

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

APRIL 7, 2014

5:30 P.M.

FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes

Councillor Tom Lafferty
Councillor Jack Miller

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. PUBLIC MEETING - THE PLANNING ACT

- 3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 58 DENYES ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-955
APPLICANT/OWNER: BONNIE & BRUCE SULLIVAN
AGENT: WATSON LAND SURVEYORS LTD.

Notice of Meeting and Map

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW
NUMBER 3014, AS AMENDED – 224 ZION ROAD,
TOWNSHIP OF THURLOW, NOW IN THE CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-956
APPLICANT/OWNERS: DEVIN HUFFMAN & LESLIE
ROSEBRUGH**

Notice of Meeting and Map

5

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

APRIL 7, 2014

5:30 P.M.

FIREPLACE ROOM – QUINTE SPORTS & WELLNESS CENTRE

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes
Councillor Tom Lafferty
Councillor Jack Miller

Michael Graham
David Joyce
Mike Letwin
Ross Rae

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 March 3, 2014

4. DEPUTATIONS

5. COMMUNICATIONS

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 58 DENYES ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-955
APPLICANT/OWNERS: BONNIE & BRUCE SULLIVAN
AGENT: WATSON LAND SURVEYORS LTD.

Manager of Policy Planning's Report No. PP-2014-12

9

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the property described as 58 Denyes Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning a portion of the subject lands from 'PA – Prime Agriculture' to 'RR – Rural Residential' and to a special 'PA' zone, respectively."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 224 ZION ROAD, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-956
APPLICANT/OWNERS: DEVIN HUFFMAN & LESLIE ROSEBRUGH

Manager of Policy Planning's Report No. PP-2014-13

14

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for a portion of the property described as 224 Zion Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning a portion of the subject lands from 'PA – Prime Agriculture' to a special 'PA' zone to permit a malt house."

7. REPORTS

8. INFORMATION MATTERS

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

Report to April 7, 2014

22

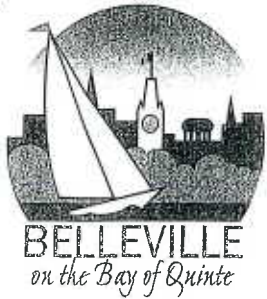
8.2 BUILDING SECTION MONTH END REPORT

Report Period March 2014

24

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-77-955

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
QUINTE SPORTS & WELLNESS CENTRE
FIREPLACE ROOM
205 CANNIFTON ROAD
MONDAY, APRIL 7, 2014
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on November 21, 2013 (Committee File # B 27/13). The consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farm lands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the portions of the farm land zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone that would both recognize a farm parcel of approximately 18.4 hectares and to not permit the construction of a residential dwelling. In addition the parcel that contains the farm dwelling (approximately 5,260 square metres of area) is to be rezoned from "PA" to "RR – Rural Residential".

The land is described municipally as 58 Denyes Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated "Agricultural Land Use" and "Environmental Protection" in the City's Official Plan. The agricultural policies of the Plan permit the disposal of surplus farm dwellings when farm land is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

The subject land is zoned "PA – Prime Agriculture" and "H – Hazard" in Zoning By-Law Number 3014, as amended. The applicant requests that the portion zoned "PA" be rezoned to a special "PA" zone to both recognize a farm parcel of approximately 18.4 hectares and to not permit the construction of a residential dwelling which would satisfy a condition of a consent application granted by the Committee of Adjustment (Committee File # B 27/13). The parcel containing the farm dwelling is to be rezoned to "RR – Rural Residential".

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

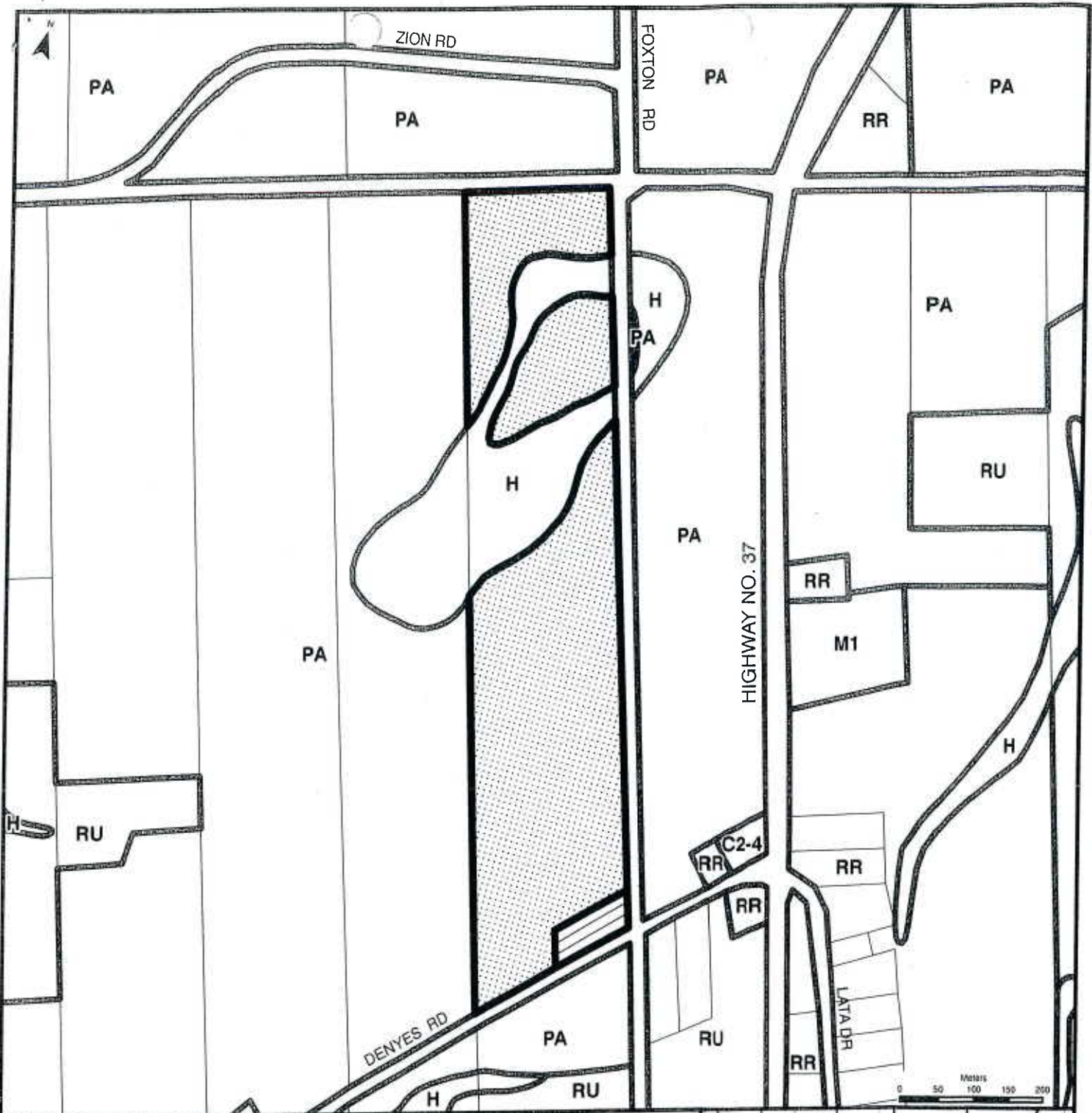
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 18th day of March, 2014



