

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

MARCH 2, 2020

5:30 P.M.

COUNCIL CHAMBER

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr  
Councillor Pat Culhane  
Councillor Sean Kelly

Councillor Bill Sandison  
Councillor Ryan Williams

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

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

- 3.1 **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**  
**FILE NUMBER: B-77-1100**  
**OWNER: ELLEN MCFAUL**  
**APPLICANT: WARREN MCFAUL**

- 3.2 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  
FILE NUMBER: B-77-1101  
OWNER: SANDHU-MALWA HOLDINGS INC.  
APPLICANT: QUINTE BOAT DOCKS

Notice of Meeting and Map

3

- 3.3 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED 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

Notice of Meeting and Map

5

- 3.4 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION 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.

Notice of Meeting and Map

7

4. ADJOURNMENT

**BELLEVILLE PLANNING ADVISORY COMMITTEE**

**A G E N D A**

**MARCH 2, 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**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on February 3, 2020

**4. DEPUTATIONS**

**5. CORRESPONDENCE**

**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1139 AIRPORT PARKWAY, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1100**  
**OWNER: ELLEN MCFAUL**  
**APPLICANT: WARREN MCFAUL**

Policy Planner's Report No. PP-2020-11

**9**

**RESOLUTION**

“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.”

- 6.2 **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**  
**FILE NUMBER: B-77-1101**  
**OWNER: SANDHU-MALWA HOLDINGS INC.**  
**APPLICANT: QUINTE BOAT DOCKS**

Policy Planner's Report No. PP-2020-12

**20**

**RESOLUTION**

“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.”

6.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED 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-2020-13

**31**

**RESOLUTION**

“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.”

6.4 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION 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-2020-14

**40**

RESOLUTION

“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.”

**7. REPORTS**

- 7.1 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 219 & 225 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1099  
OWNER/APPLICANT: FIXED FUR LIFE, DAVID & DARLENE QUINSEY  
AGENT: KEITH WATSON OLS, WATSON LAND SURVEYORS**

Principal Planner’s Report No. PP-2020-15

**79**

RESOLUTION

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

THAT Application B-77-1099 to amend Zoning By-law Number 10245, as amended, regarding 219 and 225 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended as a condition of consent application B24/19 by rezoning the retained parcel (225 Dundas Street East) to Highway Commercial (C3) Zone with special provisions and the severed parcel (219 Dundas Street East) to General Commercial (C2) Zone with special provisions.”

- 7.2 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 125 MITCHELL ROAD, PART LOT 25, CONCESSION 1, PARTS 1-6, PLAN 21R-255119, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1097**  
**APPLICANT: JOHN SCHEERHORN**  
**OWNER: 732676 ONTARIO INC.**
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Policy Planner's Report No. PP-2020-16

100

RESOLUTION

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

THAT Application B-77-1097 to amend Zoning By-law Number 3014, as amended, regarding 125 Mitchell Road, Part Lot 25, Concession 1, Parts 1-6, Plan 21R-255119, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject land from Prime Agriculture (PA) Zone to Rural (RU) Zone for the retained parcel and Rural Residential (RR) Zone for the two severed parcels as a condition of consent for applications B33/19 and B36/19.”

- 7.3 **RECOMMENDATION REPORT FOR A PROPOSED DRAFT PLAN OF SUBDIVISION – LOTS 8 & 9 OF REGISTERED PLAN NO. 124, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**OWNER: ANDY GEERTSMA, GCL DEVELOPMENTS LTD.**  
**APPLICANT: GCL DEVELOPMENTS LTD.**  
**AGENT: LORELEI JONES, MACAULAY SHIOMI HOWSON LTD.**  
**FILE 12T-19003**
- 

Manager of Approvals / Development Engineer in Training -  
 Approvals Section Report No. APS-2020-07

121

RESOLUTION

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

THAT approval of a Draft Plan of Subdivision, prepared by Ainley Group, dated October 30, 2019, as shown on **ATTACHMENT #2** to Approvals Section Report No. APS-2020-07, be granted for the lands identified as Lots 8 & 9 of Registered Plan No. 124, City of Belleville, County of Hastings (File: 12T-19003) subject to the draft plan conditions outlined in **ATTACHMENT #3** to Approvals Section Report No. APS-2020-07.”

**8. INFORMATION MATTERS**

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

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Report to March 2, 2020

**144**

**9. GENERAL BUSINESS AND INQUIRIES**

**10. ADJOURNMENT**



*City of Belleville*

**Engineering & Development Services Department**

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1100

**NOTICE OF PUBLIC MEETING  
ZONING BY-LAW AMENDMENT APPLICATION  
1139 Airport Parkway**

**CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
Monday, March 2, 2020 AT 5:30 P.M.**

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A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on March 2, 2020 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for a property located on the north side of Airport Parkway, east of Mitchell Road, and west of the Tyendinaga Township boundary, which is known municipally as 1139 Airport Parkway.

The property has approximately 370 metres of frontage on Airport Parkway. The Applicant requests to rezone a portion of the subject land from Prime Agriculture (PA) Zone and Rural (RU) Zone to Prime Agriculture (PA) Zone with special provisions to prohibit future severances and a portion of the subject land to Rural Residential (RR) Zone with special provisions to permit dry storage in an existing accessory building as a condition of Consent Application B4/20. A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as "Agriculture" and "Environmental Protection".

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a **written** request to Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca).

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

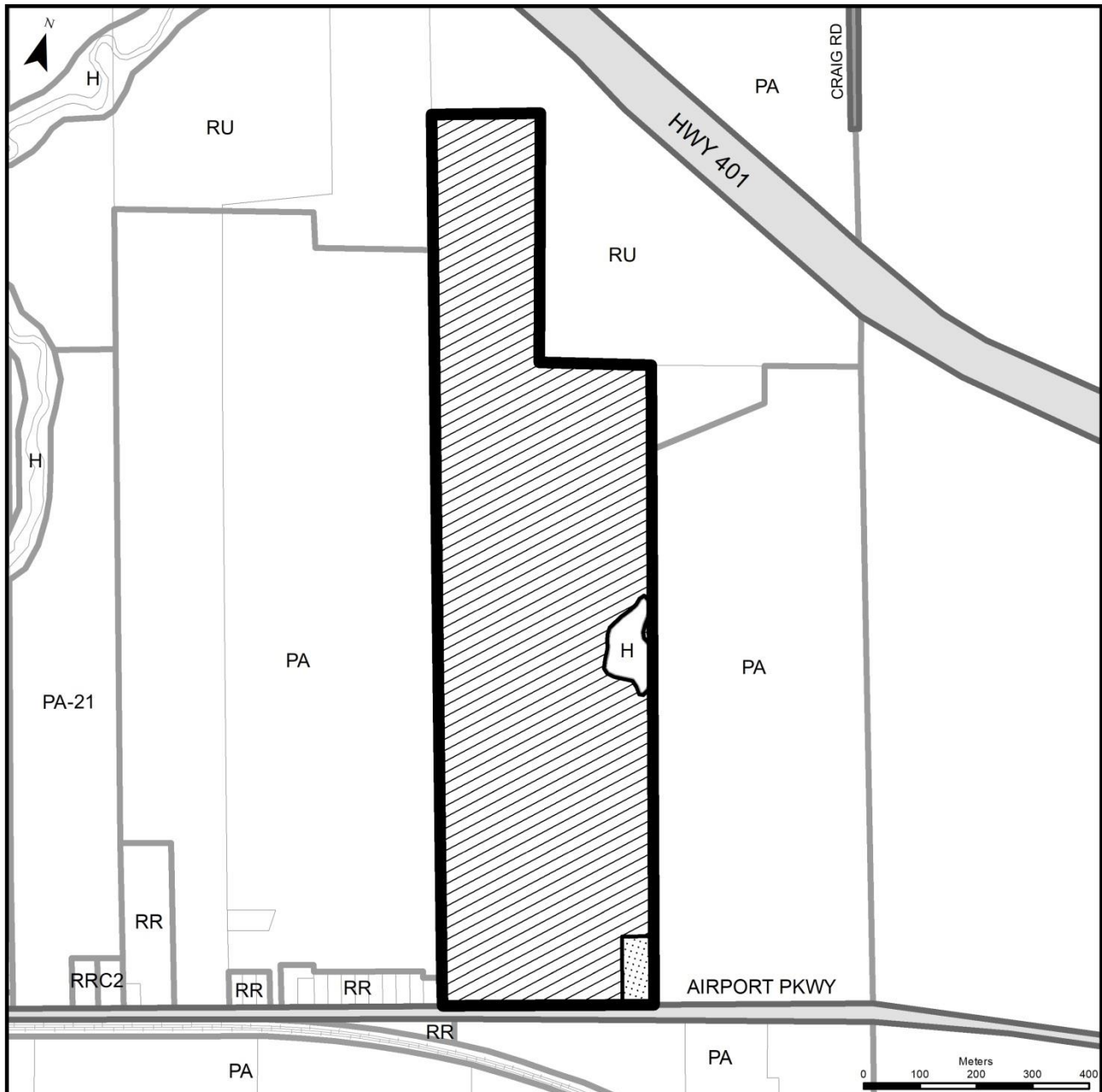
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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

Matt MacDonald, Secretary  
Planning Advisory Committee




DATED at the City of Belleville this 7<sup>th</sup> day of February, 2020.

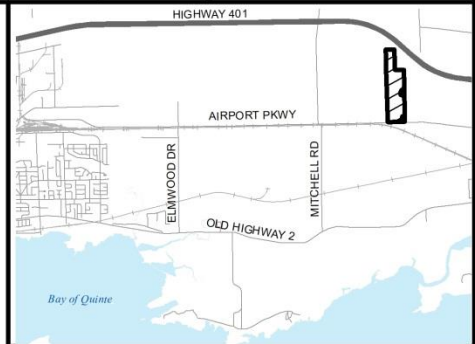

APPENDIX 1



# 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



*City of Belleville*

**Engineering & Development Services Department**

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1101

**NOTICE OF PUBLIC MEETING  
ZONING BY-LAW AMENDMENT APPLICATION  
902 Wallbridge-Loyalist Road**

**CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
Monday, March 2, 2020 AT 5:30 P.M.**

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A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on March 2, 2020 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 2076-80, as amended, for a property located on the east side of Wallbridge-Loyalist Road, south of Highway 401 and north of Bell Boulevard, which is known municipally as 902 Wallbridge-Loyalist Road.

The property has approximately 180 metres of frontage on Wallbridge-Loyalist Road. The Applicant requests a rezoning of the subject land from Highway Commercial (CH) Zone to Highway Commercial and Special Industrial (CH/MS) Zone. A Location Plan is shown on APPENDIX 1 which is attached.

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

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a **written** request to Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca).

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

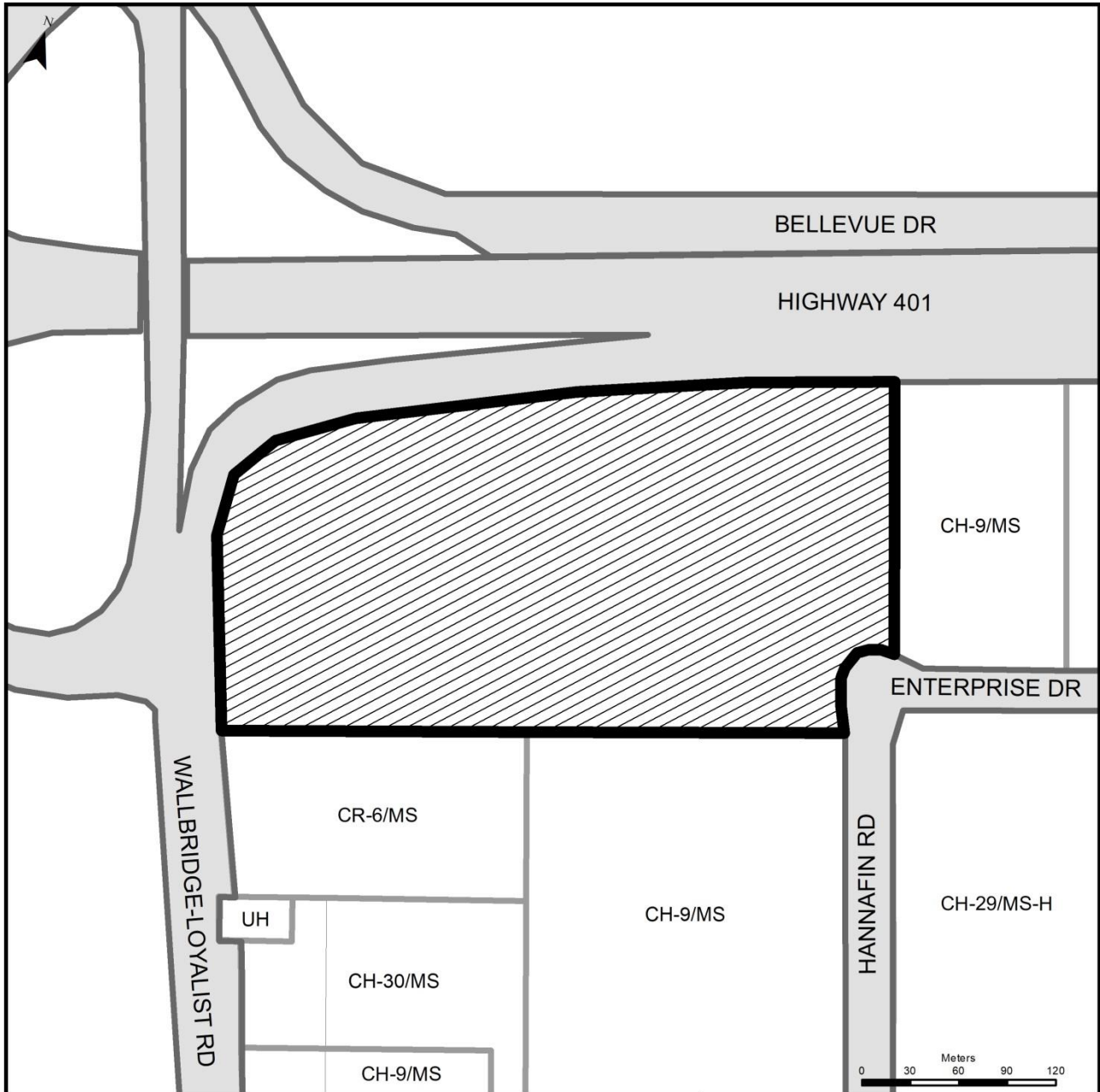
As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 7<sup>th</sup> day of February, 2020.




APPENDIX 1

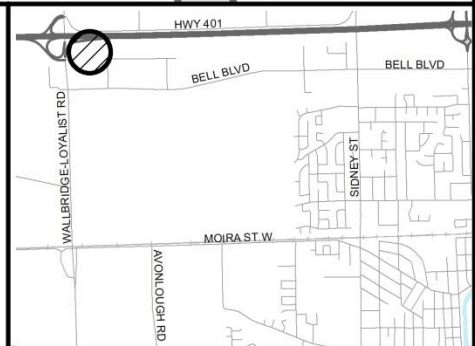


# PROPOSED ZONING BY-LAW AMENDMENT

**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





*City of Belleville*

**Engineering & Development Services Department**

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1102

**NOTICE OF PUBLIC MEETING  
ZONING BY-LAW AMENDMENT APPLICATION  
1070 Thrasher Road**

**CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
Monday, March 2, 2020 AT 5:30 P.M.**

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A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on March 2, 2020 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for a property located on the south side of Thrasher Road, east of Bronk Road, and west of the Tyendinaga Township boundary, which is known municipally as 1070 Thrasher Road.

The property has 34.3 metres of frontage on Thrasher Road. The property has 0.43 hectares of lot area. The subject land is zoned Rural Residential (RR) Zone. The Applicant requests consideration for a temporary use by-law to allow the continuation of a contractor's yard for a period of three (3) years. A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as "Agriculture" and "Environmental Protection".

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a **written** request to Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca).

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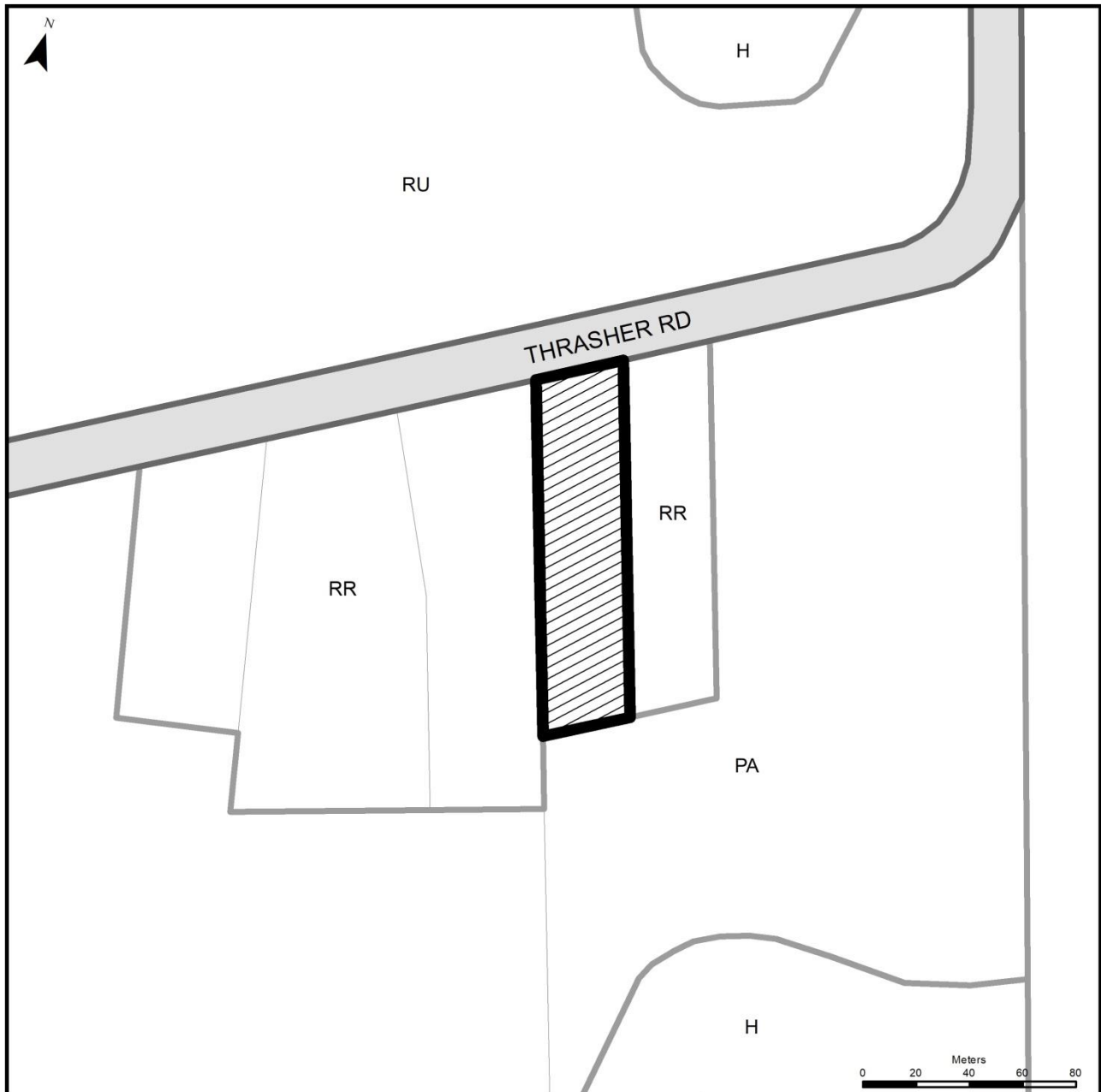
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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

Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 7<sup>th</sup> day of February, 2020.

