

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

FEBRUARY 2, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr
Councillor Jackie Denyes
Councillor Mike Graham

Councillor Kelly McCaw
Councillor Jack Miller

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

3. **PUBLIC MEETING - THE PLANNING ACT**

3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 514 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-976
APPLICANT/AGENT: JENNIFER FRENCH
OWNER: ADTECH PERIPHERAL SUPPORT LTD.**

Notice of Meeting and Map

1

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

FEBRUARY 2, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr	John Baltutis
Councillor Jackie Denyes	David Joyce
Councillor Mike Graham	Mike Letwin
Councillor Kelly McCaw	Ross Rae
Councillor Jack Miller	

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on January 20, 2015

4. DEPUTATIONS

5. CORRESPONDENCE**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 514 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-976
APPLICANT/AGENT: JENNIFER FRENCH
OWNER: ADTECH PERIPHERAL SUPPORT LTD.**
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Manager of Policy Planning's Report No. PP-2015-06

3

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 10245, as amended, for 514 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from 'C7 – Motor Vehicle Commercial' to 'C3 – Highway Commercial' with a special provision. The C3 zone would permit the building to be internally converted to accommodate an eating establishment. The special provision would permit a portion of the building to be used for inside storage.”

7. REPORTS**8. INFORMATION MATTERS**

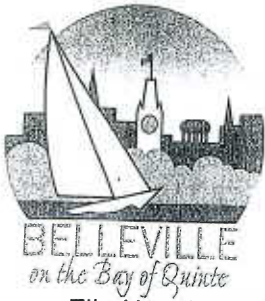
- 8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**
-

Report to Feb 2, 2015

8

9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-976

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, FEBRUARY 2, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to a commercial building that is located at 514 Dundas Street East. The land is zoned "C7 – Motor Vehicle Commercial" and the applicant requests a rezoning to "C3 - Highway Commercial", with a special provision, to permit the building to be internally converted for an eating establishment as well as allowing for a portion of the building to be used for inside storage. No new development is proposed.

The land is described municipally as 514 Dundas Street East, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, an eating establishment is a permitted use.

ZONING BY-LAW:

The subject land is zoned "C7 – Motor Vehicle Commercial" in Zoning By-Law Number 10245, as amended. The applicant requests a rezoning to "C3 – Highway Commercial", with a special provision, to permit the building to be internally converted for an eating establishment as well as allowing for a portion of the building to be used for inside storage.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

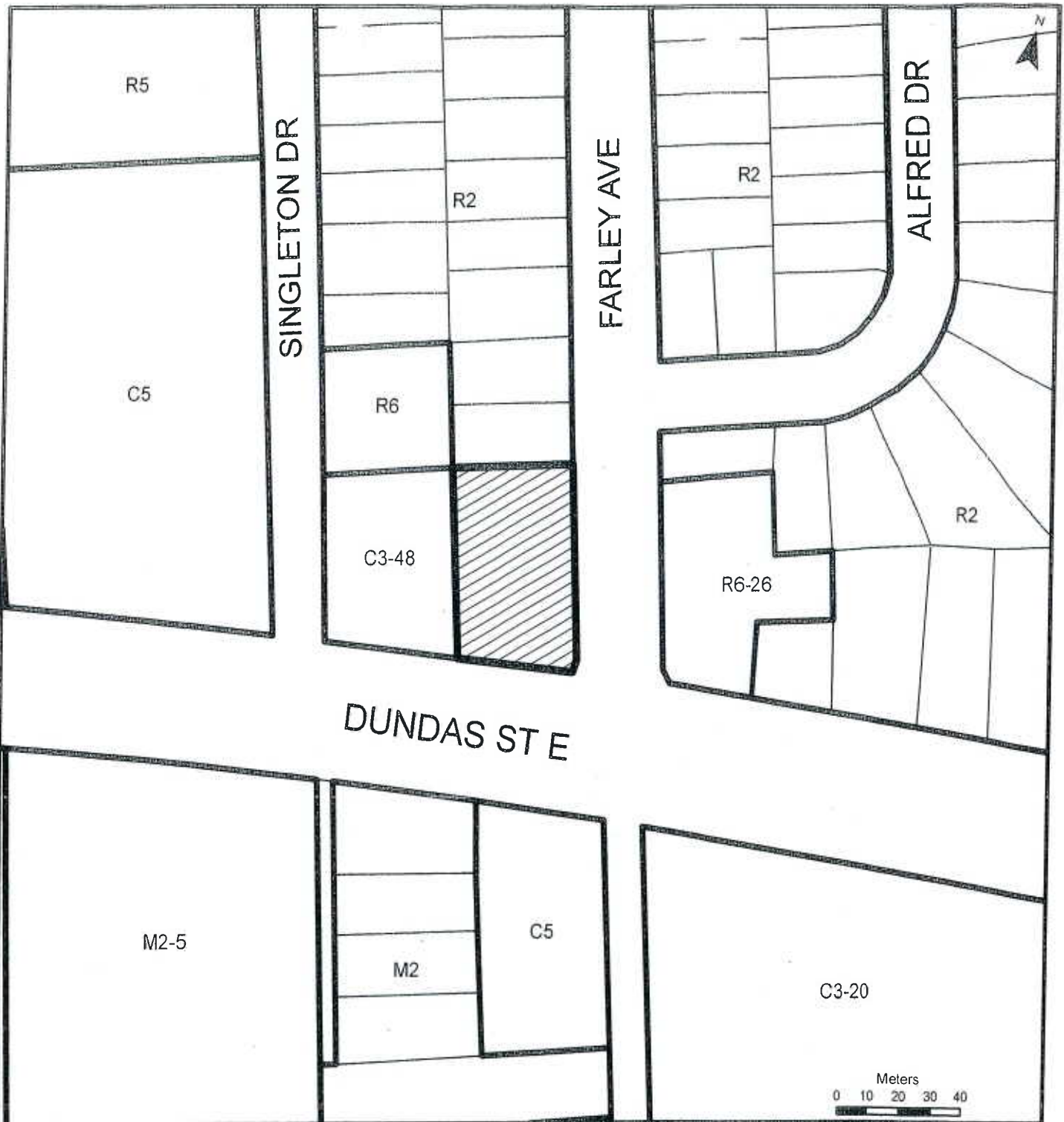
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 13th day of January, 2015