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 58 DENYES RD

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

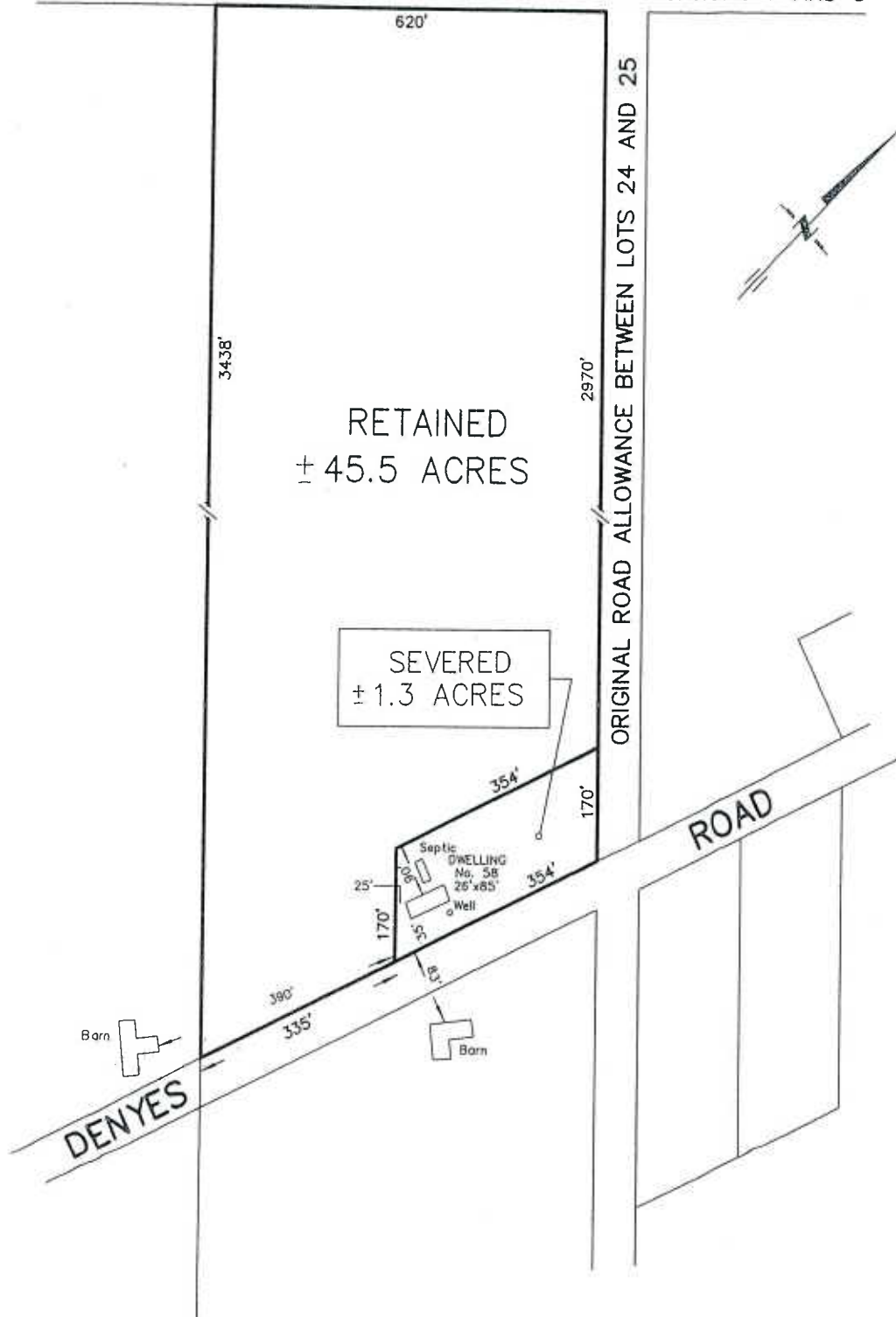


CITY OF BELLEVILLE Page 3
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

SKETCH FOR SEVERANCE
 PART OF LOT 24, CONCESSION 7,
 TOWNSHIP OF THURLOW
 IMPERIAL SCALE 1" = 200'

K. H. DENYER	
PLANNING SECTION	
B-77-955	
FEB - 7 2014	
A.M.	
H.T.	
G.P.	
J.B.	

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8



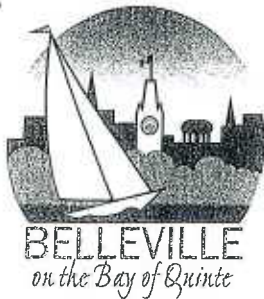
218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON
 LAND SURVEYORS Ltd.