APPENDIX 1



# PROPOSED ZONING BY-LAW AMENDMENT

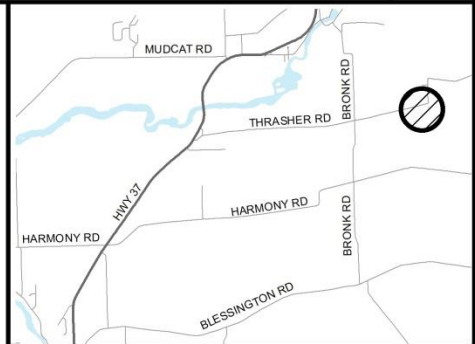
**LOCATION:** 1070 THRASHER RD



- SUBJECT LANDS



- PROPOSED 3 YEAR TEMPORARY USE BY-LAW



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



*City of Belleville*

**Engineering & Development Services Department**

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1103

**NOTICE OF PUBLIC MEETING  
ZONING BY-LAW AMENDMENT APPLICATION  
665 Dundas Street East**

**CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
Monday, March 2, 2020 AT 5:30 P.M.**

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A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on March 2, 2020 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 10245, as amended, for a property located on the south east corner of Dundas Street East and Haig Road, which is known municipally as 665 Dundas Street East.

The property has 189.3 metres of frontage on Dundas Street East. The Applicant requests to rezone the subject land 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. A Location Plan is shown on APPENDIX 1 which is attached.

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

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a **written** request to Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca).

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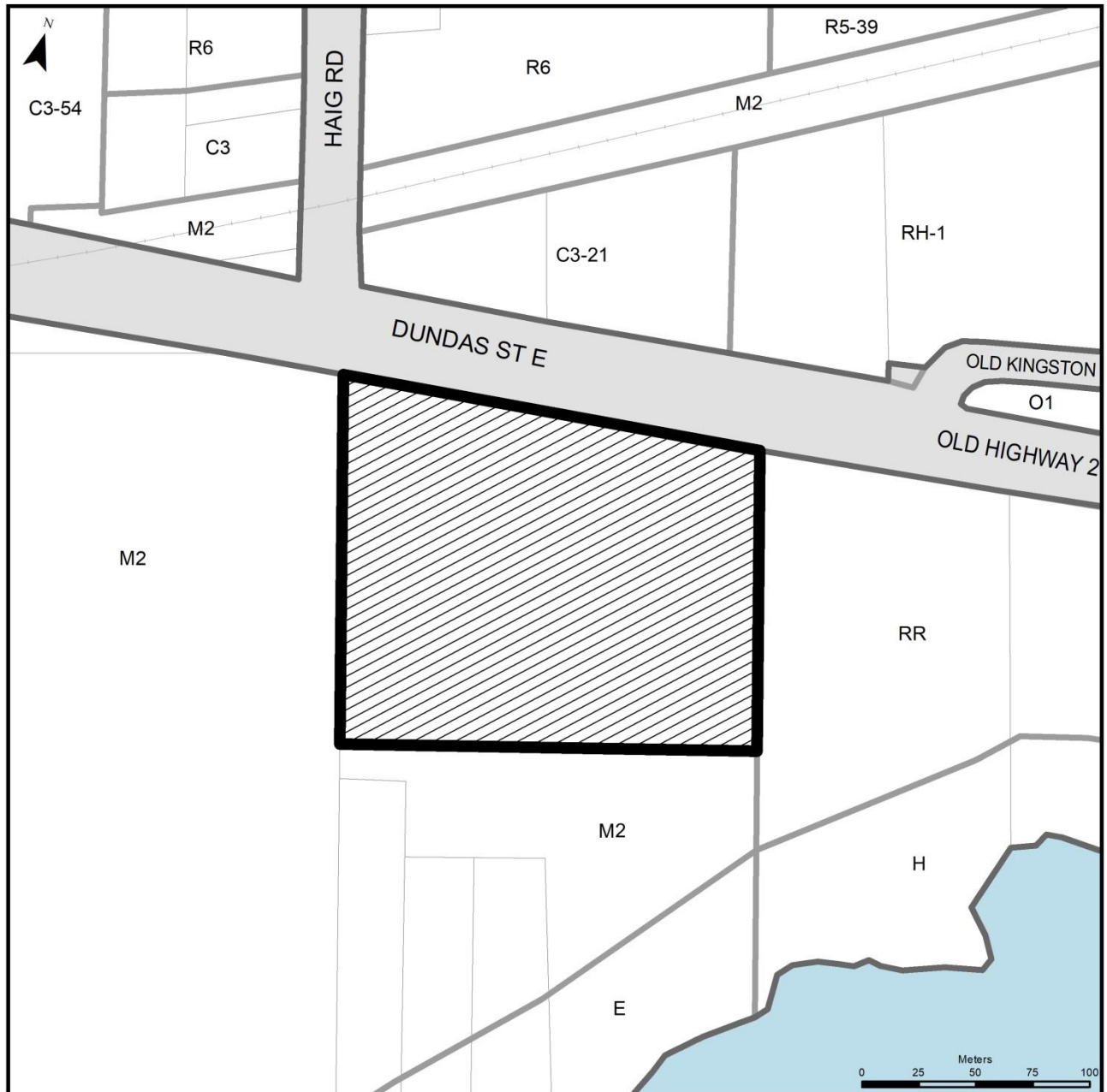
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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

Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 7th day of February, 2020.

APPENDIX 1



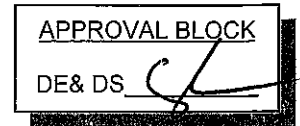
# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 665 DUNDAS ST E

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




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



**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
<b>Site Location</b>	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
<b>Site Size</b>	Retained: ~48.3 ha Severed: ~0.67 ha
<b>Present Use</b>	Agriculture with one dwelling
<b>Proposed Use</b>	Retained: agriculture Severed: residential
<b>Belleville Official Plan Designation</b>	Agriculture and Environmental Protection
<b>Present Zone Category</b>	Prime Agriculture (PA) Zone, Rural (RU) Zone, and Hazard (H) Zone
<b>Proposed Zone Category</b>	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
<b>Land uses to the north</b>	Agriculture
<b>Land uses to the east</b>	Agriculture
<b>Land uses to the south</b>	Agriculture
<b>Land uses to the west</b>	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,



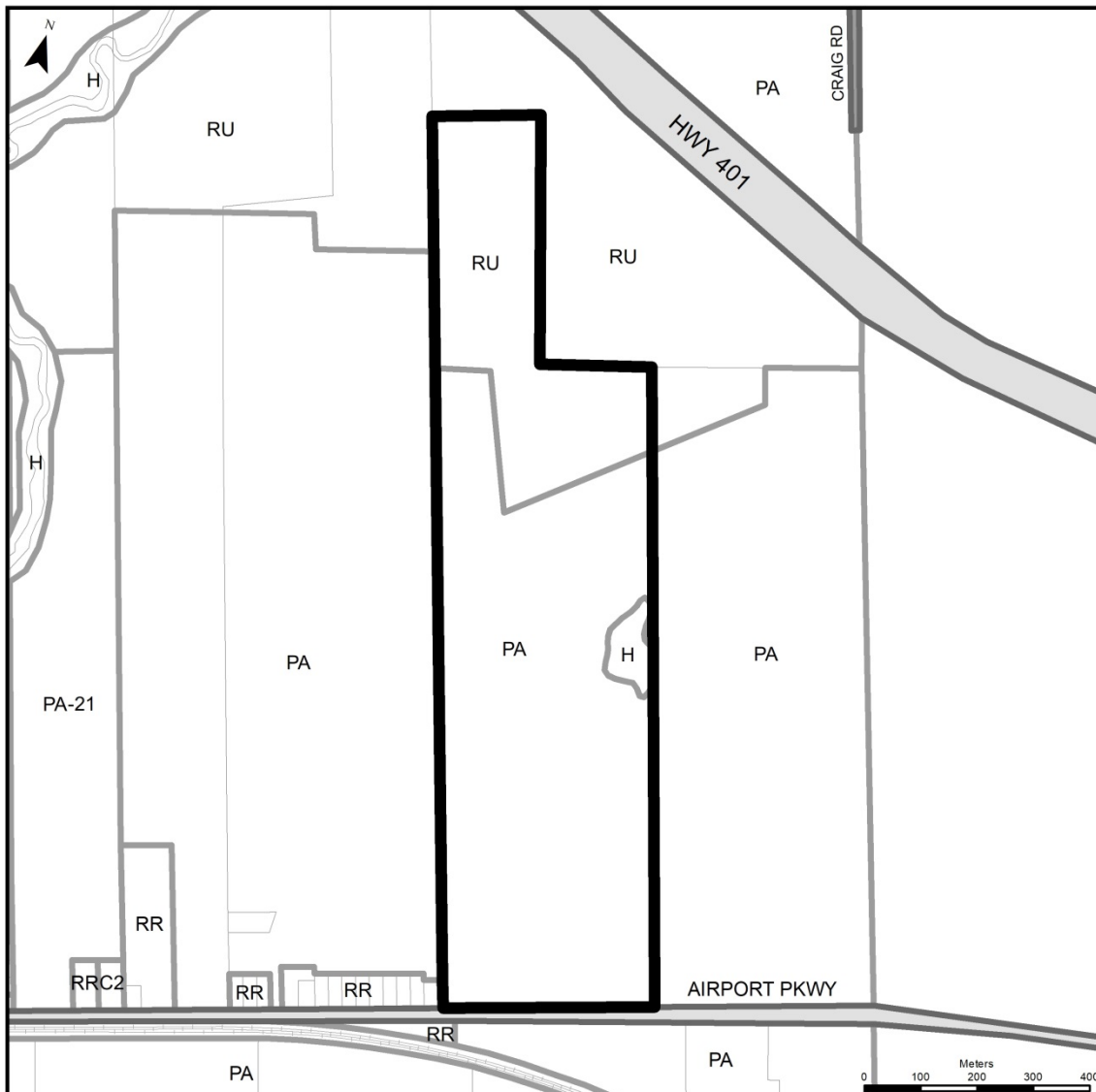
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Andrew Chan, BES  
Policy Planner, Policy Planning  
Engineering and Development Services Department

### 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

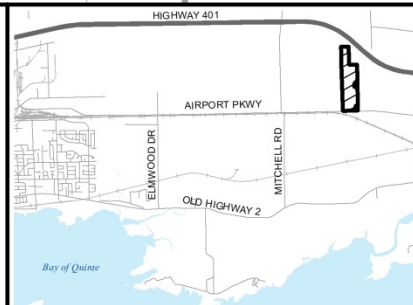
### Attachment #1 – Location and Existing Zoning Map



## LOCATION MAP EXISTING ZONING

LOCATION: 1139 AIRPORT PARKWAY

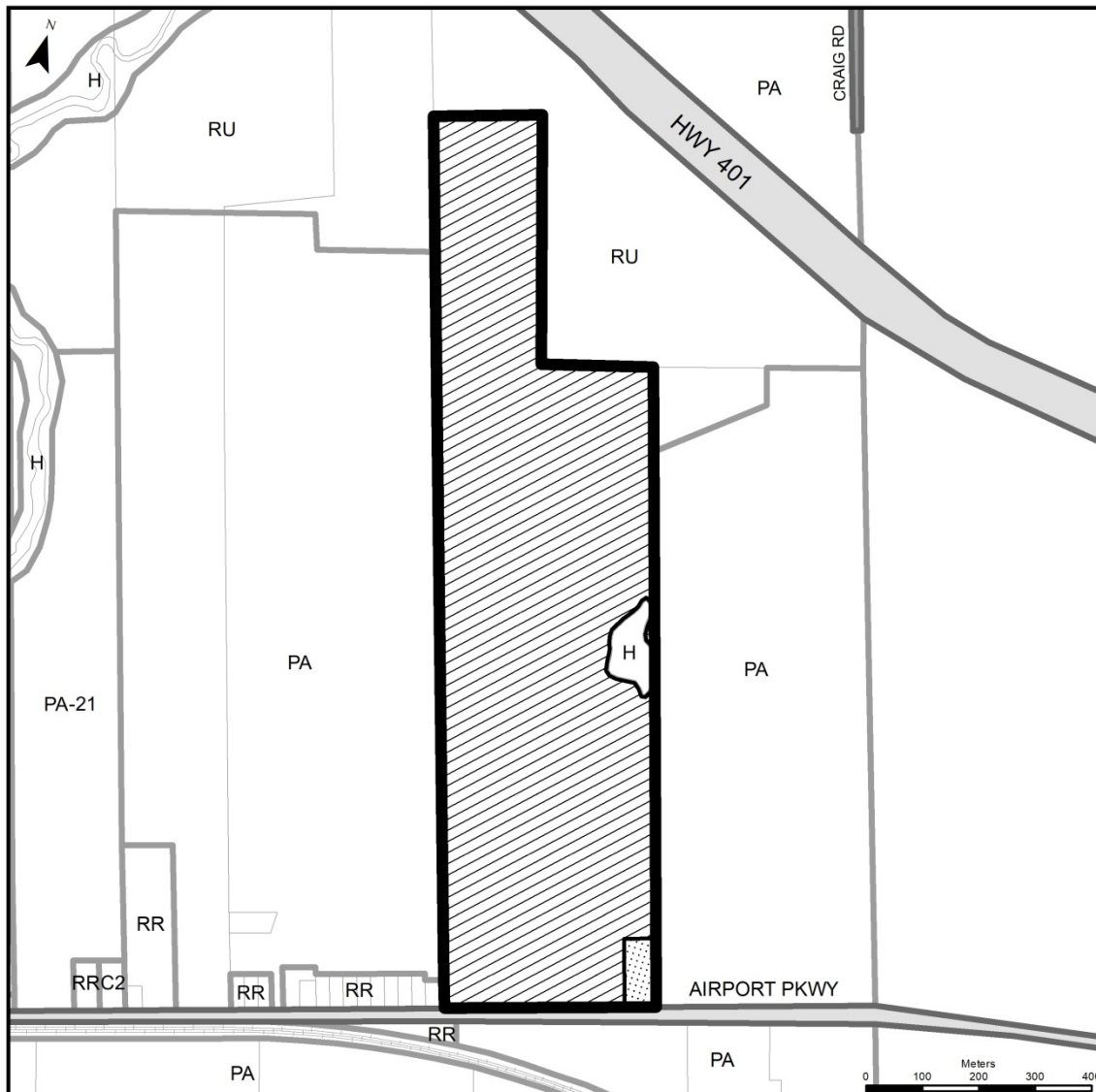
 - SUBJECT LANDS



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




B-77-1100

### Attachment #2 – Proposed Zoning Map

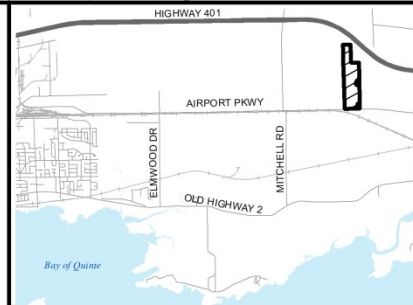


# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 1139 AIRPORT PARKWAY

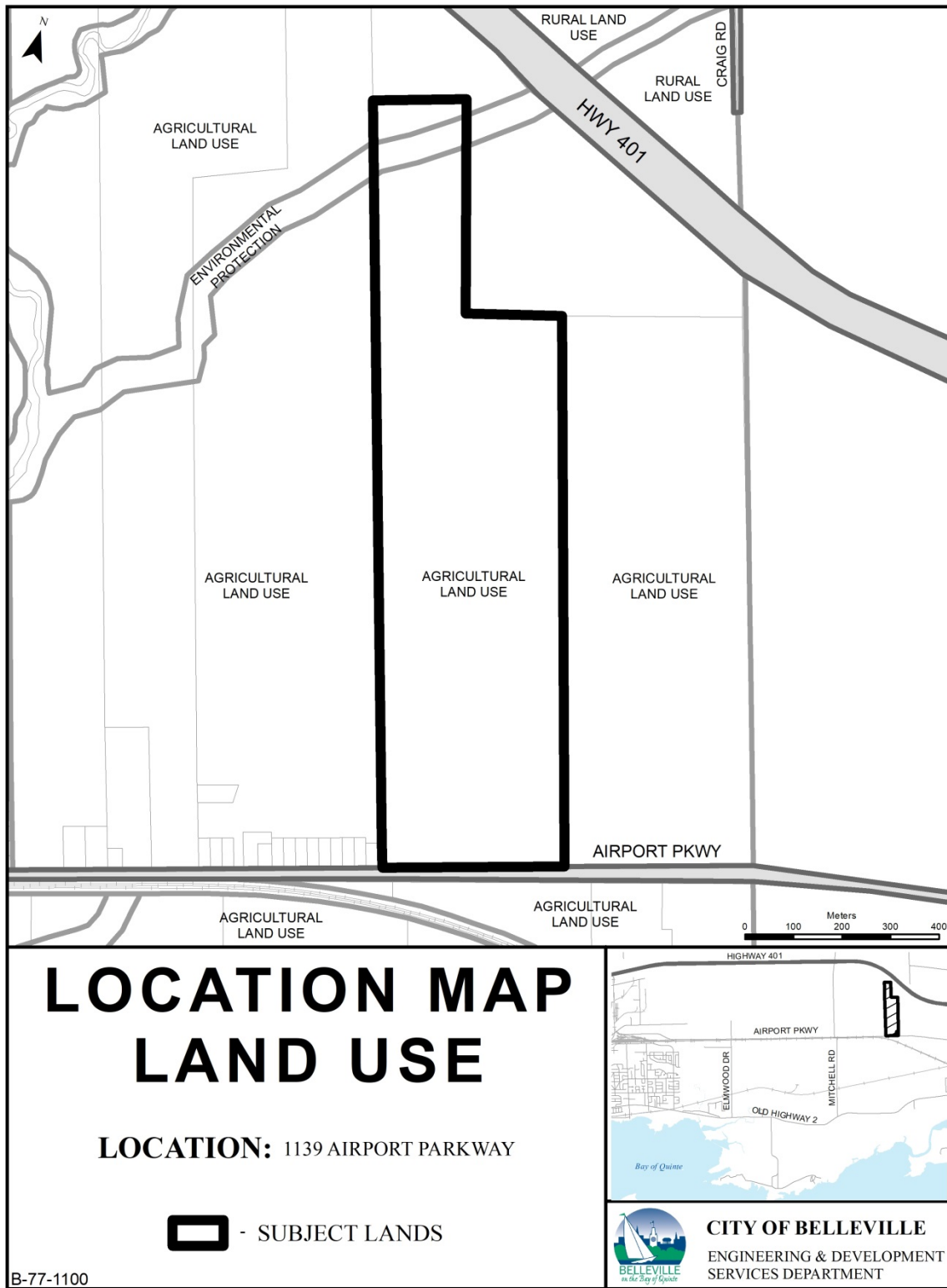
-  - SUBJECT LANDS
-  - PROPOSED ZONING CHANGE TO PA-47 (PRIME AGRICULTURE) WITH SPECIAL PROVISIONS
-  - PROPOSED ZONING CHANGE TO RR (RURAL RESIDENTIAL)