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 514 DUNDAS ST EAST

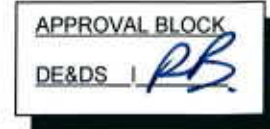


PROPOSED ZONING CHANGE FROM C7 (MOTOR VEHICLE COMMERCIAL) ZONE TO C3 (HIGHWAY COMMERCIAL) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-06
February 2, 2015

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended –
514 Dundas Street East, City of Belleville, County of Hastings
File Number: B-77-976
Applicant/Agent: JENNIFER FRENCH
Owner: ADTECH PERIPHERAL SUPPORT LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for 514 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject land from 'C7 – Motor Vehicle Commercial' to 'C3 – Highway Commercial' with a special provision. The C3 zone would permit the building to be internally converted to accommodate an eating establishment. The special provision would permit a portion of the building to be used for inside storage."

SUMMARY:

The application pertains to a vacant commercial building that is located at 514 Dundas Street East. The site was formerly used as a dry cleaning establishment and car wash. The land is zoned "C7 – Motor Vehicle Commercial" and the Applicant requests a rezoning to "C3 – Highway Commercial" to permit the building to be internally renovated and occupied as an eating establishment. In addition, the Applicant wishes to utilize a portion of the building for inside personal storage which would necessitate a special

provision to be attached to the zone. No new development is proposed.

The land is designated "Commercial Land Use" in the Official Plan. Within this land use designation, the policies of the Plan allow an eating establishment as a permitted use.

Planning Staff are satisfied that the use is appropriate for the location and therefore, it would be appropriate to approve the Zoning By-Law amendment.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to a commercial building located at the northwest corner of Dundas Street East and Farley Avenue.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the building to be used for an eating establishment.

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

Subject Property

- Site Characteristics

The land is developed with a commercial building.

- Adjacent Land Uses

To the east, across Farley Avenue and to the north are located residential uses. To the west is a commercial use. Across Dundas Street East to the south is an office building.

Official Plan

The land is designated "Commercial Land Use" in the Official Plan as part of the Bayview Mall/Dundas Street East Corridor. These policies permit an eating establishment.

Zoning By-Law

The subject land is zoned "C7 – Motor Vehicle Commercial" in Zoning By-Law Number 10245, as amended, and the Applicant requests a "C3 - Highway Commercial" zone to permit an eating establishment. In addition, the Applicant wishes to utilize a portion of the building for inside personal storage which would necessitate a special provision to be attached to the zone.