K8N - 3C3
 (613) 962 - 9521

CAUTION THIS IS NOT A PLAN OF SURVEY
 PORTIONS OF THIS SKETCH ARE FROM
 COMPILED AND CALCULATED INFORMATION

October 8, 2013 PROJECT No 7870-S-13



City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-956

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
QUINTE SPORTS & WELLNESS CENTRE
FIREPLACE ROOM
205 CANNIFTON ROAD
MONDAY, APRIL 7, 2014
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended, to allow the establishment of a malt house business on the subject land. It is the applicant's intention to construct approximately 167 square metre building which will be used to produce malted grains, primarily barley, for sale as a raw product to the micro/craft beer brewing industry. That portion of the subject land that is zoned "PA – Prime Agriculture" is proposed to be rezoned to a special "PA" zone to permit the malt house use.

The land is described municipally as 224 Zion Road, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated "Rural Land Use", "Environmental Protection" and "Mineral Aggregate" in the City's Official Plan. Within the "Rural Land Use" designation agri-business uses, such as the proposed malt house, are permitted subject satisfying various requirements.

ZONING BY-LAW:

The subject land is zoned "PA – Prime Agriculture", "H – Hazard", "D – Development" and "RU – Rural" in Zoning By-Law Number 3014, as amended. That portion of the subject land zoned "PA – Prime Agriculture" is proposed to be rezoned to a special "PA" zone to permit a malt house business to be located in an approximate 167 square metre building.

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: 613-967-3271, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

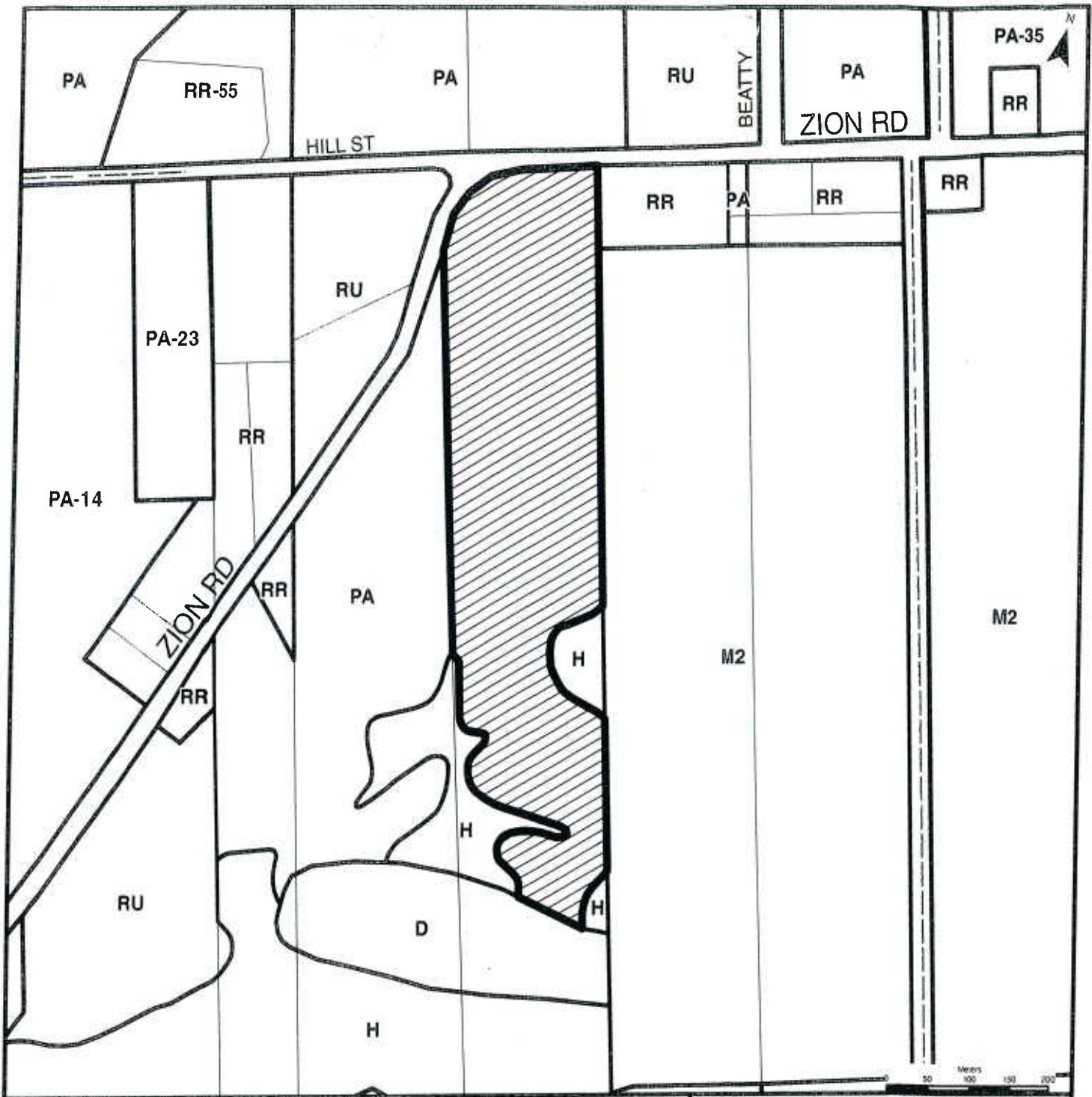
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added 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 18th day of March, 2014

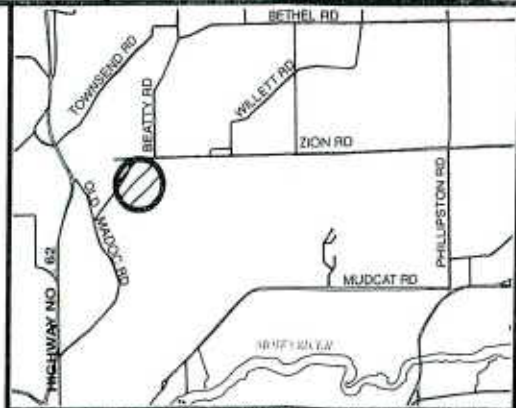


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 224 ZION RD



PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO PA WITH SPECIAL PROVISIONS