B-77-1100



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

### Attachment #3 – Official Plan Designation





**Attachment #4 – Photograph of Barn on Severed Parcel**





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
<b>Site Location</b>	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
<b>Site Size</b>	21.2 ha
<b>Present Use</b>	Truck stop, restaurant, fuel station
<b>Proposed Added Use</b>	Quinte Boat Dock's retail distribution, assembly and manufacturing business
<b>Loyalist Secondary Plan Designation</b>	Employment Area
<b>Present Zone Category</b>	Highway Commercial (CH) Zone
<b>Proposed Zone Category</b>	Highway Commercial and Special Industrial (CH/MS) Zone
<b>Land uses to the north</b>	Highway 401, the City of Quinte West
<b>Land uses to the east</b>	Motor vehicle sales and repairs
<b>Land uses to the south</b>	Motor vehicle sales and repairs/vacant
<b>Land uses to the west</b>	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:

<b>Highway Commercial (CH) Zone Permitted Uses</b>	
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:

<b>Special Industrial (MS) Zone Permitted Uses</b>	
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,



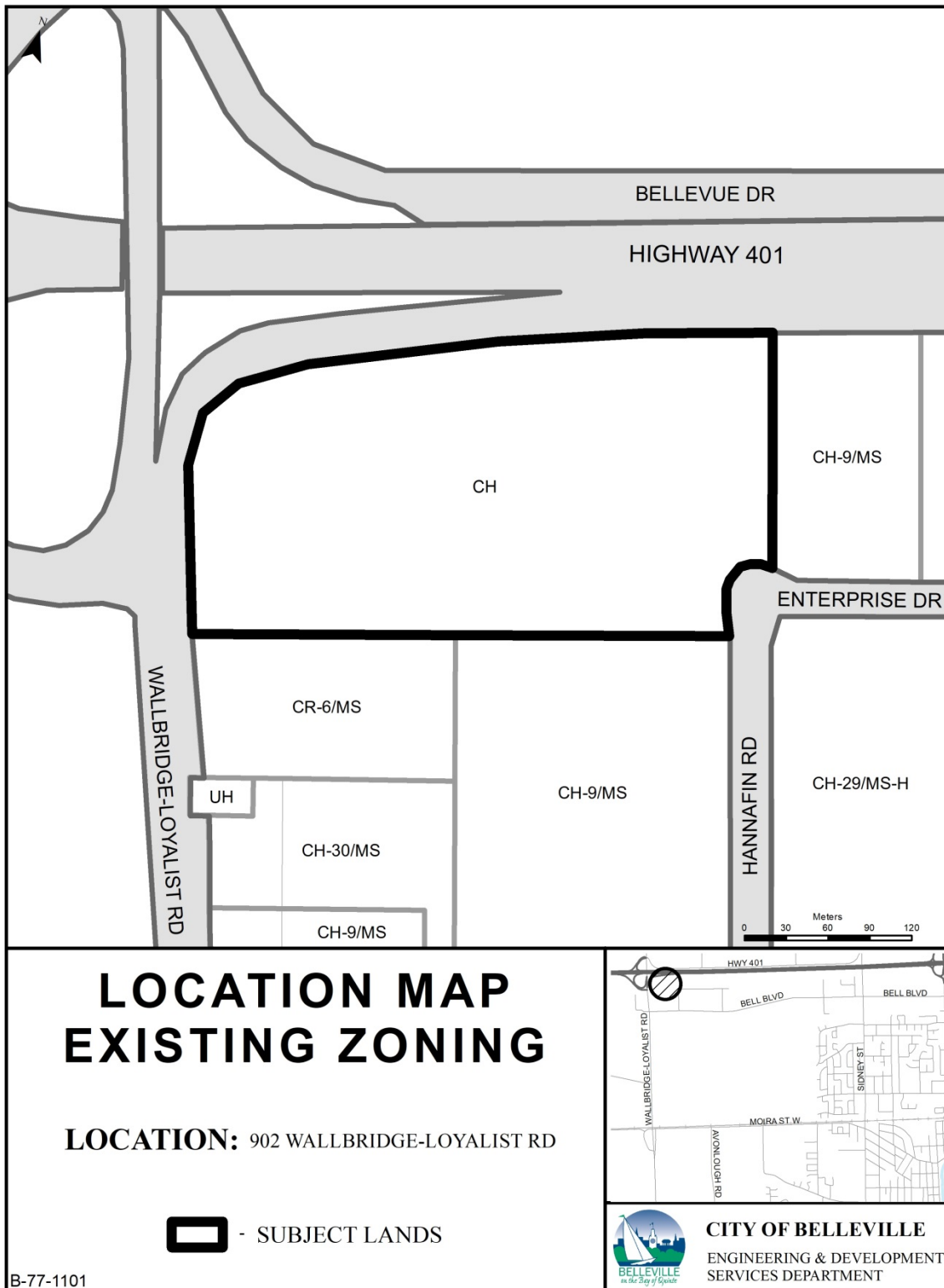
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Andrew Chan, BES  
Policy Planner, Policy Planning  
Engineering and Development Services Department

### **Attachments**

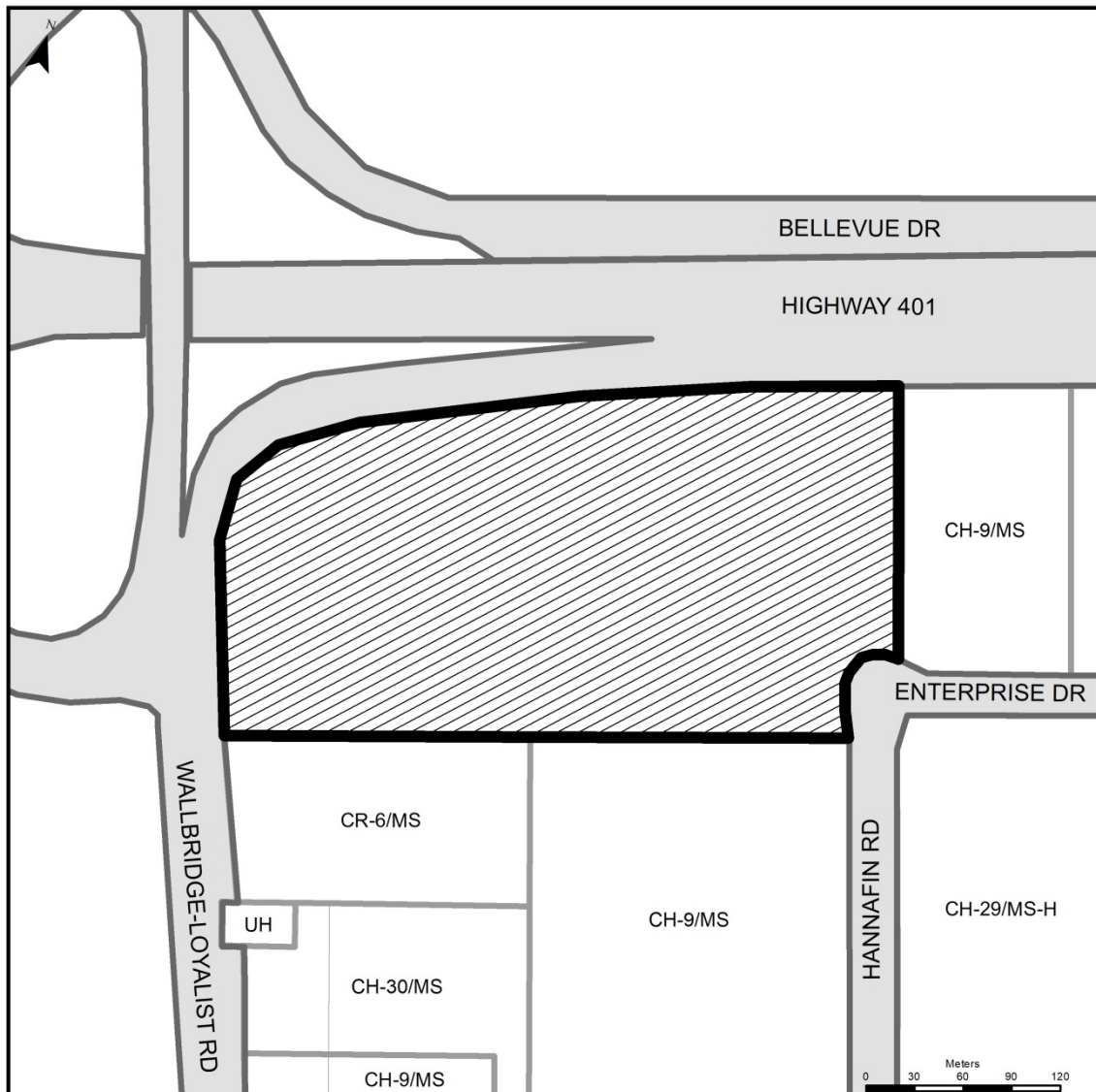
- Attachment #1 – Location and Existing Zoning Map
- Attachment #2 – Proposed Zoning Map
- Attachment #3 – Loyalist Secondary Plan Designation

### Attachment #1 – Location and Existing Zoning Map






### Attachment #2 – Proposed Zoning Map

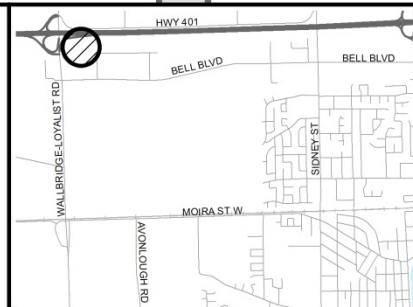


# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 902 WALLBRIDGE-LOYALIST RD

 - SUBJECT LANDS

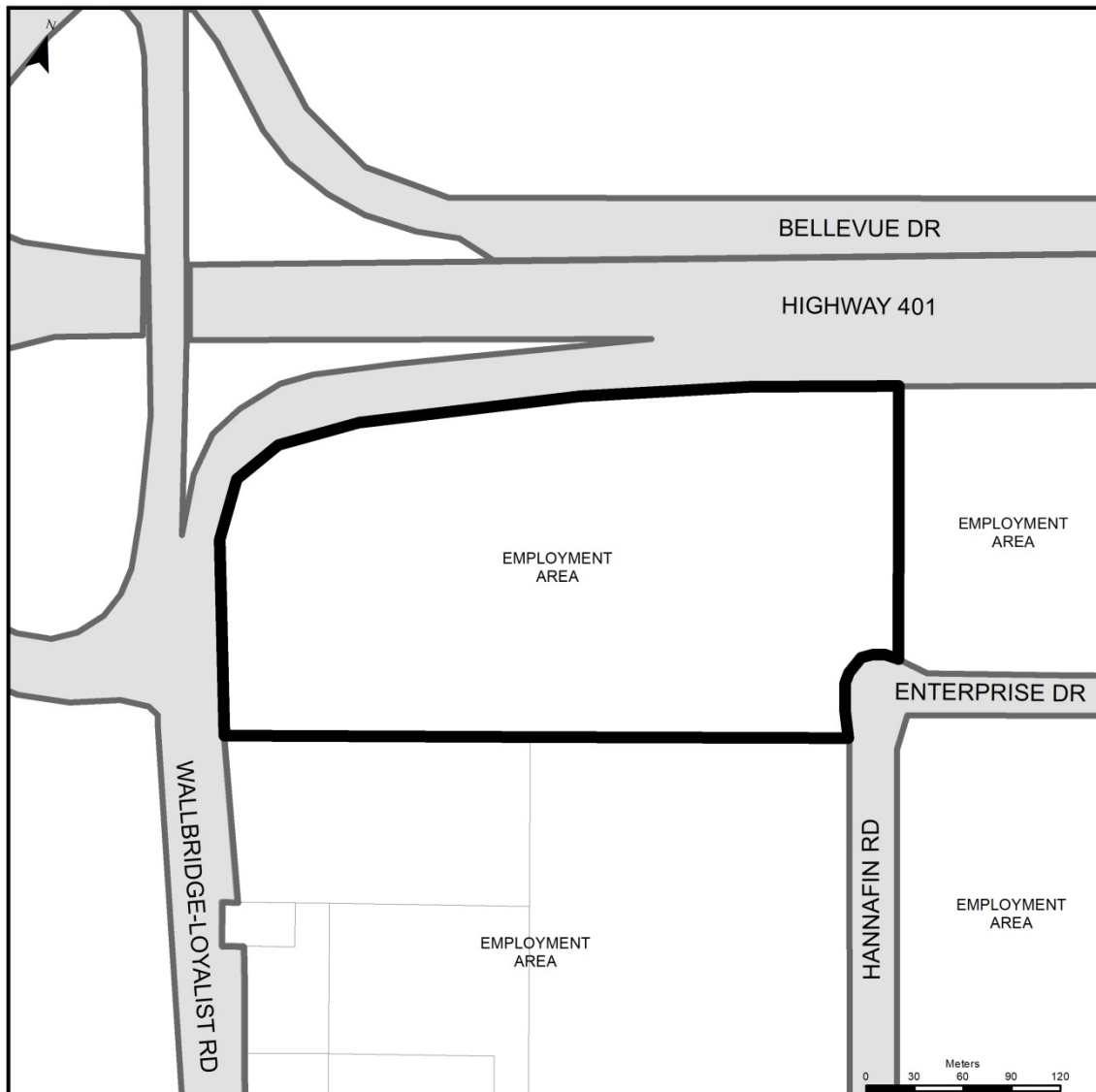
 - PROPOSED ZONING CHANGE TO CH/MS (HIGHWAY COMMERCIAL AND SPECIAL INDUSTRIAL)



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

B-77-1101

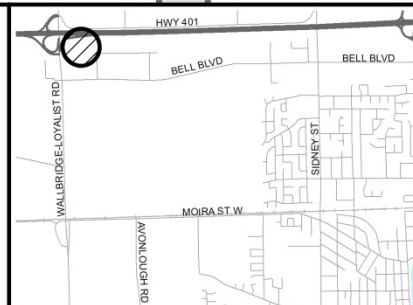
### Attachment #3 – Loyalist Secondary Plan Designation



# LOCATION MAP LAND USE

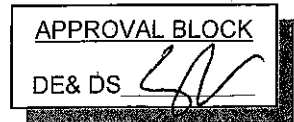
**LOCATION:** 902 WALLBRIDGE-LOYALIST RD

 - SUBJECT LANDS



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

B-77-1101



**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 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 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:

<b>Site Review</b>	<b>Description</b>
<b>Site Location</b>	The subject land is municipally known as 1070 Thrasher Road which is located east of Bronk Road and west of the Tyendinaga Township boundary.
<b>Site Size</b>	0.45 hectares
<b>Present Use</b>	Single detached dwelling, contractor's yard (Pavement Pros)
<b>Belleville Official Plan Designation</b>	Agricultural & Environmental Protection
<b>Present Zone Category</b>	Rural Residential (RR) Zone
<b>Land uses to the north</b>	Agriculture
<b>Land uses to the east</b>	Rural Residential
<b>Land uses to the south</b>	Wooded area
<b>Land uses to the west</b>	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 m<sup>2</sup> 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



