxx@habitatpch.org
Subject: file no.b-77-1103

CAUTION: This email is **NOT** from the city of Belleville. Do **NOT** click links or open attachments unless you recognize the sender and know the content is safe!

Matt MacDonald, Secretary
Planning Advisory Committee
Request, regarding file no.B-77-1103

As present owner of property designated 667-C, Dundas St E, Belleville, i hereby request the Zoning By-Law Amendment Application for 665 Dundas St. East be rescheduled to May 4th meeting for reason i want to attend however am unable as i am presently out of country with expected return of April 10th.

Be advised the proposed permission to allow the operation of a Cannabis Production Facility in close proximity to my property is of concern and objectionable for the present following reasons.

- 1 - Emissions emitted from the facility creating health and odor concerns
- 2 - Devaluation of adjoining properties because of particular type of product..
 - 2a - Fencing
 - 2b - Lighting
 - 2c - Security

Please confirm receipt of this email

Thank You.
Yours Truly
XXXXXX XXXXX
cc Councillor Pat Culhane

--

This is my new Email address:
xxxxxxxx@gmail.com



March 10, 2020

Mr. Thomas Deming, CPT, Principal Planner
 Engineering & Development Services Department
 City of Belleville
 169 Front Street
 Belleville, ON, K8N 2Y8

Dear Tom:

RE: File No. B-77-1103 – 665 Dundas Street East, Belleville (Shehzad Haroon)



We are writing to you on behalf of Shehzad Haroon regarding the subject Application to Amend the Zoning By-law for the 665 Dundas Street East property in Belleville. Further to the proceedings of the March 2, 2020 Planning Advisory Committee (PAC) public meeting, we wish to summarize and formally respond to key issues raised by the resident of 667-C Dundas Street East (Trevor Percy). Our goal is to provide sufficient information in order for City planning staff to complete their recommendation report and to bring the file for decision by the PAC, and subsequently Council at the April 6, 2020 and April 20, 2020 meetings, respectively.

Table 1, below, is a summary of the key issues raised by Mr. Percy and our response. Please ensure this letter also forms part of the application package for consideration.

Table 1: Key Issues Summary

Key Issue	Response
1. Odour emissions	Air treatment control units are to be installed to filter air from the facility. There will be no unfiltered venting into the atmosphere. The facility's heating, ventilation and air conditioning system will be fully controlled. If odours are noticeable off-site, or if the air treatment units are not functioning properly, repairs shall be completed under maintenance contract. Air treatment control units and their maintenance may be included as a special provision in a site plan agreement.

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

 613.966.9070  www.rfaplanningconsultant.ca

Key Issue	Response
2. Property Devaluation	Property devaluation is not germane to any planning evaluation and we cannot formally respond with a planning opinion. In review of the recent Re/Max article Cannabis Reflection: The impact on Canada's housing market, dated October 15, 2019, devaluation concerns are centred on cannabis dispensaries/retail stores, not production facilities. Data was collected using customer surveys. The article otherwise boasts the economic benefits – i.e., increase in housing sales and increase in housing prices – due to the presence of a cannabis production facility. The article indicates there has been no negative impact on homes sales and prices due to legal cannabis-related uses. It is important to note that the proposed rezoning is to permit a cannabis production facility only. A dispensary is not proposed.
3. Fencing	Existing fencing has been documented. Fencing is not required by Health Canada for cannabis production facilities. Existing fencing and vegetated buffers are intended to remain.
4. Lighting	Existing lighting has been documented. If required, the owner is amenable to upgrading all exterior lighting to zero cut-off fixtures to assist with bringing the property and facility to current site plan control standards.
5. Security	The facility will be on an "employees only" basis. Only employees will be permitted to enter the facility. Employees are required to have a clear police background check in accordance with Health Canada regulations. Building security is prescribed by Health Canada and generally consists of exterior 24/7 on-site security personnel combined with video surveillance and adequate exterior lighting. Internally, certain employees will only be authorized to access certain portions of the facility, which is implemented by a key fob door system.

If you have any questions or require further information, please do not hesitate to contact me.

Respectfully submitted,



Shawn Legere, MCIP, RPP, Senior Planner
RFA Planning Consultant Inc.