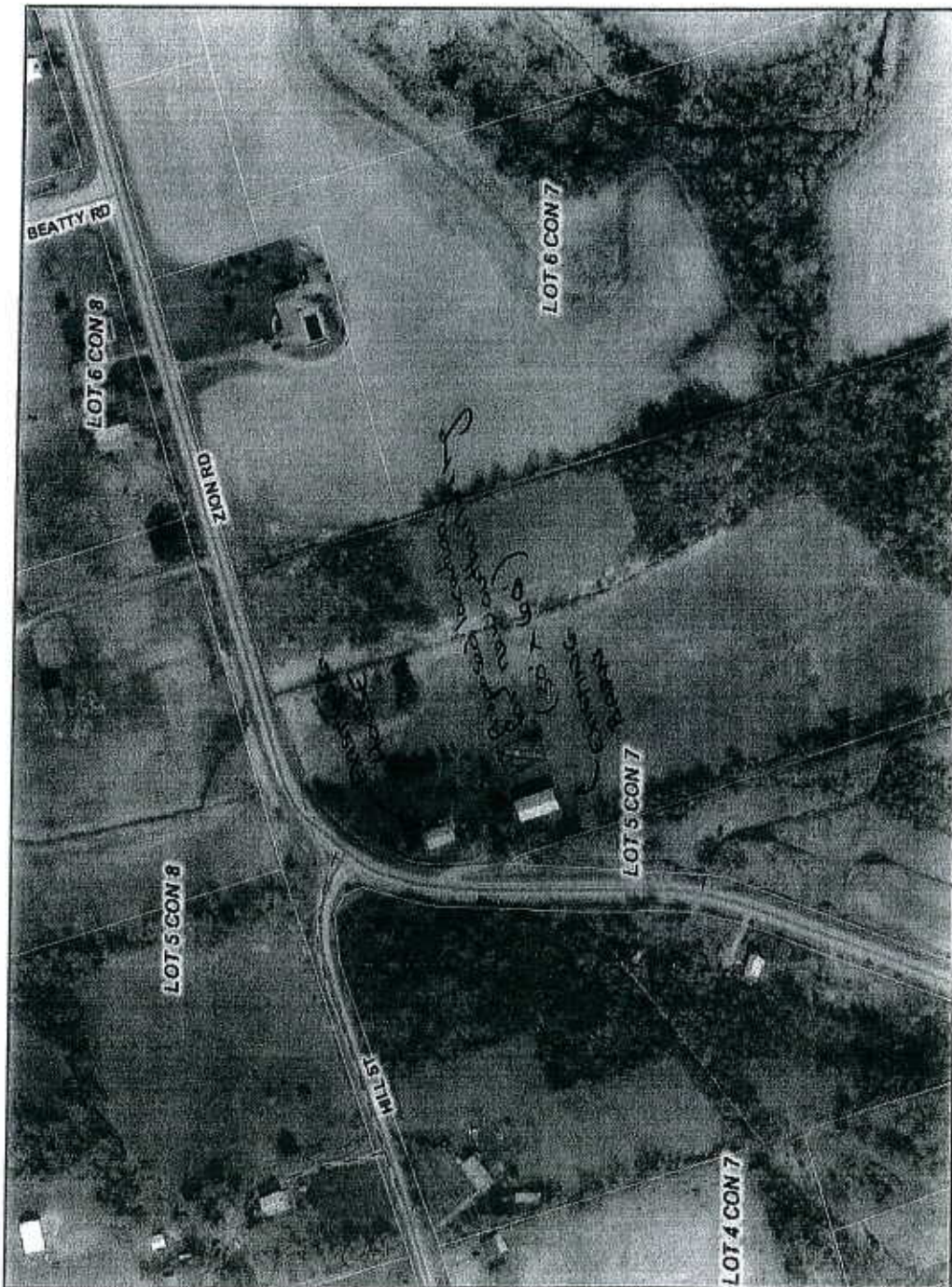


CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



Public GIS

Natural Features 2



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. County of Hastings GIS Section 2010 (www.hastingsnavigator.ca)

Map center: 305576, 4906892

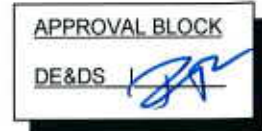


Legend

- Community
- Municipal Office
- Emergency Services
- Highway 401
- Provincial Highway
- Road
- Ontario Road Network
- Unaddressed Trail
- Non-maintained Trail
- Hastings_Rail
- Hastings_AbandonRail
- Utility Line
- Amalgamated Boundary
- Municipal Boundary
- Lot and Concession
- Land Parcel
- Mohawks of the Bay of Quinte
- Provincial Parks
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Scale: 1:3,595



CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2014-12
April 7, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, As Amended –
58 Denyes Road, Township of Thurlow, Now in the City of Belleville,
County of Hastings
File Number: B-77-955
Applicant/Owner: BONNIE & BRUCE SULLIVAN
Agent: WATSON LAND SURVEYORS LTD.

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for the property described as 58 Denyes Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning a portion of the subject lands from 'PA – Prime Agriculture' to 'RR – Rural Residential' and to a special 'PA' zone, respectively."

SUMMARY:

The Applicant requests a rezoning of land that is subject to a Consent Application granted by the Committee of Adjustment on November 21, 2013 (Committee File # B 27/13). The Consent is proposing to sever the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farmlands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the Applicant is requesting that the severed farmland zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone to both recognize a farm parcel of approximately 18.4 hectares and to not permit the construction of a residential dwelling.

The proposed severed lot, comprising approximately 5,260 square metres of lot area, and which contains the farm dwelling, is to be rezoned to "RR – Rural Residential".

The land subject to this application is designated "Agricultural Land Use" and "Environmental Protection" in the City's Official Plan, of which the latter pertains to wetlands features and a tributary of the Moira River. The policies of the Plan permit the disposal of surplus farm dwellings when farmland is being consolidated, subject to satisfying various requirements. The owners are wishing to dispose of their farm holding and consolidate this farmland with nearby operations.