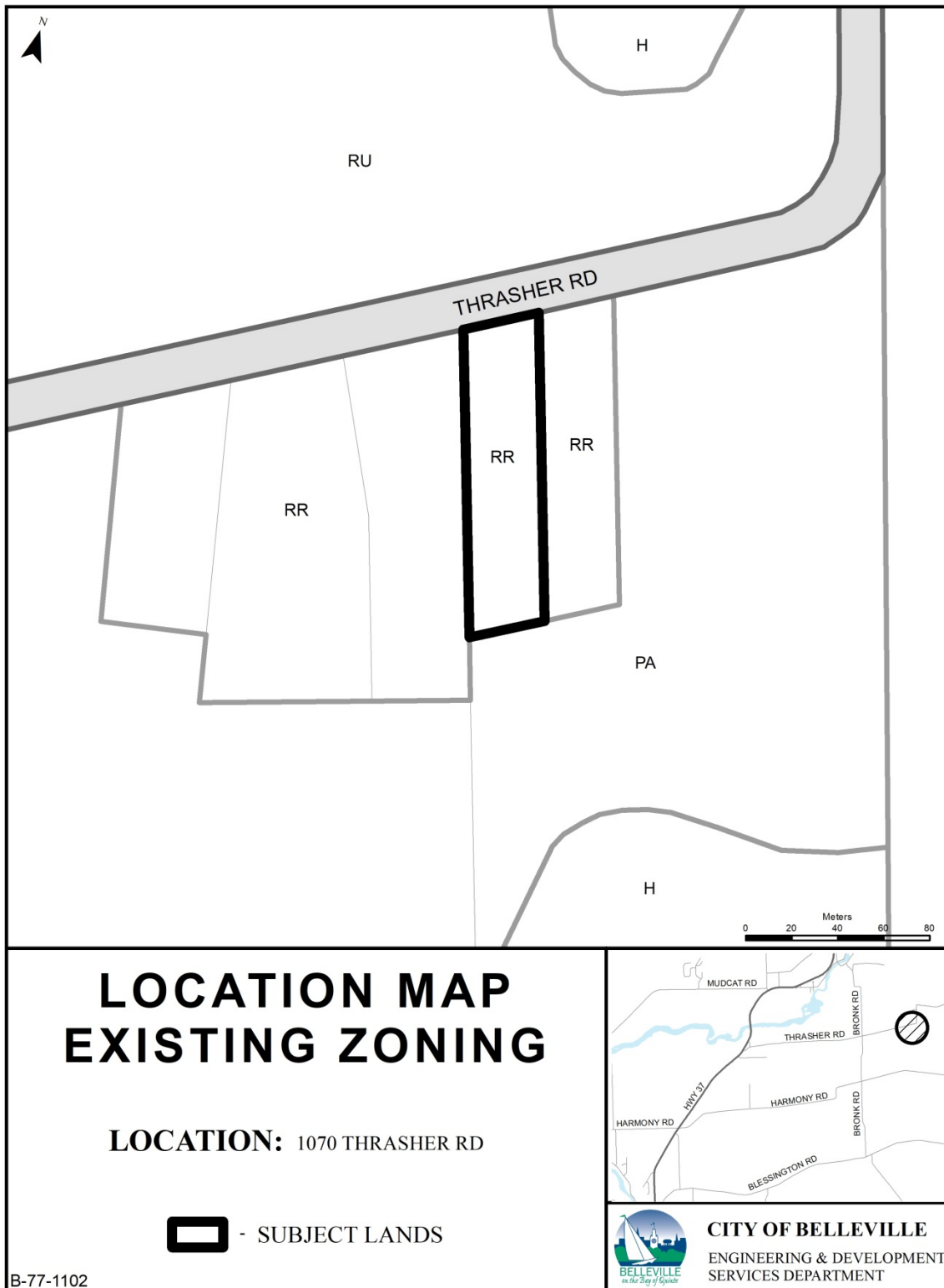
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Thomas Deming, CPT  
Principal Planner, Policy Planning  
Engineering and Development Services Department

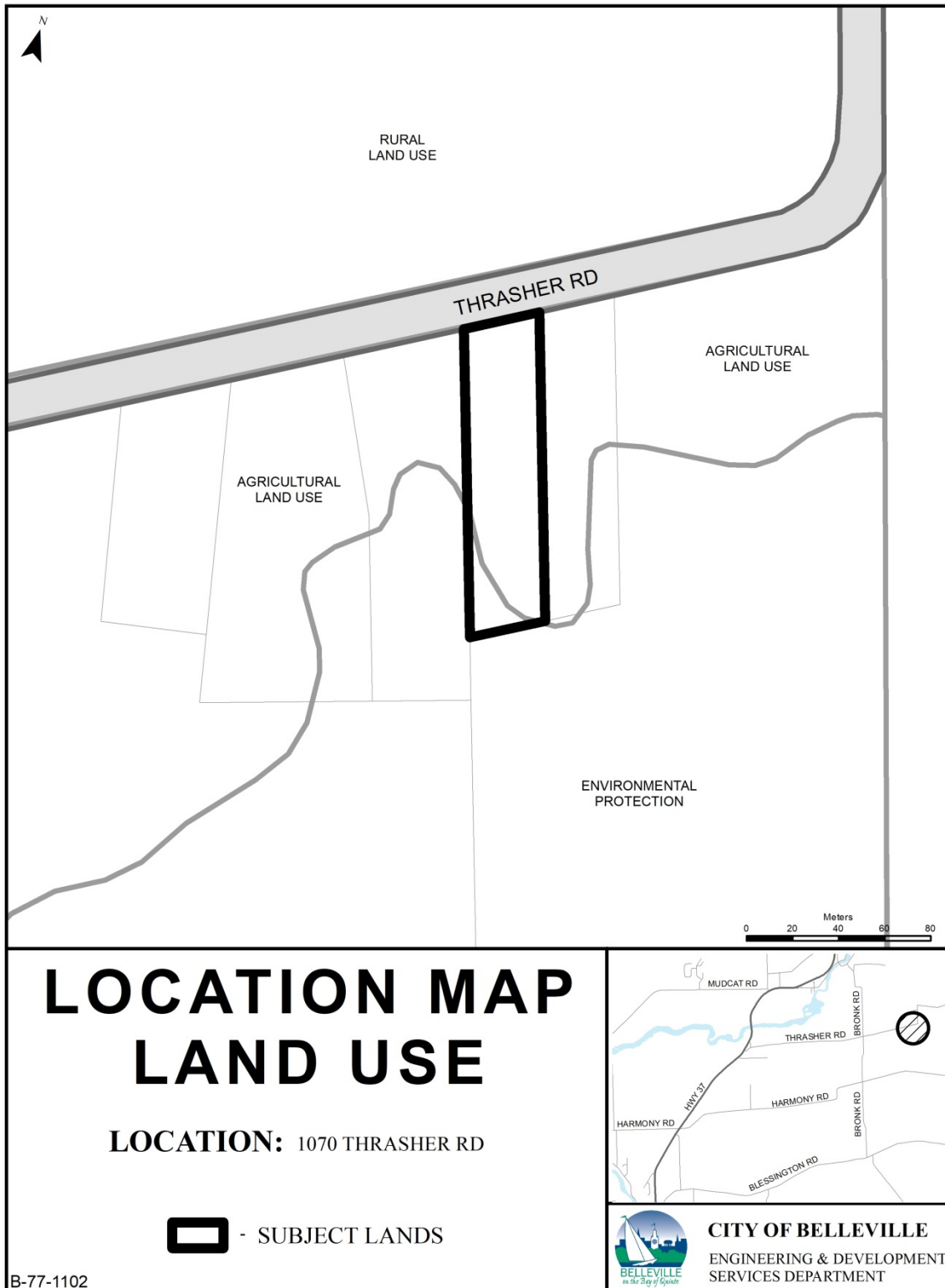
**Attachments**

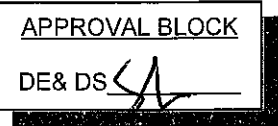
Attachment #1 – Location Map  
Attachment #2 – Official Plan Designation

### Attachment #1 – Location and Existing Zoning Map



### Attachment #2 – Official Plan Designation





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

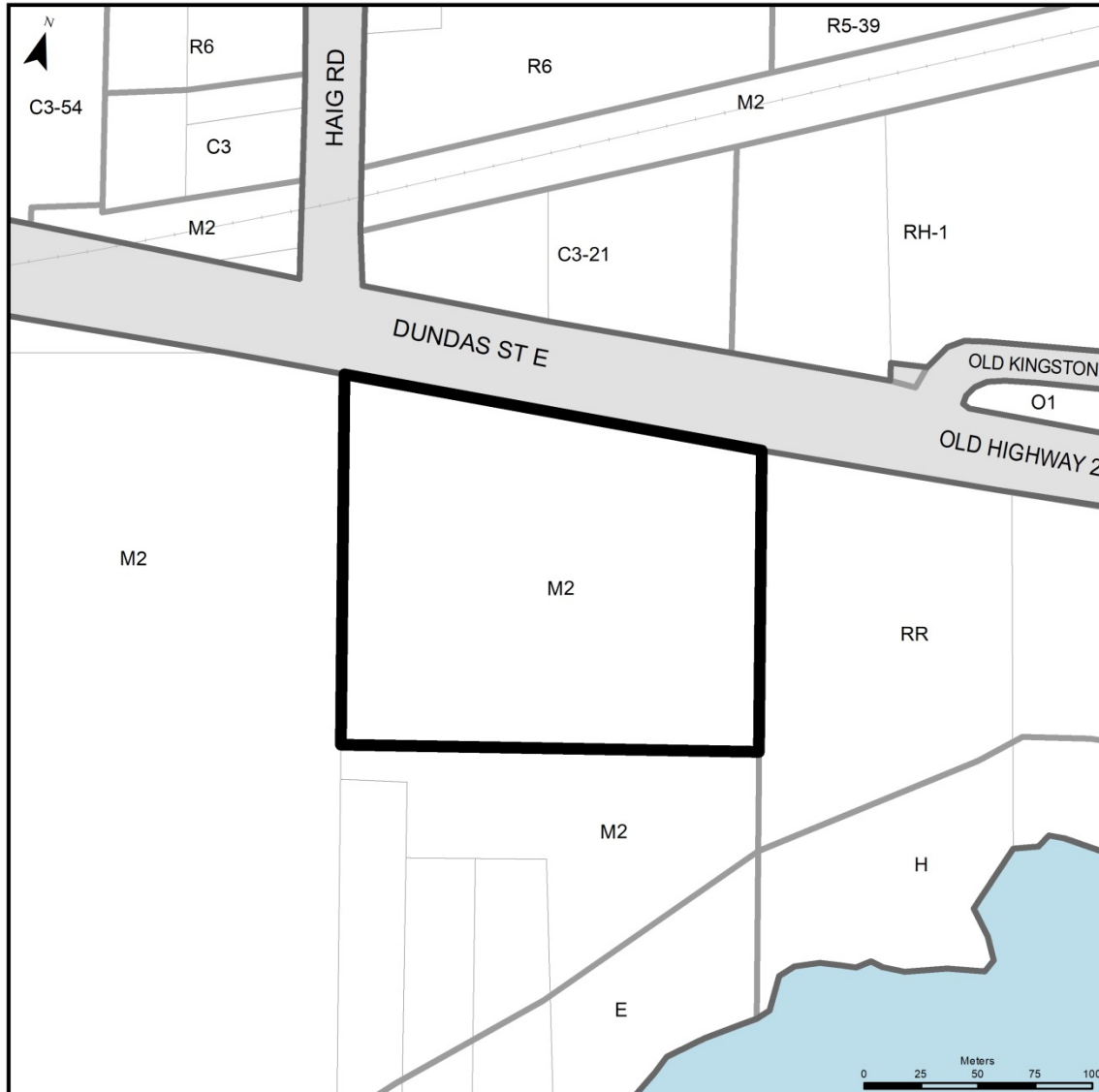


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Thomas Deming, CPT  
Principal Planner, Policy Planning  
Engineering and Development Services Department


### **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        |




# LOCATION MAP EXISTING ZONING

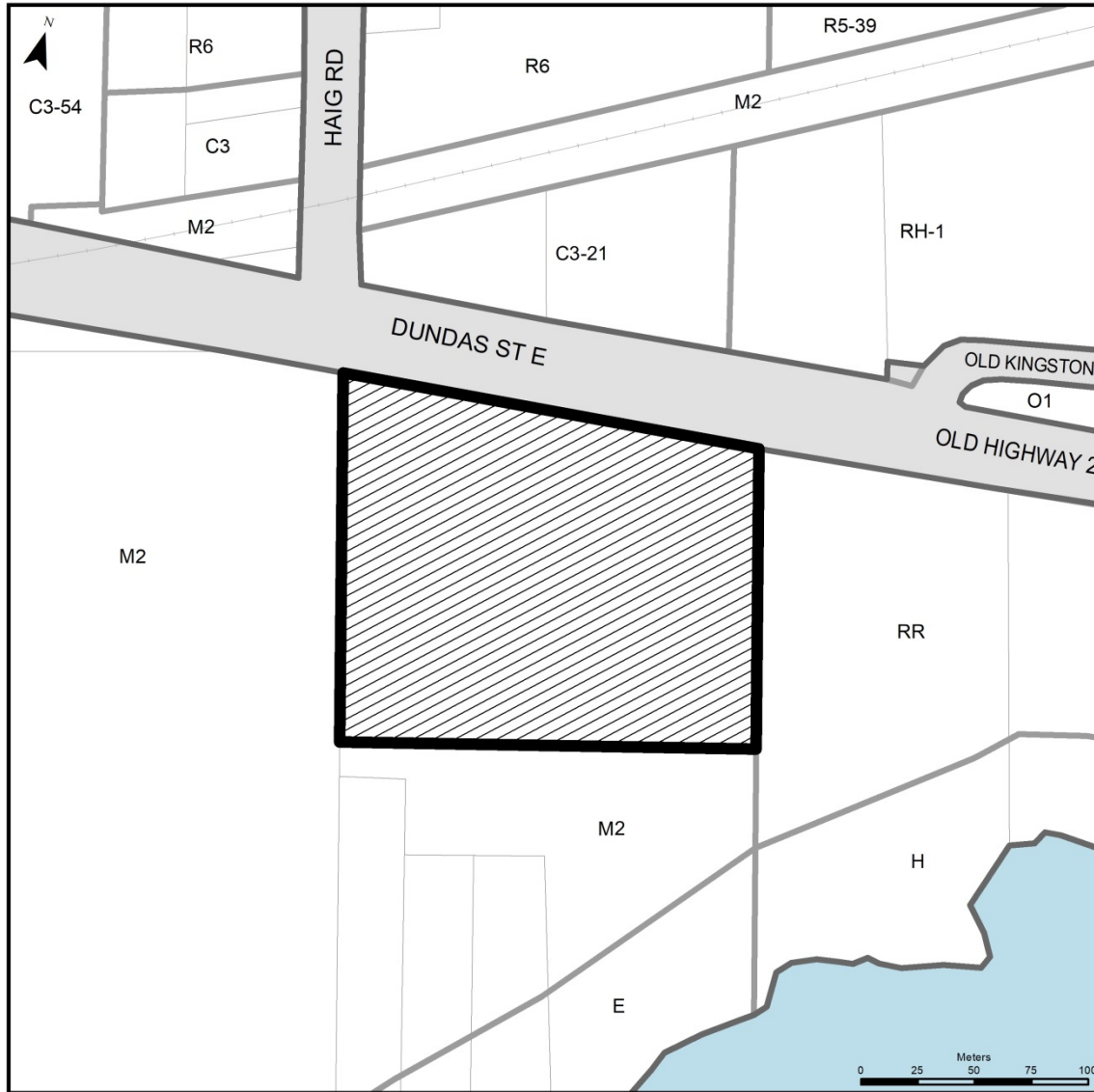
**LOCATION:** 665 DUNDAS ST E

 - SUBJECT LANDS



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

B-77-1103



# PROPOSED ZONING BY-LAW AMENDMENT

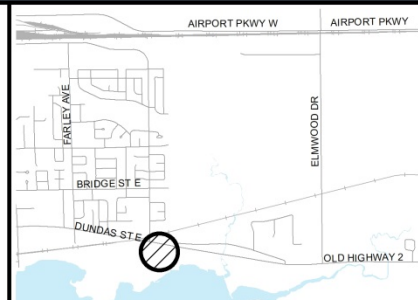
**LOCATION:** 665 DUNDAS ST E



- SUBJECT LANDS



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



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

B-77-1103



## 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)**

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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

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

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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)

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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)

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



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

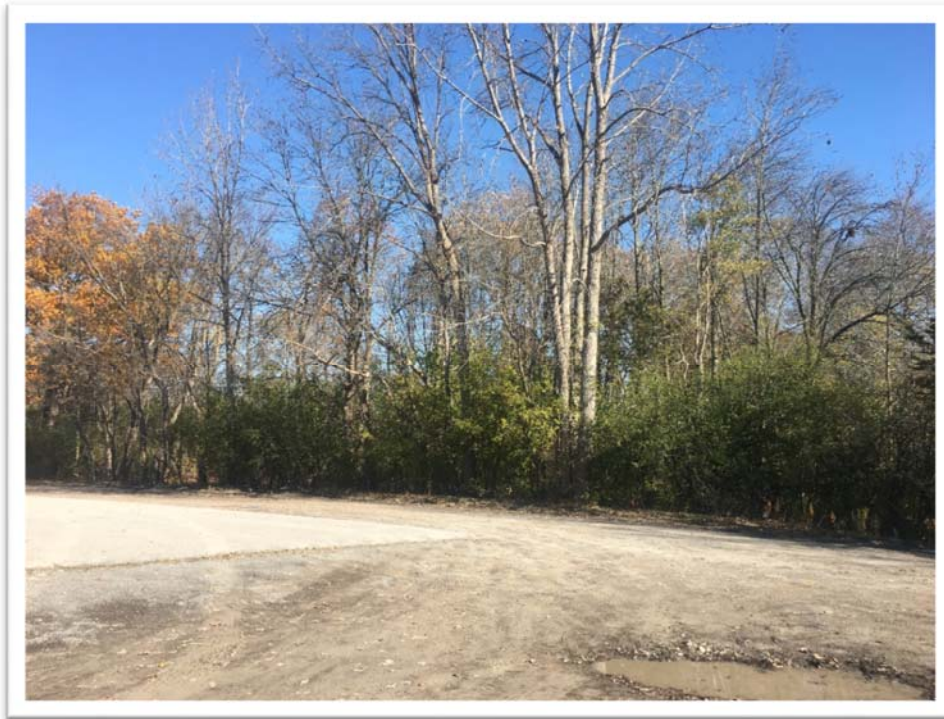


Application for an Amendment to the Zoning By-law

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

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**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)

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**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)

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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.