The Applicant is anticipating a maximum occupancy of 180 persons, which, under zoning requires a minimum of one (1) parking space per four (4) persons who can be accommodated. Based on a preliminary plot plan submitted with the application there appears to be an ability to achieve the minimum required parking spaces of 45. However, if it is determined through the formal site plan review and approval process that there are fewer parking spaces achievable, then the permitted occupancy load will need to be adjusted accordingly.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on January 13, 2015.

Quinte Conservation advises that they have no concern.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on January 13, 2015.

The Approvals Section advises that site plan approval will be required prior to the start of renovations which among other items will include ensuring that the entranceways are in conformance with the Driveway Control By-Law by providing better entrance definition with curb returns.

The Recreation, Culture and Community Services Department and Fire Services advise they have no concerns or comments.

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on January 13, 2015.

The residential property located to the north at 148 Farley Drive had questions about the restaurant use potentially attracting vermin, as well as the need to improve the fencing along the shared property line. A resident at 153 Singleton Drive also had questions about the proposed use.

Planning Analysis

The utilization of the building for an eating establishment is permitted by the "Commercial Land Use" policies of the Official Plan. Moreover, the parcel fronts on both an arterial road (Dundas Street East) and a collector road (Farley Avenue) which are the preferred locations for commercial uses. The proposed use of a portion of the building for inside storage is for personal use only.

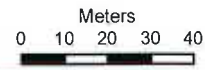
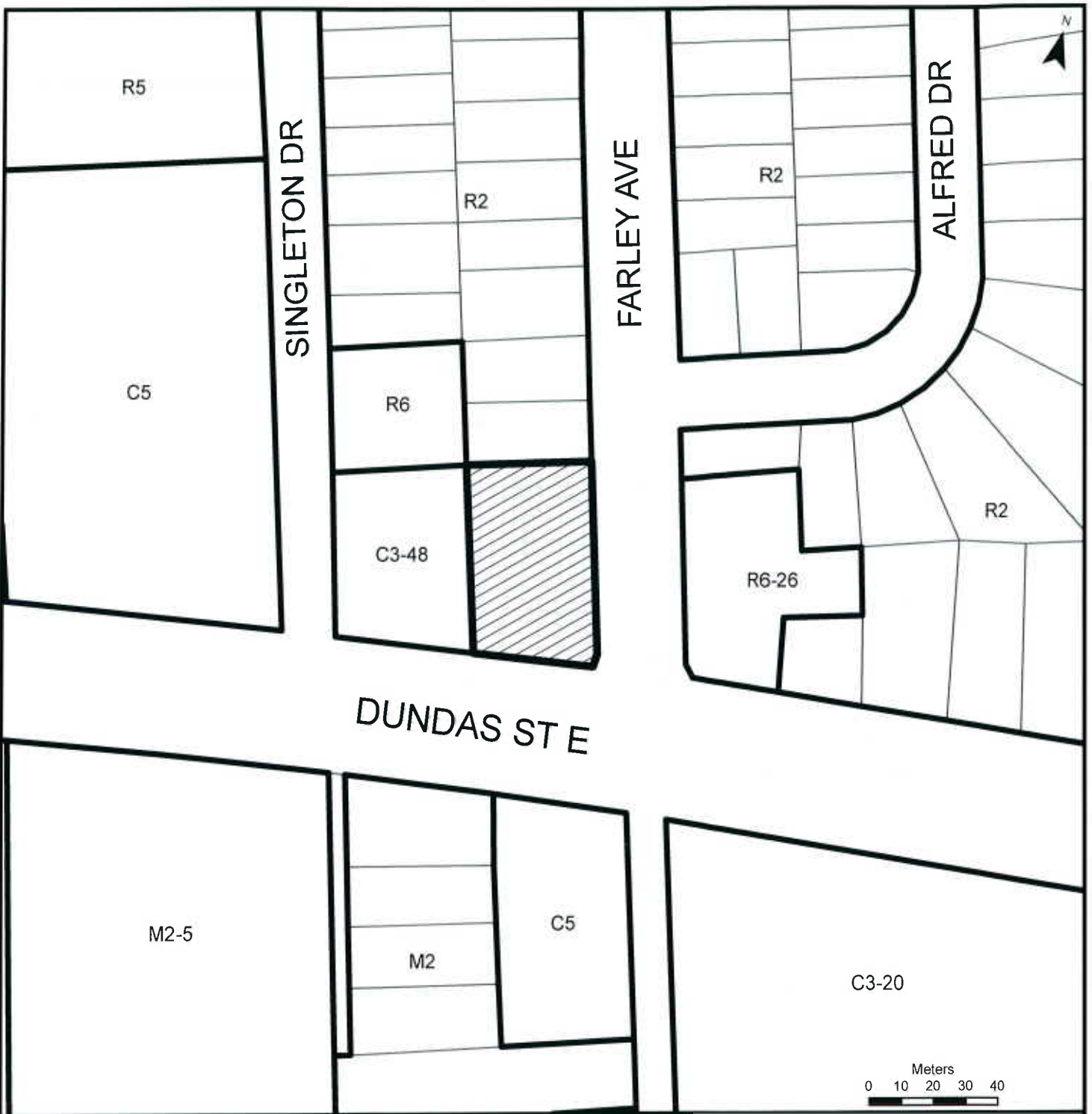
It is also noted that a Phase II Environmental Site Assessment has been undertaken by Pinchin Environmental Ltd. which concludes that the site satisfies Ministry of Environment and Climate Change requirements for the proposed use and that no further subsurface investigation is required.