Both the current Provincial Policy Statement (Subsection 2.3.4.1 c)) and new Policy Statement (in effect April 30) requires that the "planning authority" (i.e. the Municipality) ensures that no new residential dwellings are permitted on the remnant parcel of farmland when permitting the creation by Consent of a residence surplus to a farming operation. The approach that is used by the Municipality, and recommended by the Province, is a rezoning of the land to prohibit residential development.

On that basis, the proposal complies with the Official Plan and the Provincial Policy Statement.

Planning Staff recommend that the Zoning By-Law amendment be approved.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to farmland located on Denyes Road near the Hamlet of Latta-Plainfield.

The purpose of the application is to satisfy a condition of Committee of Adjustment decision # B 27/13 and thereby amend the Thurlow Ward Zoning By-Law Number 3014, as amended. Consent Application # B 27/13 proposes to sever the existing farmhouse as a surplus dwelling. In accordance with the policies of the Official Plan and Provincial Policy the Applicant requests that the farm field zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone to recognize a farm parcel of approximately 18.4 hectares and to preclude the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR – Rural Residential".

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

Subject Property

The subject lands are located on the north side of Denyes Road near the Hamlet of Latta-Plainfield. A mix of rural residential and agricultural uses characterizes the adjacent land uses.

Official Plan

A portion of the property is designated "Agricultural Land Use" in the City's Official Plan. As per Subsection 7.2.3 e) of the Plan, as well as Subsection 2.3.4.1 c) of the Provincial Policy Statement, a Consent to enable disposal of a surplus dwelling in prime agricultural areas created through the consolidation of farmland may be permitted subject to the planning authority ensuring that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

The proposal complies with the Official Plan.

Zoning By-Law

The land subject to this application is zoned "PA – Prime Agriculture" and "H - Hazard" in Zoning By-Law Number 3014, as amended. The Applicant requests that the PA zoned portion be rezoned to a special "PA" zone to recognize a farm parcel of approximately 18.4 hectares and to not permit the construction of a residential dwelling. In addition the Applicant requests that the farm dwelling be rezoned to "RR – Rural Residential".

The minimum requirements for a residential dwelling in the RR zone is 45 metres of lot frontage and 4,047 square metres of lot area. The proposed severed parcel would comply with these provisions.

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 March 18, 2014.

Quinte Conservation advises that they do not have a concern with the proposal but note that a portion of the retained lands lie within the regulated area of wetlands and a tributary of the Moira River. A permit will be required prior to any development (construction/filling/excavation/site grading) occurring within 30 metres of the wetland boundary and within 30 metres of the high water mark of the tributary.

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

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on March 18, 2014.

The Fire Department and the Approvals Section advise that they have no comment or concern.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on March 18, 2014. Notice was also provided in The Intelligencer.

No comments or concerns have been received.

Planning Analysis

The granting of Consent Application File # B 27/13 by the Committee of Adjustment has resulted in the proposed severance of an existing farmhouse from the abutting farm fields. The Committee's approval of the surplus dwelling was granted in accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement. Consequently, the Applicant is requesting that the portion of the retained farmland zoned "PA – Prime Agriculture" be rezoned to a special "PA" zone to recognize a farm parcel of approximately 18.4 hectares – versus the By-Law's minimum requirement of 25 hectares – and to not permit the construction of a residential dwelling. In addition the severed parcel containing the farm dwelling is to be rezoned to "RR - Rural Residential". The owners are wishing to dispose of their farm holding and consolidate this farm land with nearby operations.

Planning Staff are satisfied the proposal complies with both the policies of the Official Plan and the Provincial Policy Statement. In this regard, the resultant rezoning will serve to protect farmland for future farming uses. On that basis, the application is recommended for approval.





Arthur MacKay
Manager of Policy Planning

atta

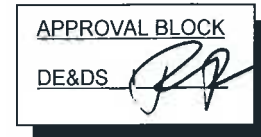


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 58 DENYES RD

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





CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2014-13
April 7, 2014

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

Subject: Proposed Amendment to Zoning By-Law Number 3014, As Amended –
224 Zion Road, Township of Thurlow, Now in the City of Belleville, County
of Hastings
File Number: B-77-956
Applicants/Owners: DEVIN HUFFMAN & LESLIE ROSEBRUGH

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for a portion of the property described as 224 Zion Road, former Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 3014, as amended, be amended by rezoning a portion of the subject lands from 'PA – Prime Agriculture' to a special 'PA' zone to permit a malt house."

SUMMARY:

The Applicants request a rezoning on a portion of their property to permit the construction of a 167 square metre (i.e. 30 feet by 60 feet) building to be operated as a malt house for the purpose of supplying the micro/craft beer brewing industry. The land subject to the application is zoned "PA – Prime Agriculture" and the Applicants request a special "PA" zone to permit the malt house use.

The land subject to this application is designated "Rural Land Use" in the City's Official Plan which permits agri-business uses, such as the proposed malt house, subject to satisfying various requirements.

On the basis of the foregoing, Planning Staff recommend that the Zoning By-Law amendment be approved.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to agricultural land located on the south side of Zion Road.

The Applicants' total land holding comprises approximately 40.5 hectares of which roughly 1/3 is zoned "PA – Prime Agriculture". The Applicants request that the "PA" zoned portion be rezoned to permit the construction of 167 square metre building to house a malt house business.

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

Subject Property

The subject lands are located on the south side of Zion Road, west of Beatty Road. A mix of rural residential and agricultural uses characterizes the adjacent land uses.

Official Plan

The property is designated "Rural Land Use", "Environmental Protection" and "Mineral Aggregate" in the City's Official Plan. Within the "Rural Land Use" designation agri-business uses, such as the proposed malt house, are permitted subject to satisfying various requirements.

The proposal complies with the Official Plan.