# Functional Servicing Brief 665 Dundas Street East, Belleville

Submitted to:

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

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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 m<sup>2</sup>. The plan is to convert a portion of the building (5982 m<sup>2</sup>/64390 ft<sup>2</sup>) 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
<b>A</b>	1			1
<b>B</b>	2	1	2	
<b>C</b>	1		1	
<b>D</b>	3	2	2*	
<b>E</b>	2		2	
<b>F</b>	1		1	
<b>G</b>	2		2	
<b>Total</b>	<b>12</b>	<b>3</b>	<b>10</b>	<b>1</b>

\* 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
<b>A</b>	1	
<b>B</b>	1	
<b>C</b>		1
<b>Total</b>	<b>2</b>	<b>1</b>

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)/ft<sup>2</sup>/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 ft<sup>2</sup> / 5,982m<sup>2</sup>)

P = Process water rate (0.16 gal (us)/ft<sup>2</sup>/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 <sup>3</sup> /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
<b>Total</b>			<b>89.5</b>

### 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 m<sup>3</sup>/day
3. Flow/Demands: see excerpts from the Belleville Wet Weather and Wastewater Servicing Master Plan 2019

Year	Annual Average Daily Flow (m <sup>3</sup> /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 (m<sup>3</sup>/d)

$C_r$  = Hydraulic Reserve Capacity (m<sup>3</sup>/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 (m<sup>3</sup>/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 m<sup>3</sup>/day

Average Daily Flow = 26,077 m<sup>3</sup>/day

Hydraulic Reserve Capacity ( $C_r$ ) = 28,423 m<sup>3</sup>/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 m<sup>3</sup>/day) by the number of service connections (21,000) which equals 1.24 m<sup>3</sup>/day/connection.

With a Hydraulic Reserve Capacity of 28,423 m<sup>3</sup>/day and a demand per connection of 1.24 m<sup>3</sup>/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 m<sup>3</sup>/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
		<b>Total</b>	<b>106.65</b>

\* 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
<b>Annual Total</b>	<b>8663.082</b>	<b>17.300</b>	<b>23.74</b>	<b>29.050</b>

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	<b>39.95%</b>
Actual Mean Daily Capacity	23.74 ML	<b>32.65%</b>

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 (m<sup>3</sup>/d)  
 $C_r$  = Hydraulic Reserve Capacity (m<sup>3</sup>/d)  
 L = Number of Unconnected Approved Lots  
 P = Existing Connected Population  
 H = Number of Households or Residential Connections

Water Treatment Plant:

$$F = \text{Maximum Daily Flow per Capita (m}^3\text{/capita/day)}$$

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 m<sup>3</sup>/day/connection.

With a Hydraulic Reserve Capacity of 2.502 ML/day and a demand per connection of 1.35 m<sup>3</sup>/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 m<sup>3</sup>/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 (11,328.9m<sup>2</sup>)
  - 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.

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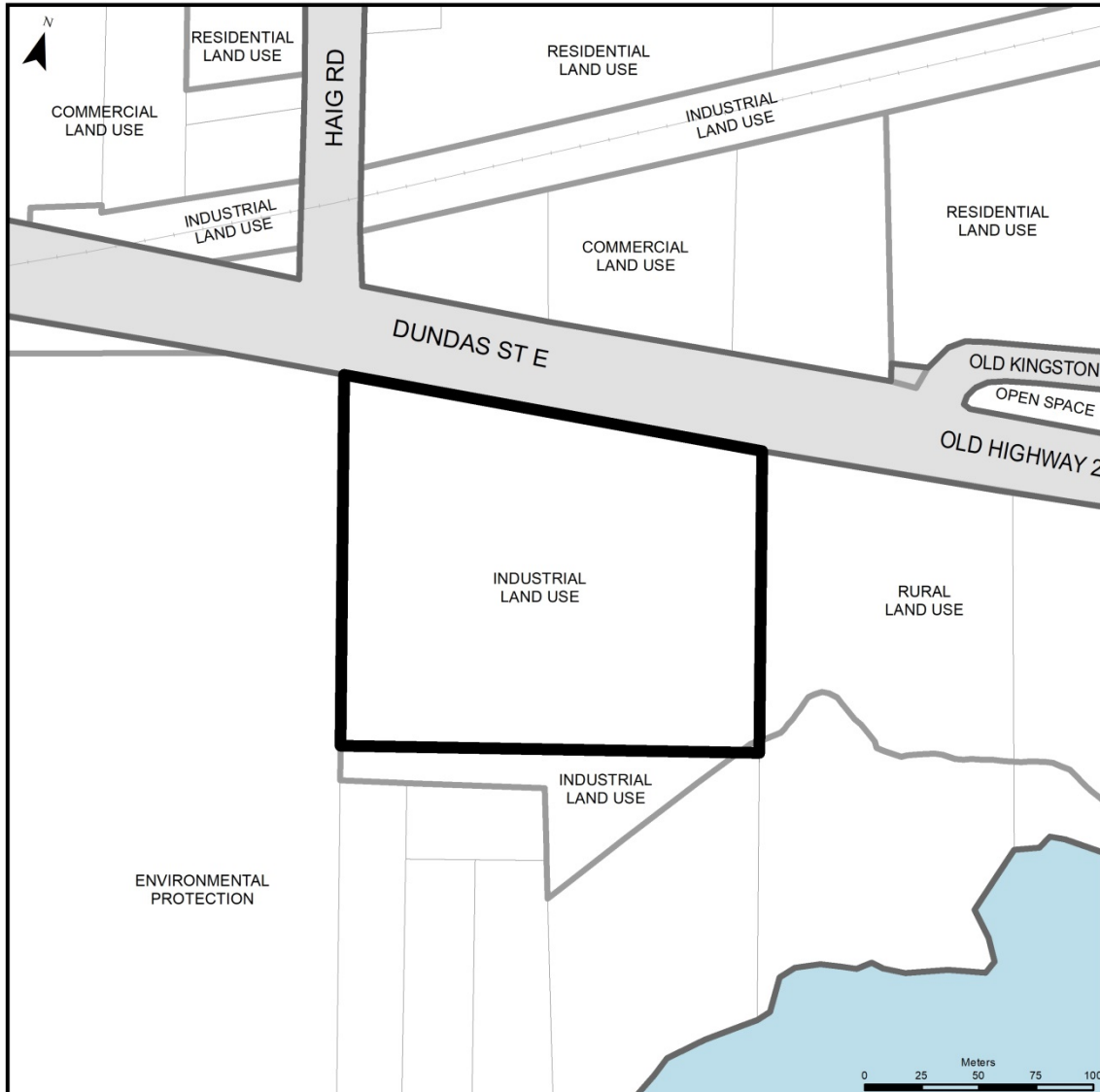
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JANUARY 28, 2020

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

JOB No. 695





# LOCATION MAP LAND USE

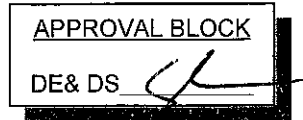
**LOCATION:** 665 DUNDAS ST E

 - SUBJECT LANDS



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

B-77-1103



**CITY OF BELLEVILLE**

Thomas Deming, Principal Planner  
Engineering and Development Services Department  
Report No. PP-2020-15  
March 2, 2020

**To:** Belleville Planning Advisory Committee

**Subject:** Recommendation Report  
Proposed Zoning By-Law Amendment (By-Law 10245)  
219 and 225 Dundas Street East, City of Belleville  
APPLICANT/OWNER: Fixed Fur Life, David & Darlene Quinsey  
AGENT: Keith Watson OLS, Watson Land Surveyors

**File:** B-77-1099

**Recommendation:**

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

“THAT Application B-77-1099 to amend Zoning By-Law 10245, as amended, regarding 219 and 225 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law 10245, as amended, be amended as a condition of consent application B24/19 by rezoning the retained parcel (225 Dundas Street East) to Highway Commercial (C3) Zone with special provisions and the severed parcel (219 Dundas Street East) to General Commercial (C2) Zone with special provisions.”

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

## Background:

A rezoning application for 219 and 225 Dundas Street East was received on December 12, 2019. The application proposes to rezone the subject land as a condition of consent application B24/19. The subject land and existing zoning is identified on the attached Location Map (Attachment #1).

On December 19, 2019, the Committee of Adjustment gave consent to sever the property with conditions that both the retained and severed parcels are to provide sufficient parking, have a shared right of way, and be rezoned appropriately for necessary zoning relief.

Currently, the severed parcel contains a single detached dwelling and the retained parcel has an office for the charitable organization Fixed Fur Life. The Applicant intends to continue the existing uses on the severed and retained parcels.

The application proposes to rezone the severed parcel to General Commercial (C2) Zone and the retained parcel to Highway Commercial (C3) Zone, both with special provisions for yard setbacks and lot frontage requirements. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

Site details for the subject land include:

Site Review	Description
<b>Site Location</b>	The subject land is municipally known as 219 & 225 Dundas Street East and located south of Dundas Street East, east of South Foster Avenue, and west of First Street
<b>Site Size</b>	Severed: 1214 metres squared Retained: 1619 metres squared
<b>Frontage</b>	Severed: 16.2 metres Retained: 22.1 metres
<b>Present Use</b>	Severed: Single detached dwelling Retained: Fixed Fur Life Office
<b>Proposed Use</b>	No change
<b>Belleville Official Plan Designation</b>	Commercial
<b>Present Zone Category</b>	C3 – Highway Commercial
<b>Proposed Zone Category</b>	Severed: C2 – General Commercial Zone with special provisions Retained: C3 – Highway Commercial Zone with special provisions
<b>Land uses to the north</b>	Office
<b>Land uses to the east</b>	Vaccine manufacturer
<b>Land uses to the south</b>	Vaccine manufacturer
<b>Land uses to the west</b>	Residential dwelling

In support of the application, the following was submitted:

- A sketch of the shared right of way and parking (Attachment #4).

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

An initial public meeting was held in accordance with the requirements of the Planning Act on February 3, 2020. The purpose of this meeting was for Committee Members to formally hear and receive public comments. At the meeting, Jennifer Matthews on behalf of the Agent, Watson Land Surveyors, spoke in favour of the application. 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-2020-10 (Attachment #3) 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 Applicant proposes to rezone the subject land from Highway Commercial (C3) Zone as a condition of consent application B24/19. With the proposed severance, both the severed and retained parcels are deficient of lot frontage. Moreover, both existing buildings are non-compliant with multiple setback provisions under the current zoning. The Applicant intends to continue the existing uses within the existing buildings on the severed and retained parcels. Both parcels will be rezoned with reduced setbacks to recognize the reduced frontages and to enable future redevelopment of new commercial buildings.

### **225 Dundas Street East (Retained Parcel)**

The retained parcel is proposed to be rezoned as Highway Commercial (C3) Zone with special provisions to reduce the frontage requirement and side yard setback. The existing office use is a permitted use under the C3 Zone; however, the building is non-compliant as it does not meet all of the C3 Zone setback provisions. A reduced side yard setback is proposed as future redevelopment of any new commercial building on the parcel would be otherwise limited due to the reduced lot width.

Staff note that the existing building on the retained parcel encroaches into the Dundas Street East road right-of-way, and therefore, would remain non-compliant and requires an encroachment agreement with the City. Staff

have confirmed with the Applicant that they will confer with the City regarding an encroachment agreement.

#### 219 Dundas Street East (Severed Parcel)

The severed parcel contains a single detached dwelling which is considered legal non-conforming under the current zoning. The severed parcel is proposed to be rezoned to General Commercial (C2) Zone with special provisions to add a minimum frontage requirement and yard setbacks to the C2 Zone that match the severed parcel's frontage and are consistent with the neighbouring commercial properties. There is no minimum lot frontage for the standard C2 Zone and the yard setbacks are nil which would not be consistent with the surrounding area.

The existing use of the severed parcel would remain legal non-conforming; however, future redevelopment of the property would need to meet the new zone provisions. By rezoning to C2 Zone instead of C3 Zone, the owner has the potential to redevelop the property as a mixed use development with ground floor commercial and residential above.

### **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 land use patterns;
- It supports a range of housing types in the City;
- It promotes cost-effective development while minimizing land consumption and servicing costs; and
- Provides an opportunity for economic development and supports community investment-readiness.

### **Official Plan**

The subject land is designated "Commercial" in the City's Official Plan (Attachment #5 – Official Plan Designation Map).

Planning Staff is of the opinion that the proposed development is supported by and is consistent with the policies of the Official Plan for the following reasons:

- The development is within the Bayview Mall/Dundas Street East Corridor, which is located generally along Dundas Street East and is a

significant commercial area generally geared to service the community;

- The Bayview Mall/Dundas Street East Corridor permits this type of use;
- There is sufficient off-street parking available;
- Vehicular access will be through a shared driveway to ensure safe movement of vehicular and pedestrian traffic; and
- The proposed setbacks will ensure good urban design along Dundas Street East.

## Zoning By-law

The subject land is currently zoned Highway Commercial (C3) Zone under Zoning By-Law 10245. The application proposes to rezone the severed parcel to General Commercial (C2) Zone and the retained parcel to Highway Commercial (C3) Zone, both with special provisions for yard setbacks and lot frontage. The proposed zoning in comparison to the standard zone provisions of the C2 and C3 Zones is found in the table below:

Provision (minimums)	Standard C2 Zone	Standard C3 Zone (existing)	C2-X Zone (proposed for severed)	C3-X Zone (proposed for retained)	Existing Building (severed lot)	Existing Building (retained lot)
Lot Frontage	N/A	30.0 m	16.0 m	22.0 m	16.0 m	22.0 m
Front Yard Depth	Nil	12.0 m	12.0 m	12.0 m	3.6 m	Encroaching into Road R.O.W. 0.37 m
Rear Yard Depth	Nil (7.5 m if abutting residential zone)	7.5 m	7.5 m	7.5 m	56.1 m	~48.3 m
Interior Side Yard Width	Nil (7.5 m if abutting residential zone)	4.5 m (7.5 m if abutting residential zone)	3.0 m	3.0 m	3.7 m	1.7 m

### Retained Parcel

The retained parcel is proposed to be rezoned as Highway Commercial (C3) Zone with special provisions to reduce the frontage requirement and side yard setback.

A 22 metre minimum lot frontage is proposed to match the width of the retained parcel.

The existing building is non-compliant as it does not meet all of the C3 Zone setback provisions. A reduced side yard setback is proposed as future redevelopment of any new commercial building on the parcel would be otherwise limited due to the reduced lot width.

The Highway Commercial (C3) Zone lists "Business, professional, administrative and/or government office" as a permitted use. The owners of Fixed Fur Life intend to continue using the existing office space with no on-site animal shelter and veterinarian services.

#### Severed Parcel

The severed parcel contains a single detached dwelling which is considered legal non-conforming under the current zoning. The severed parcel is proposed to be rezoned to General Commercial (C2) Zone with special provisions to add lot frontage and yard setbacks to the C2 Zone that are consistent with the neighbouring commercial uses. The minimum yard setbacks for the standard C2 Zone are nil and there is no lot frontage requirement.

The proposed lot frontage would match the frontage of the severed parcel. The proposed front and rear yard setback depths would match that of the C3 Zone. The proposed interior side yard of 3.0 metres would provide sufficient room to build based on the overall width of the lot. Moreover, the 3.0 metre setback will ensure a driveway to the parking areas is maintained on both parcels.

The existing use would remain legal non-conforming; however, future redevelopment of the property would need to meet the new zone provisions.

By rezoning to C2 Zone instead of C3 Zone, the owner has the potential to redevelop the property as a mixed use development with ground floor commercial and residential above.

#### **Public Comments**

On January 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 February 3, 2019.

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

At the meeting, Jennifer Matthews on behalf of the Agent Watson Land Surveyors spoke in favour of the application. No other members of the public spoke in favour or against the application at the meeting.

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 and the Health Unit.

At the time of writing this report, the Ministry of Transportation, Elexicon Energy, and Hydro One 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.

Environmental Services, 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 to rezone the subject land as a condition of consent application B24/19. The consent to sever will create two lots that are deficient of the required lot frontage of the Highway Commercial (C3) Zone. Therefore, an amendment to the Zoning By-Law is required to permit this consent application.

The building on the retained parcel will continue to operate as an office use, which is permitted under the C3 Zone. The existing building is non-compliant with the existing and proposed C3 provisions as it encroaches into the side yard setback and Dundas Street East road right-of-way.

A special provision for a reduced interior side yard setback will enable future redevelopment of a new building by taking the reduced lot frontage into consideration. In theory, a narrower lot requires narrower side yard setbacks.

The building on the severed parcel is currently a legal non-conforming single detached dwelling. Neither the C3 Zone nor the proposed General Commercial (C2) Zone permits a single detached dwelling, meaning this use will remain a legal non-conforming use. By rezoning the severed parcel to the C2 Zone, the application conforms to the Official Plan by ensuring future redevelopment will be commercial. Moreover, by rezoning to the C2 Zone, there is potential for a mixed use development with residential above a permitted commercial use.

Unlike the C3 Zone, the C2 Zone has limited setback provisions, including no setback requirement for front yard depth. Therefore, to ensure consistent urban design along Dundas Street East, Staff recommend adding special provisions to the C2 Zone proposed for the severed parcel that mirror the provisions of the C3 Zone proposed for the retained parcel. This will ensure future development of both parcels will be consistent with the surrounding area along Dundas Street East.

### **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 Official Plan.

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

Respectfully submitted



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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-2020-10
- Attachment #4 – Sketch of the shared right of way and parking
- Attachment #5 – Official Plan Designation Map



# LOCATION MAP EXISTING ZONING

**LOCATION:** 219 & 225 DUNDAS ST E

 - SUBJECT LANDS





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

B-77-1099

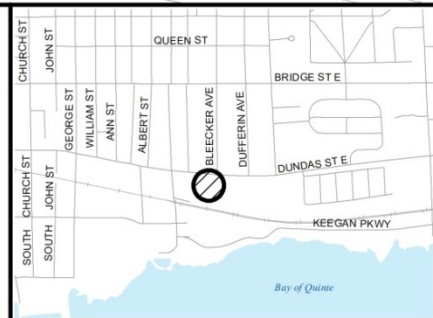


# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 219 & 225 DUNDAS ST E

-  - PROPOSED ZONING CHANGE FROM C3 (HIGHWAY COMMERCIAL) TO C2 (GENERAL COMMERCIAL) WITH SPECIAL PROVISIONS
-  - PROPOSED ZONING CHANGE FROM C3 (HIGHWAY COMMERCIAL) TO C3 WITH SPECIAL PROVISIONS

B-77-1099



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



APPROVAL BLOCK DE & DS _____
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**CITY OF BELLEVILLE**

Andrew Chan, Policy Planner  
Engineering and Development Services Department  
Report No. PP-2020-10  
February 3, 2020

**To:** Belleville Planning Advisory Committee

**Subject:** Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law 10245 RE: 219 & 225 Dundas Street East  
City of Belleville  
OWNER/APPLICANT: Fixed Fur Life, David & Darlene Quinsey  
AGENT: Keith Watson OLS, Watson Land Surveyors

**File:** B-77-1099

**Recommendation:**

That Report No. PP-2020-06 dated February 3, 2020 regarding Proposed Amendment to Zoning By-Law Number 10245, as Amended – 219 & 225 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:**

A rezoning application for 219 & 225 Dundas Street East was received on December 12, 2019. The application proposes to rezone the subject land as a condition of consent application B24/19. The subject land and existing zoning is identified on the attached Location Map (Attachment #1).