Cc. Shehzad Haroon

Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	# of DAYS	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.
B-77-1021	Reginald & Janette Barkema/ G.D. Jewell Engineering Inc. c/o Steve Harvey	Trinity Court - Part Lot 2, Concession 3, Formerly Township of Thurlow Zoning By-Law amendment to permit a range of single detached residential lots and townhomes	PP 17-26 APS 18-07		Mar 21/17	Apr 11/17	May 1/17 Mar 5/18	Deferred at PAC, Draft Plan of Subdivision approved - Zoning By-law to be addressed later						
B-77-1040	Rosebush Properties Inc./ Bel-Con Design-Builders Ltd.	330 College Street East Zoning By-Law amendment to permit a convenience store and associated gas bar in addition to the permitted uses of the zone	PP 18-02		Jan 10/18	Feb 13/18	Mar 15/18	Deferred at PAC, awaiting revised Site Plan based on CN comments						
B-77-1058	Paramathas Joseph Agent: Chris Nava	55 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-36		Aug 21/18	Sept 6/18	Oct 1/18	N	Oct 9/18	DENIED		Oct 12/18	Nov 9/18	APPEALED Appeal Dismissed Mar 26/20
B-77-1059	Panagiotis Karaglaus Agent: Chris Nava	59 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-37		Aug 21/18	Sep 6/18	Oct 1/18	N	Oct 9/18	DENIED		Oct 12/18	Nov 9/18	APPEALED Appeal Dismissed Mar 26/20
B-77-1079	Agent/Applicant: RFA Planning Owner: Heritage Park J/V	427 Farnham Road Zoning By-law amendment to Zoning By-law 3014 to permit 13 townhouse units with reduced setbacks and increased lot coverage	PP-2019-28 PP-2019-45 PP-2019-46	2019-135	Feb 27/19	Mar 6/19 May 10/19	Apr 1/19 Jun 3/19 Jul 2/19	Applicant to review public concerns and re-submit Public Meeting for Revised Application Y Jul 8/19 N Jul 12/19 Aug 1/19 APPEALED Appeal withdrawn February 18, 2020 - FILE CLOSED						
B-77-1081	Agent/Applicant/Owner: City of Belleville "AGRI-TOURISM"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to define agri-tourism	PP-2019-34		Mar 27/19	Apr 17/19	May 6/19 Jun3/19	Gathering more Information						
B-77-1084	Owner/Applicant: Mark Glassford	9 & 13 Wilkie Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands to recognize the existing dwelling units on the property	PP-2019-42		May 1/19	May 15/19	Jun 3/19	Staff Still Reviewing Comments						
B-77-1087	Applicant/Owner: John Royle Agent: Keith Watson, OLS	18 St. Paul Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands from Residential Second Density (R2-1) to Residential Third Density (R3-2) to permit a semi-detached dwelling with reduced yard setbacks.	PP-2019-55 PP-2020-09	2020-30	Jul 5/19	Aug 9/19	Sept 3/19 Feb 3/20	Staff waiting for Health & Safety By-law before making a recommendation Y Feb 10/20 Y 220 Days Feb 12/20 Mar 3/20 Mar 4/20						

Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	# of DAYS	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.
B-77-1093 and B-50-3-29	Applicant: Algonquin and Lakeshore Catholic District School Board Owner: Algonquin and Lakeshore Catholic District School Board Agent: Todd Colbourne - Colebourne & Kembel, Achitects Inc.	375 to 405 Bridge Street East and 172 to 184 Herchimer Avenue Requesting a portion of the subject lands be re-designated from "Residential" to "Community Facility" in the Official Plan and to amend Zoning By-law 10245 to rezone the lands from Residential Zones R2, R2-3, and R5-12 and Community Facility (CF) Zone to site-specific Community Facility (CF) Zone with special provisions	PP-2019-79 PP-2019-88	2019-220 2019-221	Sep 13/19	Oct 11/19	Nov 4/19 Dec 2/19	Y	Dec 9/19	Y	87 Days	Dec 11/19	Dec 31/19	Jan 2/20
B-77-1094	Applicant: Joseph Chacko Owner: MESA Properties Ltd. Agent: N/A	199 Dundas Street East Zoning By-law amendment to Zoning By-law 10245 to rezone subject lands from Highway Commercial (C3) Zone to Highway Commercial (C3) Zone with special provisions to permit a medical clinic	PP-2019-83 PP-2020-01	2020-04	Oct 30/19	Nov 8/19	Dec 2/19 Jan 6/19	Y	Jan 13/20	Y	75 Days	Jan 15/20	Feb 4/20	Feb 5/20
B-77-1095	Applicant/Owner: UCB Canada Agent: Investment Management Syndicate LTD (IMS)	8 and 12 King Street Zoning By-law amendment to Zoning By-law 10245 to rezone subject lands from Highway Commercial (C3) Zone to General Commercial (C2) Zone with special provisions to permit a parking lot associated with the property located at 2 Dundas Street West	PP-2019-84 PP-2020-02	2020-05	Oct 30/19	Nov 8/19	Dec 2/19 Jan 6/19	Y	Jan 13/20	Y	75 Days	Jan 15/20	Feb 4/20	Feb 5/20
B-77-1096 and B-50-3-30	Applicant/Owner: GCL Developments Agent: Lorelei Jones of Macauley Shiomi Howson Ltd.	Part of Park Lots 8 & 9, Registered Plan 124, and Part of Lot 8, Concession 3 Requesting to adjust the boundaries of the "Residential" and "Open Space" designations in the Official Plan and to amend zoning By-law 3014 to rezone subject lands to permit a range of housing types and parkland area	PP-2019-85 PP-2020-03	2020-06 2020-07	Oct 30/19	Nov 8/19	Dec 2/19 Jan 6/19	Y	Jan 13/20	Y	75 Days	Jan 15/20	Feb 4/20	Feb 5/20
B-77-1097	Applicant: John Scheerhoorn Owner: 732676 Ontario Inc. Agent: N/A	125 Mitchell Road, Pt Lt 25, Con 1 Parts 1-6, Plan 21R-25511 Zoning By-law amendment to Zoning By-law 3014 to rezone subject lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone as a condition of consent	PP-2020-04 PP-2020-07 PP-2020-16	2020-45	Nov 18/19	Dec 12/19	Jan 6/20 Feb 3/20 Mar 2/20	Y	Mar 9/20	Y	112 Days	Mar 11/20 Apr 28/20	Mar 31/20 May 18/20	

Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	# of DAYS	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.
B-77-1098	Applicant: John Scheerhoorn Owner: 732676 Ontario Inc. Agent: N/A	125 Mitchell Road, Pt Lt 25, Concession BF, Part 8, Plan 21R-25511 Zoning By-law amendment to Zoning By-law 3014 to rezone subject lands from Rural (RU) Zone and Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone with special provisions for reduced lot area as a condition of consent	PP-2020-05 PP-2020-06	2020-31	Nov 18/19	Dec 12/19	Jan 6/20 Feb 3/20	Y	Feb 10/20	Y	84 Days	Feb 12/20	Mar 3/20	Mar 4/20
B-77-1099	Applicant/Owner: Darlene Quinsey (fixed Fur Life) Agent: Keith Watson OLS	219 & 225 Dundas Street East Zoning By-law amendment to Zoning By-law 10245 to rezone from Highway Commercial (C3) General Commercial (C2) and Highway Commercial (C3) with special provisions to reduce front yard set back and frontage requirements as a condition of consent	PP-2020-10 PP-2020-15	2020-44	Dec 12/19	Jan 10/20	Feb 3/20 Mar 2/20	Y	Mar 9/20	Y	88 Days	Mar 11/20 Apr 28/20	Mar 31/20 May 18/20	
B-77-1100	Applicant/Owner: Ellen McFaul Agent: Warren McFaul	1139 Airport Parkway Zoning By-law amendment to Zoning By-law 3014 to rezone from Prime Agriculture (PA) and Rural (RU) to Prime Agriculture (PA) with special provisions to prohibit future severances and a portion of the subject land to Rural Residential (RR) with special provisions to permit dry storage in an existing accessory building as a condition of Consent	PP-2020-11 PP-2020-21		Jan 22/20	Feb 7/20	Mar 2/20 Apr 6/20 May 19/20							
B-77-1101	Applicant: Quinte Boat Docks (Shawn Jansen) Owner: Vijayant Sood (Sandhu Malwa Holdings Inc)	902 Wallbridge-Loyalist Road Zoning By-law amendment to Zoning By-law 2076-80 to rezone from Highway Commercial (CH) to Highway Commercial and Special Industrial (CH/MS)	PP-2020-12 PP-2020-22		Jan 23/20	Feb 7/20	Mar 2/20 Apr 6/20 May 19/20							
B-77-1102	Applicant: Jessy Mathers Owner: Jessy Mathers	1070 Thrasher Road Zoning By-law amendment to Zoning By-law 3014 to allow the continuation of a contractor's yard as a temporary use for a period of three years	PP-2020-13 PP-2020-23		Jan 24/20	Feb 7/20	Mar 2/20 Apr 6/20 May 19/20							
B-77-1103	Applicant: Shehzad Haroon Owner: Gerald DiRocco Agent: RFA Planning Consultant Inc. (Shawn Legere)	665 Dundas Street East Zoning By-law amendment to Zoning By-law 10245 to add special provisions to the General Industrial (M2) Zone to permit a Cannabis Production Facility and recognize the existing front yard setback and driveway width	PP-2020-14 PP-2020-24		Jan 29/20	Feb 7/20	Mar 2/20 Apr 6/20 May 19/20							

Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

NOTE: In the event that an application/file remains open a minimum of two years after the original submission, but has been inactive for a period of one year, the applicant and/or agent will be notified that the application/file has become inactive and will be given a six week timeline to respond with a plan to re-active the application/file to satisfaction of the Director of Engineering and Development Services or the application/file will be closed.