Zoning By-Law

The subject land is zoned "PA – Prime Agriculture", "H – Hazard", "D – Development" and "RU – Rural" in Zoning By-Law Number 3014, as amended. That portion of the subject land zoned "PA – Prime Agriculture" is proposed to be rezoned to a special "PA" zone to permit a malt house business to be located in an approximate 167 square metre building.

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 March 18, 2014.

Quinte Conservation advise that they do not have a concern with the proposal. However, they do note that site has been mapped as being an area of significant groundwater recharge. Additional information regarding the use should be provided as to the nature of water use and wastewater generation or disposal so as to properly assess servicing the facility and potential for environmental impact (including any neighbouring wells). They recommend a properly constructed well that meets the requirements of Ontario Regulation 903 and that any future on-site sewage disposal systems should be properly sited, located in an area that is down gradient of any water wells and be designed and approved as per relevant regulations. If there are any unused wells on the property it is recommended that these wells be properly decommissioned as per O.R. 903.

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

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, the Environmental and Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on March 18, 2014.

The Fire Department and the Approvals Section advise that they have no comment or concern.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on March 18, 2014. Notice was also provided in The Intelligencer.

No comments or concerns have been received regarding this application.

Planning Analysis

As described, the Applicants wish to construct a malt house on the subject land for the purpose of producing malted grains, primarily barley, for sale as a raw product to the micro/craft beer brewing industry. A 167 square metre building is proposed to be constructed adjacent to an existing barn situated on the property.

A three (3) step process of steeping (wetting), geminating (sprouting) and kilning (drying) is used to produce a base grain product and a typical batch from start to finish will take 5 - 7 days. Initially, the vessels and beds will be sized to accommodate 1 tonne batches. There are two (2) notable by-products to the malting process: waste/wash water following the steeping process and chaff (husk and scales from the

grains cast off and collected during the sorting and bagging process). It is the Applicants intention to recycle steep water which can reduce consumption by up to 30%. Chaff and cull grains will be collected, bagged and sold for livestock feed.

The above information can also be found in the attached Company Profile and Operating Plan provided by the Applicants. In addition, Concord Engineering has been hired to do the septic design which will comprise a pre-engineered aerobic treatment unit.

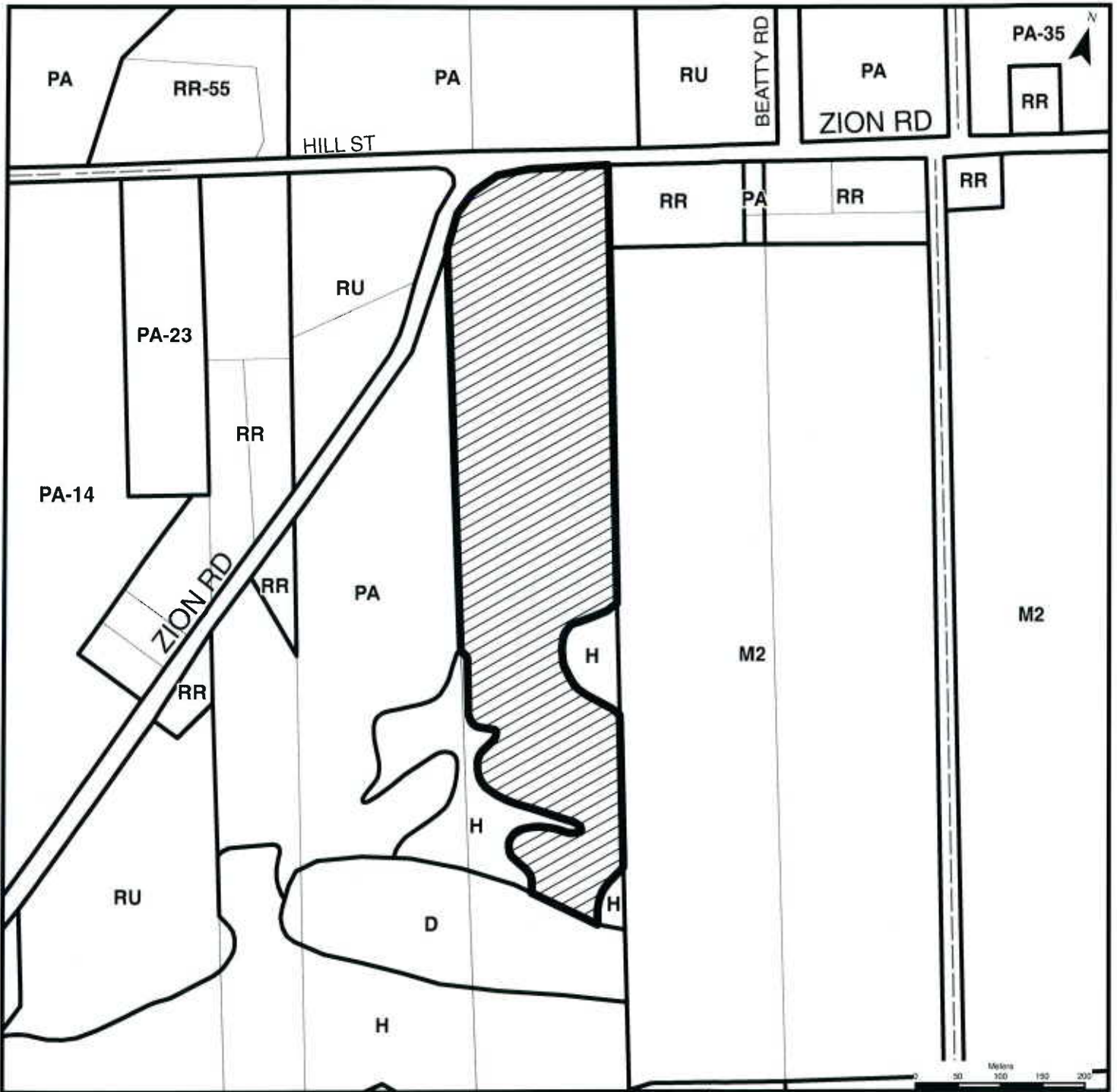
The Official Plan permits agri-business uses in the "Rural Land Use" designation and the Plan's Vision Statement encourages businesses that support the agricultural sector by adding value to farm products.