The application proposes to rezone the subject land from Highway Commercial (C3) Zone to General Commercial (C2) Zone and Highway Commercial (C3) Zone with special provisions for yard setbacks and lot frontage requirements. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

Currently, the severed parcel contains a single detached dwelling and the retained portion has an office for the charitable organization Fixed Fur Life.

PP-2020-10

2

February 3, 2020

The Applicant intends to continue the existing uses on the severed and retained parcels.

On December 19, 2019, the Committee of Adjustment gave consent to sever the property with conditions that both the retained and severed parcels are to be rezoned appropriately for necessary zoning relief, provide sufficient parking, and have a shared right of way.

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.

Site details for the subject land:

<b>Site Review</b>	<b>Description</b>
<b>Site Location</b>	The subject land is municipally known as 219 & 225 Dundas Street East and located south of Dundas Street East, east of South Foster Avenue, and west of First Street
<b>Site Size</b>	Severed: 1214 metres squared Retained: 1619 metres squared
<b>Frontage</b>	Severed: 16.2 metres Retained: 22.1 metres
<b>Present Use</b>	Severed: Single detached dwelling Retained: Fixed Fur Life Office
<b>Proposed Use</b>	Severed: Single detached dwelling Retained: Fixed Fur Life Office
<b>Official Plan Designation</b>	Commercial
<b>Present Zone Category</b>	C3 – Highway Commercial
<b>Proposed Zone Category</b>	Severed: C2 – General Commercial Zone with special provisions Retained: C3 – Highway Commercial Zone with special provisions
<b>Land uses to the north</b>	Office
<b>Land uses to the east</b>	Vaccine manufacturer
<b>Land uses to the south</b>	Vaccine manufacturer
<b>Land uses to the west</b>	Residential dwelling

In support of the application, the following was submitted:

- A sketch of the shared right of way and parking.

This document is included with this report as Attachment #3 and has been available for public review at the Planning Department.

## **Proposal**

The Applicant proposes to rezone the subject lands from Highway

PP-2020-10

3

February 3, 2020

Commercial (C3) Zone as a condition of consent application B24/19. As a result of the consent to sever, both the severed and retained parcels are deficient of lot frontage. The Applicant intends to continue the existing uses on the severed and retained parcels.

The severed parcel contains a single detached dwelling which is considered legal non-conforming under the current zoning. The severed parcel is proposed to be rezoned to General Commercial (C2) Zone with special provisions to add a minimum frontage requirement and yard setbacks to the C2 Zone that match the severed parcel frontage and are consistent with the neighbouring C3 Zone setbacks. There is no minimum lot frontage and the yard setbacks for the standard C2 Zone are nil which would not be consistent with the surrounding area.

The existing use of the severed parcel would remain legal non-conforming; however, future redevelopment of the property would need to meet the new zone provisions. By rezoning to C2 Zone instead of C3 Zone, the owner has the potential to redevelop the property as a mixed use development with ground floor commercial and residential above.

The retained parcel is proposed to be rezoned as Highway Commercial (C3) Zone with special provisions to reduce the frontage requirement and side yard setback. The existing office use is a permitted use under the C3 Zone; however, the building is legal non-conforming as it does not meet all of the C3 Zone setback provisions. A reduced side yard setback is proposed as future redevelopment of the parcel would be otherwise limited due to the reduced lot width.

Staff note that the existing building on the retained parcel encroaches into the Dundas Street East road right-of-way, and therefore, would remain legal non-conforming and requires an encroachment agreement with the City.

### **Provincial Policy Statement**

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

Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older



PP-2020-10

4

February 3, 2020

persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- c) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- d) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- e) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.7.1 Long-term economic prosperity should be supported by:

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

### **Official Plan**

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

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

The Official Plan states that commercial land uses are dependent upon vehicular access. The property should have sufficient on-site parking that is integrated to ensure safe movement of vehicular and pedestrian traffic. Parking lots should be enhanced through appropriate landscaping and lighting, which should ensure public safety, oriented away from nearby residential properties and not interfere with visibility on public streets.

The subject land specifically falls within the Bayview Mall/Dundas Street East Corridor, which is identified as lands along Dundas Street East from the City Centre to Haig Road. Land uses in this corridor should generally be geared to service the community. Permitted uses include motels/hotels, conference facilities, restaurants, retail stores, personal service uses, automotive service

PP-2020-10

5

February 3, 2020

uses, business, professional and administrative offices, recreational uses, places of entertainment, private clubs, theatres, community facilities, and all types of commercial services and parking lots. Additionally, commercial uses in the corridor should minimize adverse impacts on adjacent residential land uses.

The subject land also is within the Bayshore Planning Special Policy Area. To increase the recreational potential, the uses that are encouraged in this special policy area include open spaces, and compatible commercial, public facility and residential land uses. Development should be sensitive to issues of urban design, environmental conditions and the area's setting along the shores of the Bay of Quinte.

### Zoning By-law

The subject land is currently zoned Highway Commercial (C3) Zone under Zoning By-Law 10245. The application proposes to rezone the subject land to General Commercial (C2) Zone and Highway Commercial (C3) Zone with special provisions for yard setbacks and lot frontage. The proposed zoning in comparison to the standard zone provisions of the C2 and C3 Zones is found in the table below:

<b>Provision (minimums)</b>	<b>C2 Zone</b>	<b>C3 Zone (existing)</b>	<b>C2-X Zone (proposed)</b>	<b>C3-X Zone (proposed)</b>
Lot Frontage	N/A	30.0 m	16.0 m	22.0 m
Front Yard Depth	Nil	12.0 m	12.0 m	12.0 m
Rear Yard Depth	Nil, except 7.5 m if abutting residential zone	7.5 m	7.5 m	7.5 m
Interior Side Yard Width	Nil, except 7.5 m if abutting residential zone	4.5 m (7.5 m if abutting residential zone)	3.0 m	3.0 m

### Severed Parcel

The severed parcel contains a single detached dwelling which is considered legal non-conforming under the current zoning. The severed parcel is proposed to be rezoned to General Commercial (C2) Zone with special provisions to add lot frontage and yard setbacks to the C2 Zone that are consistent with the neighbouring C3 Zones. The minimum yard setbacks for the standard C2 Zone are nil and there is no lot frontage requirement. This is consistent with the downtown area but would not be consistent with the surrounding area of the subject land.

The proposed lot frontage would match the frontage of the severed parcel. The proposed front and rear yard setback depths would match that of the C3 Zone. The proposed interior side yard would be 3.0 metres which would provide sufficient room to build based on the overall width of the lot.

PP-2020-10

6

February 3, 2020

The existing use would remain legal non-conforming; however, future redevelopment of the property would need to meet the new zone provisions. By rezoning to C2 Zone instead of C3 Zone, the owner has the potential to redevelop the property as a mixed use development with ground floor commercial and residential above.

#### Retained Parcel

The retained parcel is proposed to be rezoned as Highway Commercial (C3) Zone with special provisions to reduce the frontage requirement and side yard setback.

The existing building is legal non-conforming as it does not meet all of the C3 Zone setback provisions. A reduced side yard setback of 3.0 metres is proposed as future redevelopment of the parcel would be otherwise limited due to the reduced lot width.

A 22 metre minimum lot frontage is proposed to match the width of the retained parcel.

The Highway Commercial (C3) Zone lists "Business, professional, administrative and/or government office" as a permitted use. The owners of Fixed Fur Life intend to continue using the existing office space with no on-site animal shelter and veterinarian services.

#### **Public Comments**

On January 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 February 3, 2020.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for February 3, 2020.

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

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

#### **Staff and Agency Comments**

##### External Agency Circulation

The subject application was circulated for comment to the Algonquin &

PP-2020-10

7

February 3, 2020

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

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

#### Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

Belleville Environmental Services, Transportation & Operations Department, and Recreation, Culture and Community Services have provided they have no objections to the 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.

##### **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

PP-2020-10

8

February 3, 2020

include:

- Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments
- Market the City's unique strengths to attract leading-edge industries that provide high paying job opportunities
- Encourage remediation and redevelopment of underutilized lands
- Support initiatives that create an available skilled labour force, including programs to retain youth in the community

**Conclusion:**

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

Respectfully submitted,

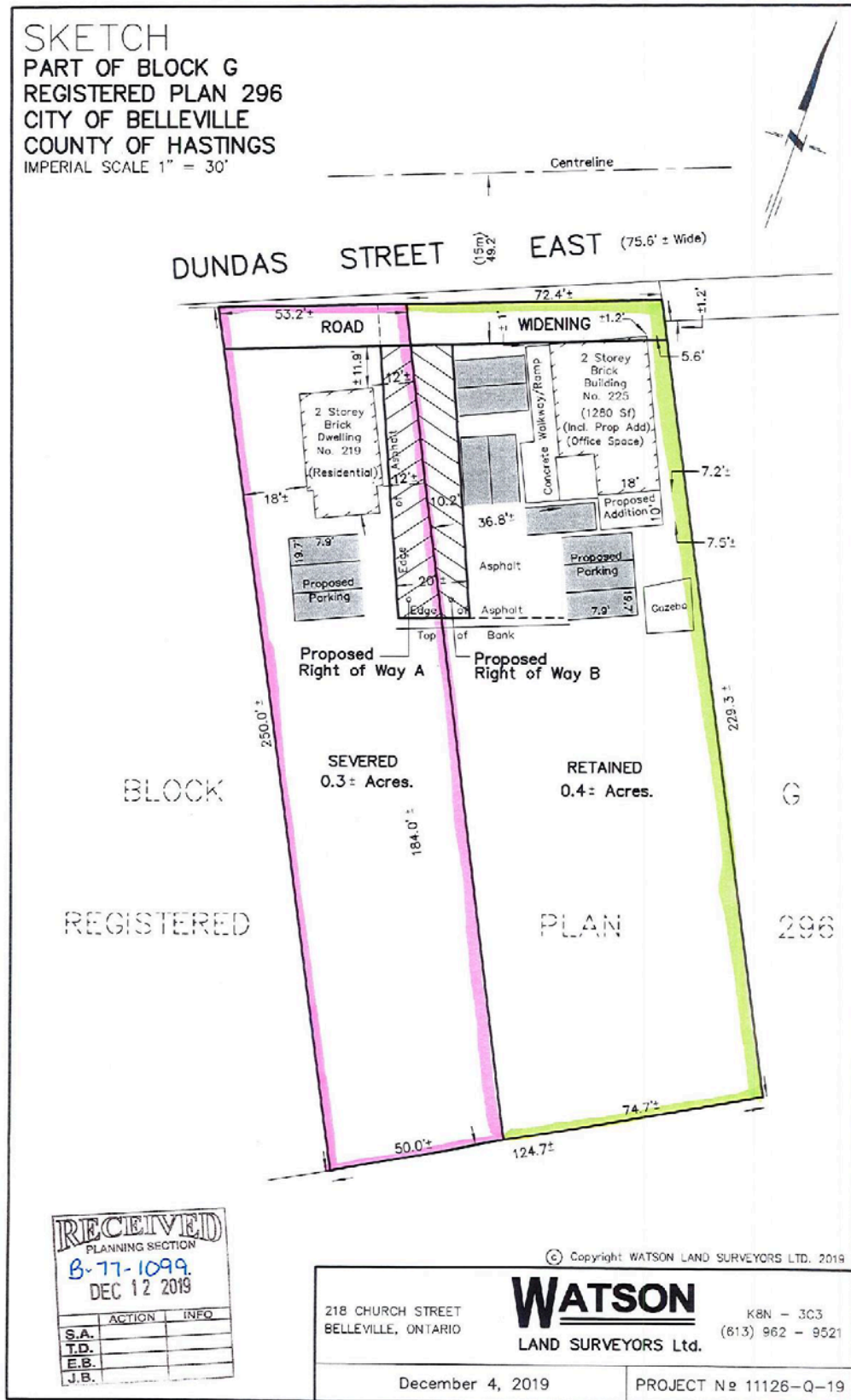


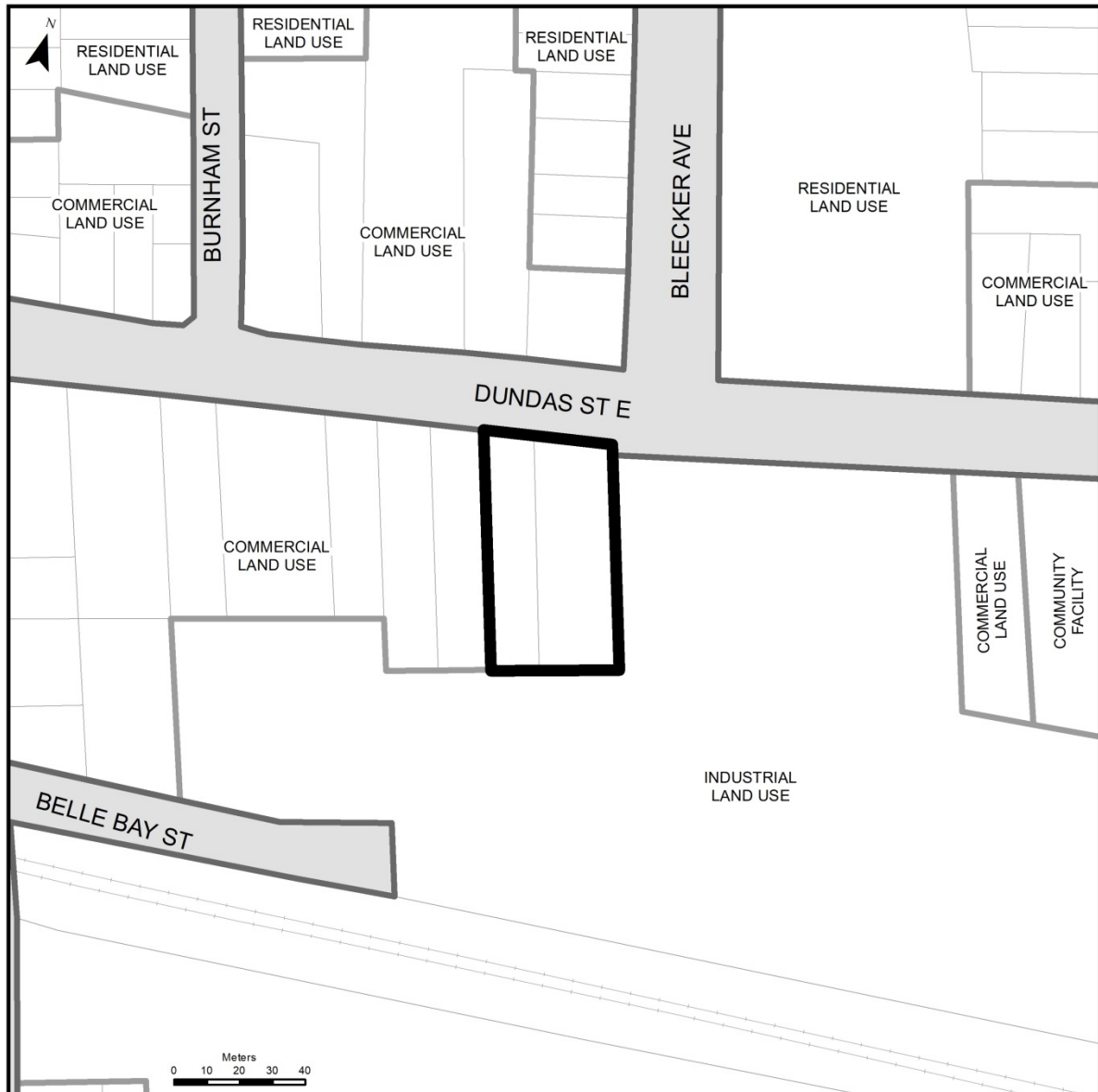
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Andrew Chan, BES  
Policy Planner, Policy Planning  
Engineering and Development Services Department

**Attachments**


- Attachment #1 – Location Map and Existing Zoning
- Attachment #2 – Proposed Zoning Map
- Attachment #3 – A sketch of the shared right of way and parking
- Attachment #4 – Official Plan Designation Map



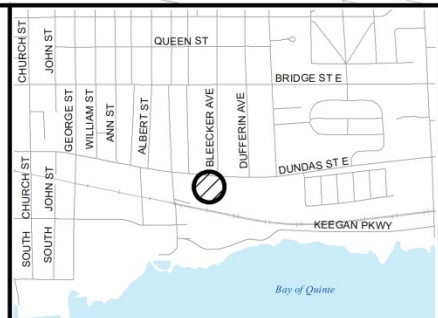


# LOCATION MAP LAND USE

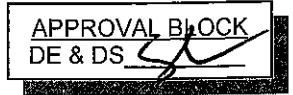
**LOCATION:** 219 & 225 DUNDAS ST E

 - SUBJECT LANDS

B-77-1099



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



**CITY OF BELLEVILLE**

Andrew Chan, Policy Planner  
Engineering and Development Services Department  
Report No. PP-2020-16  
March 2, 2020

**To:** Belleville Planning Advisory Committee

**Subject:** Recommendation Report  
Proposed Zoning By-Law Amendment (By-Law 3014)  
125 Mitchell Rd, Part Lot 25, Concession 1, Parts 1-6, Plan 21R-255119, City of Belleville  
APPLICANT: John Scheerhorn  
OWNER: 732676 Ontario Inc.

**File:** B-77-1097

**Recommendation:**

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

"THAT Application B-77-1097 to amend Zoning By-Law 3014, as amended, regarding 125 Mitchell Rd, Part Lot 25, Concession 1, Parts 1-6, Plan 21R-255119, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law 3014, as amended, be amended by rezoning the subject land from Prime Agriculture (PA) Zone to Rural (RU) Zone for the retained parcel and Rural Residential (RR) Zone for the two severed parcels as a condition of consent for applications B33/19 and B36/19."