If approved, the proposal will be subject to the site plan control approval process to address such matters as improved fencing, as well as better entrance definitions in accordance with the City's Entrance Control By-Law. Finally, the requested rezoning will permit the opportunity for the undertaking of structural improvements and upgrades to an existing vacant building that is currently subject to the tax sale process.



Arthur MacKay
Manager of Policy Planning

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PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 514 DUNDAS ST EAST



PROPOSED ZONING CHANGE FROM C7 (MOTOR VEHICLE COMMERCIAL) ZONE TO C3 (HIGHWAY COMMERCIAL) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	25 Blessington Road, Thurflow Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
2014				
B-77-962	Jun 10/14	Tulip Development Corporation McIntosh Perry	Bell Boulevard Zoning By-Law amendment to add a range of commercial uses & obtain relief on parking	Public Mtg: Aug 5/14 PAC Decision: Approved Council Approved: Aug 11/14 Appeal Date: Sept 2/14 Appealed to OMB Public Mtg: Mar 2/15
B-77-969	Sept 30/14	East Marina Investments Ltd. RFA Planning Consultant Inc.	25 Dundas Street West Zoning By-Law amendment to rezone to permit mixed use 302 unit residential apartment development	Public Mtg: Nov 3/14 PAC Decision: Approved Council Approved: Nov 10/14 Appealed to OMB - File Forwarded Dec 8/14
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	52 South Front Street Zoning By-Law amendment to rezone to a special "C6 - Water-Oriented Commercial" zone in order to permit a two-storey single detached dwelling on the foundation of the existing building, along with an addition to the south side for a two-car garage.	Public Mtg: Nov 3/14 PAC Decision: Deferred Pending Different Issues

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-972	Oct 24/14	Belmont Long-Term Care Facility RFA Planning Consultant Inc.	250 Bridge Street West Zoning By-Law amendment to permit personal fitness training facility & massage therapy clinic as an accessory use to nursing home	Public Mtg: Nov 3/14 PAC Decision: Denied Council Denied: Dec 8/14 Appealed to OMB - File Forwarded Jan 22/15
B-77-973	Nov 14/14	CP REIT ON Zelinka Priamo Ltd.	400 & 420 Dundas Street East Zoning By-Law amendment to permit a 566 square metre retail commercial pad on the Dewe's grocery store property	Public Mtg: Jan 20/15 PAC Decision: Approved Council Approved: Jan 26/15 Appeal Date: Feb 17/15
B-77-974	Dec 1/14	City of Belleville Jean & Ray O'Neill	4807 Old Highway 2, Thurflow Zoning By-Law amendment to permit development of Fire Hall	Public Mtg: Jan 20/15 PAC Decision: Approved Council Approved: Jan 26/15 Appeal Date: Feb 17/15
B-77-975	Dec 12/14	Rhonda Barriage IDC Design	615 Sidney Street and 2 Maple Drive Zoning By-Law amendment to permit an expansion to a beauty salon & allowance for a single detached dwelling to be used for the salon business	Public Mtg: Jan 20/15 PAC Decision: Approved Council Approved: Jan 26/15 Appeal Date: Feb 17/15
B-77-976	Dec 29/14	Jennifer French Adtech Peripheral Support Ltd.	514 Dundas Street East Zoning By-Law amendment to an existing commercial building to be converted to a restaurant	Public Mtg: Feb 2/15
2015				
B-77-977	Jan 16/15	Brad Devolin John Royle	25 - 27 St. Paul Street South Zoning By-Law amendment to permit a semi-detached dwelling	Public Mtg: Mar 2/15