On the basis of the foregoing, the application is recommended for approval.



Arthur MacKay
Manager of Policy Planning

atta

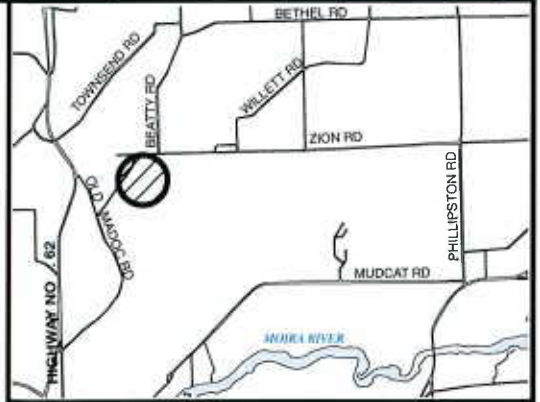


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 224 ZION RD



PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO PA WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

Company Profile

History

Zion Malt House is a new start up business in the agri-food industry.

Goals and Objectives

The primary goal of Zion Malt House is to provide locally grown and malted barley to the micro/craft beer brewing industry within Ontario.

Production targets for the first three years in operation are set to grow from 1 tonne/week to 4 tonnes/week, with long term goals to increase capacity to 7 tonnes/week.

Zion Malt House will provide high quality locally grown and malted barley with the ability to offer customers a personalized, made-to-order product.

The business aims to build long term working relationship with local growers by offering a new and high-value market for raw grains. While our management strategy will promote traceability and best practice land and water management in local agricultural products.

Products and Services

Zion Malt House will produce malted grains, primarily barley, for sale as a raw product to the micro/craft beer brewing industry. A three step process of steeping (wetting), germinating (sprouting) and kilning (drying) is used to produce a base grain product used extensively in the production of beer.

Through small-batch processing (1 tonne) Zion Malt House will have the ability to provide customers with “made to order” malted grains such as roasted or smoked malts, designed to meet the requirements of the individual brewers. With a strong emphasis on personalized service and client feedback as an integral method of product development and quality control, Zion Malt House will provide a highly personalized product to its customers.

Operating Plan

Production Process Described

The malting process can be broken down into three main steps: steeping (wetting) the grain, germinating (sprouting) and kilning (drying). A typical batch from start to finish will take 5-7 days.

The Zion Malt House will use independent steeping vessels for the first step in the process, and then use combination germination/kilning bed to limit the amount of handling between stages.

The vessels and beds will be sized to accommodate 1 tonne batches, with the ability to increase malt house capacity by adding additional vessels and beds to the process line.

Following kilning the finished malt will be sorted and bagged for distribution

Byproducts and Waste

There are two notable byproducts to the malting process: waste/wash water following the steeping process and chaff (husks and scales from the grains cast off and collected during the sorting and bagging process).

1. Steep water is applied in three wettings, with a total consumption rate of approximately 2400 litres/tonne of barley, however by recycling steep water between successive batches water consumption can be reduced by up to 30%. Zion Malt House will use a septic system specifically designed to manage the effluent, we are currently working with Concord Engineering on this design.
2. Chaff and cull grains will be collected during the sorting and bagging stage of the malting process. Bagged separately these casting will be used as an additional revenue stream sold for livestock feed.

Customers

Finished malt will be distributed to customers in 25 kg bags, with a preference for weekly deliveries or pickup, both to maintain product freshness and to reduce the required storage capacity for finished product.

Due to the relatively small scale, Zion Malt House will have the ability to be flexible to the customer's needs with respect to delivery and batch scheduling. Prices will reflect the various arrangements, with a preference for long term fixed volumes which will allow Zion Malt House to better meet growing demands and manage the lead times associated with a 5-7 day batch production time.

Zion Malt House will strive to create strong, mutually beneficial working relationships with its customers which allow both parties to capitalize on the demand for locally produced, sustainably managed and traceable products.

Suppliers

Zion Malt House aims to maintain an equally personal relationship with its suppliers. By establishing long term contracts with local growers based on a high-value market, Zion Malt House aims to promote and support sustainable and best-management practices related to land and water use.

Long term producer relationships will allow Zion Malt House to mitigate the risks of crop failures and other agricultural market trends impacting the availability of raw materials, while offering growers a local market carrying significant marketing advantages through product promotion.

In eastern Ontario typical feed barley yields 1.3 tonnes/acre. At the projected levels of malt production for the first three years, this represents a required land base growth from an initial 60 acres to 240 acres.

Action Plan

Zion Malt House aims to be in production with a 1 tonne/week capacity by mid-summer of 2014.

A building must first be built to meet the needs of a malt house and meet the regulations of the food and drugs act relating to the storage handling and processing of brewing grain.

Steep tanks, germination beds and a kiln will be commissioned and manufactured in Bellville to be installed in the malt house building upon completion of construction in 2014.

Initial start-up barley will be purchased through the grain pool western Canada, in order to begin malting and provide a sample supply to help with sales and brewery visits. Production will shift to local barley as soon as possible, with a target of grain harvested in Ontario in 2014.

**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
2012				
B-77-923	June 19/12	Cloverbell Developments Ltd. & 1255437 Ontario Inc. John Halloran	<i>Millennium Parkway</i> Zoning By-Law amendment to allow additional casino use	Public Mtg: Sept 4/12 PAC Decision: Denied Council Decision: Return to Oct 1/12 PAC PAC Decision: Denied Council Decision: Denied Oct 9/12 Appeal Date: Nov 1/12 Applicant Appealed to OMB - File Forwarded Nov 1/12 OMB Hearing Date: May 1/13 OMB Approved May 29/13 Waiting for By-Law
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	<i>25 Blessington Road, Thurflow</i> 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-77-952	Dec 12/13	Teddington Limited Stephen Hyndman	<i>170 - 180 Coleman Street</i> Zoning By-Law amendment to adjust northerly zone boundary to allow enlargement of the property & reduce size of structure required to accommodate on-site parking	Public Mtg: Feb 3/14 PAC Decision: Approved Council Approved: Feb 10/14 Applicant Appealed to OMB - File Forwarded Mar 10/14