**Strategic Plan Alignment:**

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

Strategic objectives of the Residential Development theme include:

- Plan for residential growth to meet our needs for 20 years and



designate sufficient land in our planning documents to accommodate residential growth for 10 years; and

- Provide for a variety of housing forms to reflect our changing demographics and need for affordability.

### **Background:**

The application for the proposed amendment to Zoning By-Law Number 3014 was received by the City of Belleville on November 18, 2019.

The subject land and existing zoning is identified on the attached Location Map (Attachment #1).

On December 19, 2019, the City of Belleville's Committee of Adjustment reached a decision on consent applications B33/19 and B36/19 to give consent to the separation and conveyance of part of the property known as 125 Mitchell Rd, Part Lot 25, Concession 1, Parts 1-6, Plan 21R-255119. The goal of the consent applications is to create two new residential lots. A condition of the consent applications is that both the severed and retained parcels are to be rezoned to appropriate zones that reflect the use of the land. The proposed zoning is shown on Attachment #2.

An initial public meeting was held in accordance with the requirements of the Planning Act on January 6, 2020. The purpose of this meeting was for Committee Members to formally hear and receive public comments. At the meeting, the Applicant was present to support his application. In addition, a member of the public expressed concern regarding the Minimum Distance Separation (MDS) between the subject land and their farm. No other members of the public spoke in favour or against the application at the meeting.

On January 6, 2020 the Planning Advisory Committee reviewed Report No. PP-2020-04 (Attachment #3) and accepted it as information.

On February 3, 2020 the recommendation report was withdrawn from the Planning Advisory Committee agenda at the request of Staff due to questions from members of the public received prior to the meeting (Attachment #4).

Following further investigation of the concerns from the public, and consultation with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), Staff have prepared a final recommendation report.

Site details for the subject land include:

Site Review	Description
<b>Site Location</b>	The subject land is municipally known as 125 Mitchell Rd which is located north of Old Highway 2 and west of Mitchell Road
<b>Site Size</b>	Retained: 8.95 ha Severed: 1.01 ha each
<b>Present Use</b>	Agriculture with one dwelling
<b>Proposed Use</b>	Retained: agriculture with one dwelling Severed: two residential lots
<b>Belleville Official Plan Designation</b>	Rural
<b>Present Zone Category</b>	Prime Agriculture (PA) Zone
<b>Proposed Zone Category</b>	Retained: Rural (RU) Zone Severed: Rural Residential (RR) Zone
<b>Land uses to the north</b>	Agriculture
<b>Land uses to the east</b>	Agriculture
<b>Land uses to the south</b>	Agriculture
<b>Land uses to the west</b>	Agriculture

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 application proposes to rezone the subject land from Prime Agriculture (PA) Zone to Rural (RU) Zone for the retained parcel and Rural Residential (RR) Zone for the two severed parcels as a condition of consent for applications B33/19 and B36/19.

## Provincial Policy Statement

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

It is Staff's opinion that the proposal is consistent with the Provincial Policy Statement because the proposed residential development is limited, is compatible with the rural landscape, and does not disturb the agricultural activity in the area.

## Official Plan

The subject land is designated "Rural" in the City's Official Plan (Attachment #5 – Official Plan Designation Map).

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

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

### **Zoning By-law**

The subject land is currently zoned Prime Agriculture (PA) Zone. The application proposes to rezone the retained parcel as Rural (RU) Zone, and the severed parcels as Rural Residential (RR) Zone, which would permit a single detached dwelling on each newly severed lot.

The required minimum lot area for residential uses in the RR Zone is 4,047 square metres with a minimum frontage of 45 metres. Consent applications B34/19 and B35/19 propose two severed lots with a frontage of 50 metres and lot area of 10,100 square metres (1.01 hectares).

Rezoning the retained parcel from Prime Agriculture (PA) Zone to Rural (RU) Zone will better align the zoning with the Official Plan designation, which is Rural Land Use and not Agricultural Land Use.

### **Public Comments**

On December 16, 2019, a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for January 6, 2020.

Similarly, a sign was placed on the subject land notifying the general public that a public meeting was scheduled for January 6, 2020.

At the public meeting, the applicant was present to support his application. Additionally, a member of the public expressed concerns with Minimum Distance Separation (MDS). No other members of the public spoke in favour or against the application at the meeting.

A written submission was received expressing concerns with Minimum Distance Separation (MDS) and rezoning the retained parcel from Prime Agricultural (PA) Zone to Rural (RU) Zone with special provisions (Attachment #6).

The written submission also expressed concerns that another accessory building should be included in the MDS calculation. Staff visited the property on February 10, 2020 to examine and photograph the building. Staff determined that the building does have capacity for livestock. Staff recalculated the MDS calculations for the subject property and determined the severed parcels still comply with MDS (Attachment #7).

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 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 and Rescue, Parks and Open Spaces, Transportation and Operations Services, Recreation, Culture and Community Services, and Environmental Services Department have provided correspondence and they have no concerns.

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

### **Considerations:**

#### **Public**

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

#### **Financial**

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

**Impact on and input from other Departments/Sources**

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

**Analysis:**

This application is consistent with the Provincial Policy Statement, the City of Belleville Official Plan, and the Guidelines for Minimum Distance Separation (MDS) Formulae.

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

The proposed severed parcels are compliant with Minimum Distance Separation (MDS) requirements of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).

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

**Conclusion:**

Staff has considered all relative policy and comments provided to the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 3014.

Staff supports and recommends approval of this application to fulfil a condition of consent for applications B33/19 and B36/19 as it represents good planning.

Respectfully submitted

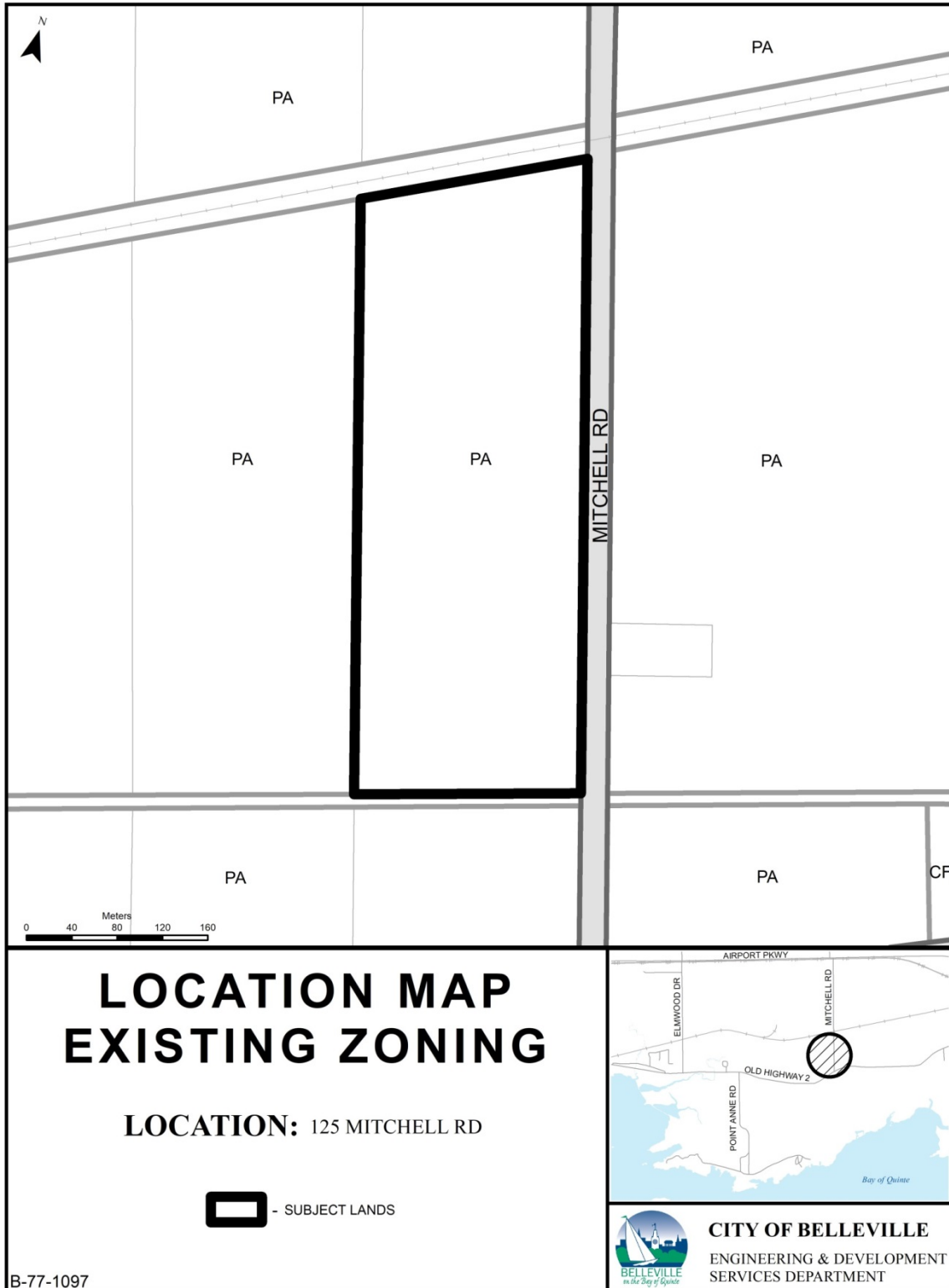


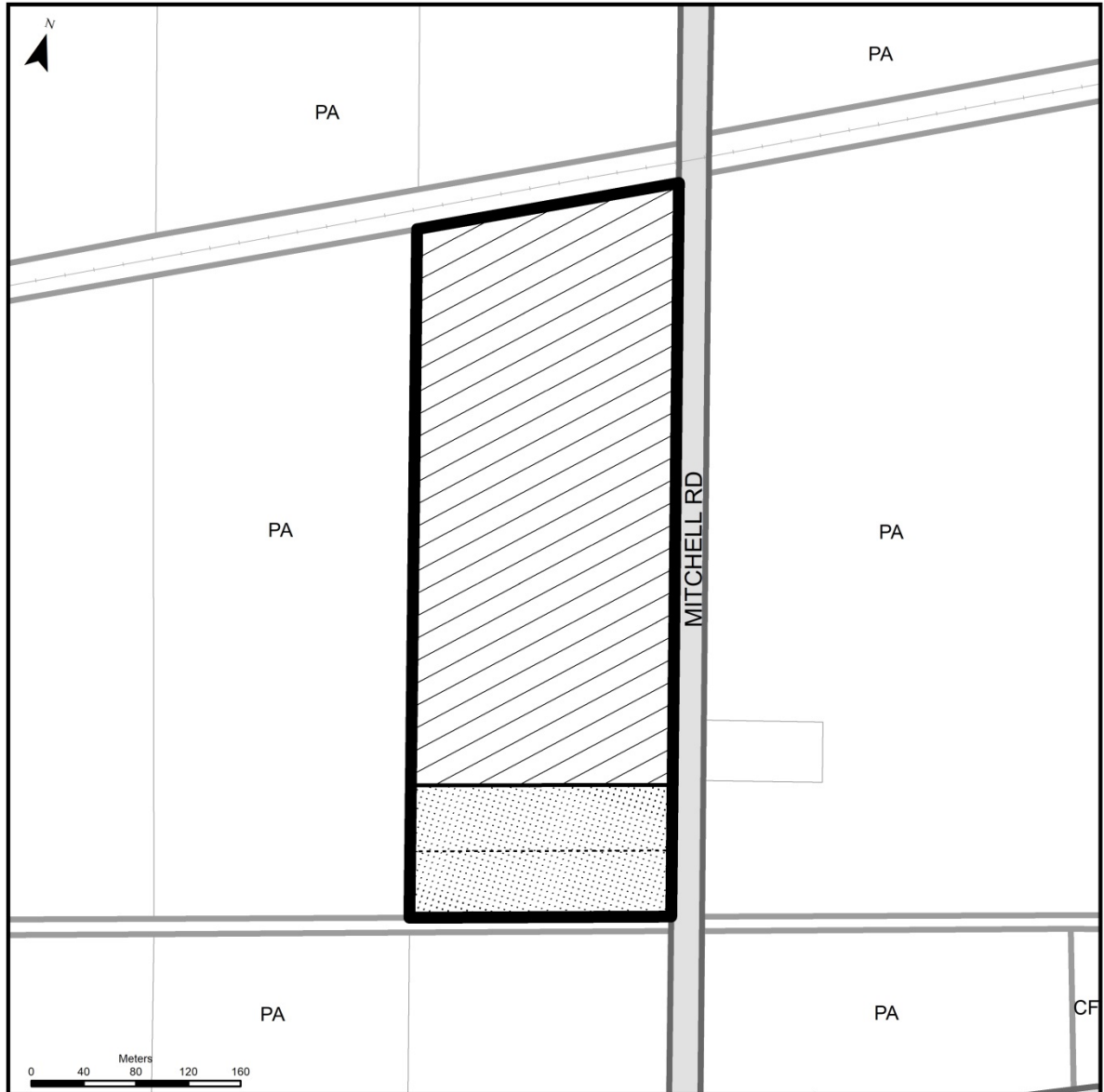
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Andrew Chan, BES  
Policy Planner, Policy Planning  
Engineering and Development Services Department

**Attachments**





- Attachment #1 – Location Map and Existing Zoning
- Attachment #2 – Proposed Zoning Map
- Attachment #3 – Report No. PP-2020-04
- Attachment #4 – February 4, 2020 Memorandum
- Attachment #5 – Official Plan Designation
- Attachment #6 – Written submission from member of the public
- Attachment #7 – Minimum Distance Separation (MDS) Calculation



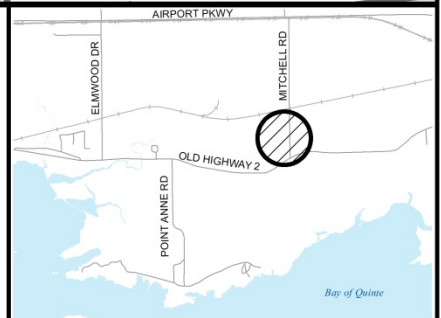


# PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 125 MITCHELL RD

-  - SUBJECT LANDS
-  - PROPOSED ZONING CHANGE TO RU (RURAL) WITH SPECIAL PROVISIONS
-  - PROPOSED ZONING CHANGE TO RR (RURAL RESIDENTIAL)
-  - PROPOSED SEVERED PROPERTIES

B-77-1097



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





APPROVAL BLOCK DE& DS _____
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**CITY OF BELLEVILLE**

Andrew Chan, Policy Planner  
Engineering and Development Services Department  
Report No. PP-2020-04  
January 6, 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  
125 Mitchell Rd, Part Lot 25, Concession 1, Parts 1-6, Plan 21R-255119  
City of Belleville  
APPLICANT: John Scheerhorn  
OWNER: 732676 Ontario Inc.

**File:** B-77-1097

**Recommendation:**

"That Report No. PP-2020-04 dated January 6, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 125 Mitchell Rd, Part Lot 25, Concession 1, Parts 1-6, Plan 21R-255119, City of Belleville, County of Hastings be received as information, and;

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

**Background:**

The application for the proposed amendment to Zoning By-Law Number 3014 was received by the City of Belleville on November 18, 2019.

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

The Applicant is requesting to rezone the subject lands as a condition of

consent for applications B33/19 and B36/19. The retained parcel containing the existing dwelling would be rezoned Rural (RU) Zone and the two (2) severed parcels would be rezoned Rural Residential (RR) Zone.

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

Site Review	Description
<b>Site Location</b>	The subject lands are municipally known as 125 Mitchell Rd which is located north of Old Highway 2 and west of Mitchell Road
<b>Site Size</b>	Retained: 8.95 ha Severed: 1.0 ha each
<b>Present Use</b>	Agriculture with one dwelling
<b>Proposed Use</b>	Retained: agriculture with one dwelling Severed: two residential lots
<b>Belleville Official Plan Designation</b>	Rural Land Use
<b>Present Zone Category</b>	Prime Agriculture (PA) Zone
<b>Proposed Zone Category</b>	Rural (RU) Zone and Rural Residential (RR) Zone
<b>Land uses to the north</b>	Agriculture
<b>Land uses to the east</b>	Agriculture
<b>Land uses to the south</b>	Agriculture
<b>Land uses to the west</b>	Agriculture

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 Application proposes to rezone the subject land from Prime Agriculture (PA) Zone to Rural (RU) Zone for the retained portion and Rural Residential (RR) Zone for the two severed portions as a condition of consent for applications B33/19 and B36/19.

## Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement. Planning Staff will consider the following policies in the PPS:

- 1.1.1 Healthy, livable and safe communities are sustained by:
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - promoting cost-effective development patterns and standards to

minimize land consumption and servicing costs;

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

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

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

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

### **Official Plan**

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

The Official Plan states that lands within the Rural Land Use designation shall be used predominantly for agricultural activity.

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

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

### **Zoning By-law**

Currently, the subject lands are zoned Prime Agriculture (PA) Zone. The applicant is proposing to rezone the retained parcel as Rural (RU) Zone and the two severed portions Rural Residential (RR) Zone.

The retained portion would be rezoned to Rural (RU) Zone, as the Official Plan designation is Rural.

## **Public Comments**

On December 16, 2019, a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for January 6, 2020.

Similarly, a sign was placed on the subject land notifying the general public that a public meeting was scheduled for January 6, 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 Fire Department and Transportation & Operations Department have provided correspondence and they have no concerns.