**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
2014 B-77-953	Jan 22/14	Man Hole Ten Dev. Inc. Van Meer Limited	<i>Canniff Mill Estate Subdivision - North</i> Zoning By-Law amendment to recognize a draft approved plan of subdivision comprising a mix of single detached dwellings, townhouses & apartments	Public Mtg: Mar 3/14 PAC Decision: Approved Council Approved: Mar 24/14 Appeal Date: Apr 15/14
B-77-954	Jan 29/14	Heritage Park Joint Venture c/o Geertsma Homes Ltd./ Hastings Enterprises Inc & G.C.L. Dev Ltd.	<i>Heritage Park Phase 2 -</i> Zoning By-Law amendment to "R2-5" for the draft approved lots including a special minimum rear yard provision	Public Mtg: Mar 3/14 PAC Decision: Approved Council Approved: Mar 24/14 Appeal Date: Apr 15/14
B-77-955	Feb 7/14	Bonnie & Bruce Sullivan Watson Land Surveyors Ltd.	<i>58 Denyves Road, Thurlow</i> Zoning By-Law amendment to dispose of a surplus farm dwelling	Public Mtg: Apr 7/14
B-77-956	Mar 5/14	Devin Huffman & Leslie Rosebrugh	<i>224 Zion Road, Thurlow</i> Zoning By-Law amendment to allow the construction of a 167 square metre building for a malt house business	Public Mtg: Apr 7/14
B-77-957	Mar 18/14	Vreugdenhil Enterprises Van Meer Limited Rene Melanson	<i>347 Farnham Road, Thurlow</i> Zoning By-Law amendment to permit two (2) single detached lots	Public Mtg: May 5/14
B-77-958	Mar 18/14	Cobblestone Homes Quinte Inc. Van Meer Limited	<i>38 Canniffon Road North/Lywood Street, Thurlow</i> Zoning By-Law amendment to permit six (6) single detached lots	Public Mtg: May 5/14
B-77-959	Mar 28/14	Bell North Properties Ltd.	<i>6835 Hwy 62, Thurlow</i> Zoning By-Law amendment to add additional uses to a commercial plaza	Public Mtg: May 5/14



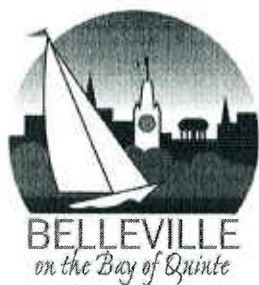
**ENGINEERING &
DEVELOPMENT SERVICES DEPT.**

BUILDING SECTION

MONTH-END REPORT

REPORT PERIOD: MARCH 2014

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**City of Belleville
Building Department**

**Financial Summary
Report**

March 2014

Type	Permits	Total Valuation	Building Permit Fee
Residential (new)	12	\$1,588,695.00	\$17,735.95
Residential (other)	13	\$286,905.00	\$3,144.75
Commercial (new)	0	\$0.00	\$0.00
Commercial (other)	8	\$464,000.00	\$5,167.00
Industrial (new)	0	\$0.00	\$0.00
Industrial (other)	0	\$0.00	\$0.00
Institutional / Govt (new)	1	\$1,900,000.00	\$19,341.00
Institutional / Govt (other)	0	\$0.00	\$0.00
Other	1	\$20,160.00	\$201.60
Sub Totals	35	\$4,259,760.00	\$45,590.30

	This Month		Year To Date		Previous Year End
	March 2014	March 2013	March 2014	March 2013	December 2013
Building Permit Fee	\$45,590.30	\$30,131.05	\$151,150.01	\$53,633.58	\$800,253.48
Construction Value	\$4,259,760.00	\$2,936,205.00	\$14,388,031.16	\$4,848,458.42	\$72,709,776.49
Development Charges	\$131,538.00	\$118,085.00	\$143,823.00	\$156,782.00	\$1,780,276.36



**City of Belleville
Building Department
Comparative Report
March 2014**

Classification	2013			2014		
	Permits	Construction	Permit Value	Permits	Construction	Permit Value
Residential (new)	12	\$2,014,005.00	\$22,194.05	12	\$1,588,695.00	\$17,735.95
Residential (other)	19	\$560,200.00	\$3,545.00	13	\$286,905.00	\$3,144.75
Commercial (new)	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Commercial (other)	12	\$143,100.00	\$1,886.00	8	\$464,000.00	\$5,167.00
Industrial (new)	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Industrial (other)	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Institutional / Govt (new)	0	\$0.00	\$0.00	1	\$1,900,000.00	\$19,341.00
Institutional / Govt (other)	5	\$218,400.00	\$2,456.00	0	\$0.00	\$0.00
Other	1	\$500.00	\$50.00	1	\$20,160.00	\$201.60
Sub Totals:	49	\$2,936,205.00	\$30,131.05	35	\$4,259,760.00	\$45,590.30



**City of Belleville
Building Department**

Classification Breakdown (YTD)

Period: January 2014 to March 2014

Type	Permits	Construct Value	Building Permit Fees	
Residential (new)	13	\$1,752,865.00	\$19,542.65	
Residential (other)	38	\$2,642,136.16	\$27,609.06	
Commercial (new)	0	\$0.00	\$0.00	
Commercial (other)	21	\$1,164,000.00	\$13,184.00	
Industrial (new)	0	\$0.00	\$0.00	
Industrial (other)	3	\$262,870.00	\$2,809.70	
Institutional / Govt (new)	2	\$8,500,000.00	\$87,293.00	
Institutional / Govt (other)	4	\$21,000.00	\$260.00	
Other	2	\$45,160.00	\$451.60	
Sub Totals:		83	\$14,388,031.16	\$151,150.01

Residential	Units
Apartment	0
Apartment Condo	0
Row House	0
Row House Condo	0
Semi-Detached Condo	0
Semi-Detached House	0
Single Condominium	0
Single Detached	14
Total Units:	14