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

**Considerations:****Public**

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

**Financial**

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

**Impact on and input from other Departments/Sources**

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

**Strategic Plan Alignment**

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

Strategic objectives of the Residential Development theme include:

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

**Conclusion:**

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

Respectfully submitted,



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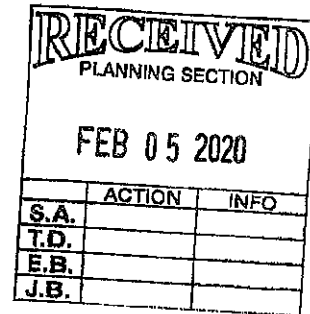
Andrew Chan, BES  
Policy Planner, Policy Planning  
Engineering and Development Services Department

**Attachments**

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



*City of Belleville*



**MEMORANDUM**

**TO:** Andrew Chan  
Policy Planner

**FROM:** Matt MacDonald  
Director of Corporate Services/City Clerk

**DATE:** February 4, 2020

**RE: RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 125 MITCHELL ROAD, PART LOT 25, CONCESSION 1, PARTS 1-6, PLAN 21R-255119, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1097**  
**APPLICANT: JOHN SCHEERHORN**  
**OWNER: 732676 ONTARIO INC.**

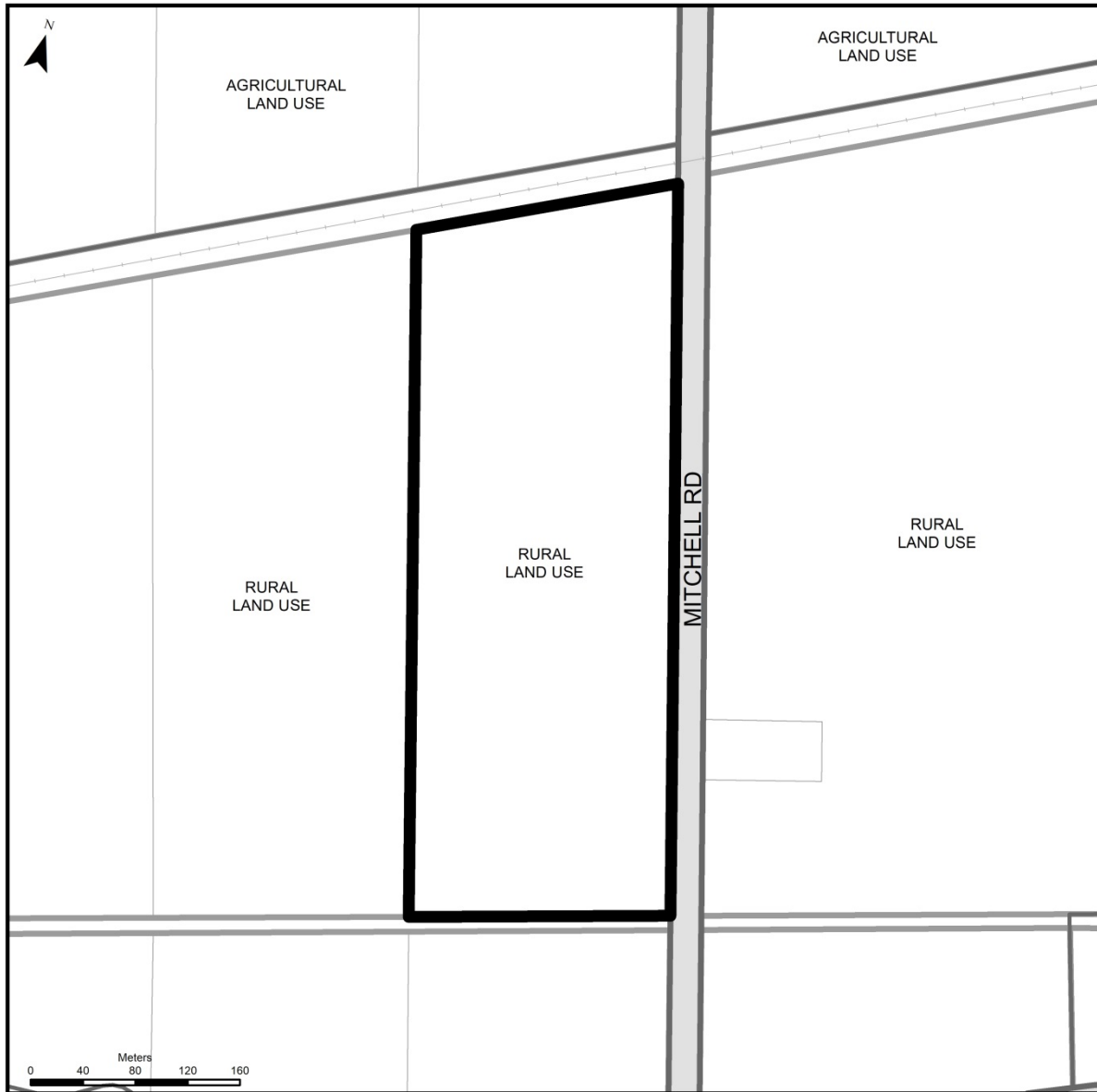
This is to confirm that the above subject matter was before the Planning Advisory Committee February 3, 2020 and that at the request of staff, the item was pulled.

I trust this is sufficient.

Matt MacDonald  
Director of Corporate Services/City Clerk

MM/dlw

pc. Chief Administrative Officer  
Director of Engineering & Development Services  
John Scheerhorn  
732676 Ontario Inc.

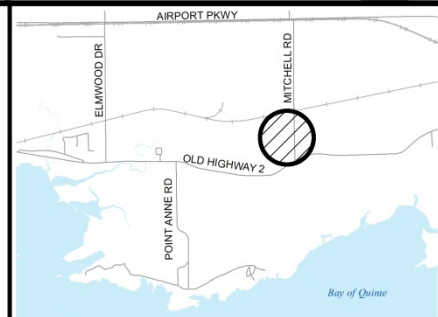


# LOCATION MAP LAND USE

**LOCATION:** 125 MITCHELL RD

 - SUBJECT LANDS

B-77-1097



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



**City of Belleville****Zoning By-law Amendment B-77-1097 & B-77-1098**

Attention: Matt MacDonald,

As adjacent landowners, we received notice of the subject zoning by-law amendments. It is understood that the zoning amendments have been applied for in conjunction with severance applications (B 33/19 – B 36/19) which intended to permit multiple building lots on lands classified within a Prime Agricultural Zone.

It is understood that only the two northern lots (B 33/19 & B 34/19) have been recommended for approval. With respect to these lots we continue to have concerns with the application of the Minimum Distance Separation (MDS) Formula as required by PPS policy 1.1.5.9.

In reviewing the proposal, we would like to express the following concerns.

As part of the consent proposal we had requested information be provided to demonstrate and clarify the values and factors that have been used to complete the calculations as they determine the minimum setback requirement. We would like this issue to be addressed in a transparent manner and would request that prior to any decision that the information utilized to be determine the setback requirements be shared so we can decide if we are satisfied that the calculations have been completed in an appropriate manner.

Our current understanding of the MDS setbacks generated from the farm operation located on the lands subject to the amendment are that are only one of the barn buildings have been considered in determining the livestock capacity. We would like to ensure that the numbers related to this farm in fact match what is present. We would suggest that MDS setbacks (as per MDS Guideline #19) are required to consider all livestock housing capacity on the lot. It should be noted that other farm buildings are located on the lot, including a barn that was built and used for the housing of beef cattle. To our knowledge the capacity of this barn has not been addressed. This is an important matter to clarify as additional capacity would not only affect the setback requirement but also impact the location where the setback would be measured from as setbacks are to be measured from the closest point of the closest livestock facility.

Additionally, the Zoning By-law Amendment notice includes an array of land areas where the amendment would change both the underlying zone but also include 'special provisions'.

With respect to the proposed change from Prime Agriculture to Rural – Special Provisions, we object to this change. The lands are used for agricultural purposes and retaining the Prime Agricultural zone will provide greater protection for agricultural uses and limit the introduction of additional non-agricultural uses which will hinder the long-term use of these lands for agricultural purposes.

Finally, with respect to the 'special provisions' we would like clarity that the proposed changes are only intended to address deficiencies related to the zoning by-law minimum lot size and would not allow additional uses beyond what is permitted under the current zoning.

We appreciate your consideration of the above matters and your consideration towards the importance of protecting our finite agricultural resources

We request to be kept informed about any new information that may become available and should you have any questions, feel free to be in contact.

Thanks

xxx & xxxx xxxxxx

4748 Old Hwy 2

Belleville, ON



**Minimum Distance Separation I**  
New Dwellings  
Prepared By: Greg Pinchin, City of Belleville

**Description:**

**Application Date:** Saturday, June 29, 2019  
**Municipal File Number:**  
**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
 Type A Land Use

**Applicant Contact Information:** Not Specified  
**Location of Subject Lands:** County of Hastings, City of Belleville  
 THURLOW, Concession: BROKEN FRONT, Lot: 25  
 Roll Number: 1208

**Calculation Name:** 4743 Old Hwy 2  
**Description:** Farm to the West - buildings not in use

**Farm Contact Information:** Not Specified  
**Location of existing livestock facility or anaerobic digester:** County of Hastings, City of Belleville  
 THURLOW, Concession: BROKEN FRONT, Lot: 25  
 Roll Number: 120810001617400  
 Total Lot Size: 39.6 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Confinement [Livestock barn is currently unoccupied]	48	48.0	448 m <sup>2</sup>

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM  
**Design Capacity (NU):** 48.0  
**Potential Design Capacity (NU):** 144.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X 358.73	X 0.7	X 1.1		193 m (634 ft)	269 m (883 ft)
					Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
					193 m (634 ft)	TBD

**Calculation Name:** 125 Mitchell  
**Description:** Existing vacant barns on the property

**Farm Contact Information:** Not Specified  
**Location of existing livestock facility or anaerobic digester:** County of Hastings, City of Belleville  
 THURLOW, Concession: 1, Lot: 25  
 Roll Number: 120810001613653  
 Total Lot Size: 8.95 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.



**Minimum Distance Separation I**  
NewDwellings  
Prepared By: Greg Pinchin, City of Belleville

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring) [Livestock barn is currently unoccupied]	9	12.9	272 m <sup>2</sup>
Solid	Beef, Cows, Including calves to weaning (all breeds), Yard/Barn [Livestock barn is currently unoccupied]	32	32.0	149 m <sup>2</sup>

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 44.9

Potential Design Capacity (NU): 89.7

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F (minimum distance from livestock barn)	Storage Base Distance 'S' (minimum distance from manure storage)
0.7	X	306.56	X	0.7	X
		1.1	=	165 m (542 ft)	192 m (630 ft)

Storage Base Distance 'S'  
(minimum distance from manure storage)

**No storage present**

**Preparer Information**

Greg Pinchin  
City of Belleville

Email: gpinchin@city.belleville.on.ca

Signature of Preparer:

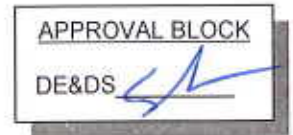
Greg Pinchin

Date:

2020/02/13

**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



**CITY OF BELLEVILLE**

Greg Pinchin, Manager of Approvals  
Jessica Young, Development Engineer in Training  
Engineering & Development Services Department  
Approvals Section Report No. APS-2020-07  
March 2, 2020

**To:** Belleville Planning Advisory Committee

**Subject:** Recommendation Report for a Proposed Draft Plan of Subdivision  
Lots 8 & 9 of Registered Plan No. 124, City of Belleville, County of  
Hastings  
OWNER: Andy Geertsma, GCL Developments Ltd.  
APPLICANT: GCL Developments Ltd.  
AGENT: Lorelei Jones, Macaulay Shiomi Howson Ltd.

**File:** 12T-19003

**Recommendation:**

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

“THAT approval of a Draft Plan of Subdivision, prepared by Ainley Group, dated October 30, 2019, as shown on **ATTACHMENT #2** to Approvals Section Report No. APS-2020-07, be granted for the lands identified as Lots 8 & 9 of Registered Plan No. 124, City of Belleville, County of Hastings (File: 12T-19003) subject to the draft plan conditions outlined in **ATTACHMENT #3** to Approvals Section Report No. APS-2020-07.”

**Background:**

An initial public meeting was held in accordance with the requirements of the Planning Act on December 2, 2019. The purpose of this meeting was for Committee Members to formally hear and receive public comments. At that time, the Planning Advisory Committee reviewed Report No. PP-2019-83, excerpts from which have been included in this recommendation report, along with input from the public, commenting agencies, and municipal departments that has been received, assessed, and addressed to the satisfaction of the Engineering & Development Services Department.

An application for the proposed amendment to the Official Plan and Zoning By-law Number 3014 and Draft Plan of Subdivision was received by the City of Belleville on October 29, 2019. The application proposes 367 residential units of various types and densities, a park, open space, and walkways.

The subject property is located on the east side of Farnham Road just north of Wims Way and south of Scott Drive as shown on the location map **ATTACHMENT #1**. Page 21

lands subject to this current subdivision application have an area of approximately 21.2 hectares, and frontage on Farnham Road and Scott Drive, and will connect to the north end of Essex Drive extending from Canniff Mills to the south as shown by the proposed plan of subdivision prepared by the Owner's agent - **ATTACHMENT #2**.

The subject lands consist primarily of undeveloped grassland with a tree covered area and a wetland on the east side.

There currently is a watermain and sanitary sewer extending north along Essex Drive through the Canniff Mill Estates Subdivision to the subject lands. The developer also intends to access water supply from a planned extension of water along Farnham Road.

Surrounding uses include:

- 1) to the east: the Moira River valley;
- 2) to the north: farmland and existing single detached dwellings;
- 3) to the south: single detached and townhouse dwellings;
- 4) to the west: estate residential lots and farmland.

It is noted that the subject lands were rezoned in January to allow for the proposed development. Consequently the required zoning for the proposed use of these lands is already in place, and the appeal period for the zoning closes February 4, 2020. The draft plan of subdivision detailed in this report implements the zoning and Official Plan policies that have been put in place already.

### **Proposal:**

The purpose of the rezoning of the subject lands in conjunction with the application for subdivision approval is to permit the following:

- Up to 79 single detached lots with frontages of 11 m (36 ft) and up;
- 30 single detached lots with frontages ranging between 8.5 (28 ft) and 10.5 m (34.5 ft) and laneway access;
- 4 semi-detached lots (8 units) with 9.8 m (32 ft) frontages and laneway access;
- 48 townhouse lots with 6.7 m (22 ft) frontages and laneway access;
- 66 townhouse lots with 6.0 m (20 ft) frontages;
- 63 bungalow townhouses with 7.5 m (25 ft) frontages;
- 1 medium density block with approximately 35 units;
- 1 condominium block with approximately 42 townhouse units;
- Open Space block containing the wetlands and spring plus a 30 m setback from the wetland and a 15 m setback from the spring; and
- Parkette/access to wetland.

In support of the application, the following information was submitted:

- Riverstone Draft Plan of Subdivision Preliminary Design prepared by Ainley Group dated October 21, 2019, revised to January 8, 2020 (**ATTACHMENT #2**)
- Planning Justification Report prepared by Macaulay Shiomi Howson Ltd. dated November, 2019
- Draft Environmental Impact Study – Cannif North Lands, City of Belleville prepared by Ainley Group dated August 9, 2019
- Riverstone Development Servicing Brief to Support Draft Plan of Subdivision, Zoning By-Law Amendment, and Official Plan Amendment Applications prepared by Ainley Graham & Associates dated October 2019
- Riverstone Development Stormwater Management Brief to Support Draft Plan of Subdivision, Zoning By-Law Amendment, and Official Plan Amendment Applications prepared by Ainley Graham & Associates dated October 2019
- Riverstone Subdivision Application – Traffic Review Memorandum prepared by Ainley Group dated October 30, 2019
- Riverstone Draft Plan and Rezoning Application – Phase I/II ESA Summary Memorandum prepared by Ainley Group dated October 30, 2019
- Riverstone Development Preliminary Watermain Design Brief for Proposed Draft Plan of Subdivision, Zoning By-Law Amendment, and Official Plan Amendment Applications prepared by Ainley Graham & Associates dated October 2019
- Conceptual Street Tree Design and associated Landscape Design Drawings prepared by Wentworth Landscapes dated October 29, 2019 and November 6, 2019
- Riverstone Zoning Chart (for Proposed Amendments)
- Various photos of the subject property

These documents have been available for public review at the Approvals Section of the Engineering & Development Services Department.

Staff have reviewed the various reports and studies, and used this information to establish a list of proposed conditions of draft approval, as found in **ATTACHMENT #3**.

### **Provincial Policy Statement:**

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

Staff considered the following policies in the PPS:

#### 1.1.1 Healthy, liveable and safe communities are sustained by:

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

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



- 1.1.3.2 Land use patterns within settlement areas shall be based on:
- a) densities and a mix of land uses which:
    1. efficiently use land and resources;
    2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
    3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
    4. support active transportation;
    5. are transit-supportive, where transit is planned, exists or may be developed.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area.

### **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 has to comply with the province's new legislation, regulations, and policies when updating the Official Plan.

Staff used the policies within the current Official Plan to make a recommendation. The land is designated Residential Land Use, Environmental Protection, and Open Space in the City's Official Plan. The Residential lands are where the housing will be directed. The Open Space and Environmental Protection lands on the east portion of the lands contain the Corbyville Provincially Significant Wetland, a 30 metre protection area from this PSW, and parkland featuring a trail system. This trail system will eventually connect to the large trail system adjacent to the Moira River.



Policies considered include:

#### 2.2.4 Settlement Patterns

The urban service area will be the focus of the majority of future residential growth and non-residential development.

#### 3.5.3 Significant Wetlands and the Habitat of Endangered and Threatened Species

b) No new development within provincially significant wetlands or within significant portions of the habitat of endangered and threatened species, or the expansion or redevelopment of existing development within such areas (excluding established agricultural activities) shall be permitted. Conservation activities associated with maintaining and restoring wetlands and natural habitats of threatened species are strongly encouraged by this Plan.

#### 3.6.1 Open Space Permitted Uses

Generally, open space uses would include local or neighbourhood parks, community parks, and regional parks. Parks can also be defined by their primary function, as either active or passive open space; many parkland areas have a combination of both active and passive functions.

#### 3.6.2 Open Space Policies

c) Trail development is an important component to the development of an open space system and the promotion of the community's quality of life. Trails that connect shoreline areas, valleys, existing parks or other important physical or man-made features should be developed wherever possible but must be planned and designed in such manner that respects the interests of abutting property owners.

h) All open space areas should have safe pedestrian access and circulation on-site.

#### 3.10.2 Residential Policies

a) Residential development within areas designated Residential land use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles that meets the needs of all citizens is provided.

b) The type and arrangement of dwellings and densities are important to the character of the City and specific residential neighbourhoods. Ideally all neighbourhoods should contain a mixture of dwelling types at different densities, but in some cases this is not possible nor is it desirable; some neighbourhoods therefore may consist predominantly of one form of housing whereas other neighbourhoods would have greater variety. Care should be exercised however to not create areas of excessively high densities without ample supply of municipal services and community facilities to meet the needs of such a neighbourhood.

c) This Plan supports the development of affordable housing, and ideally all residential

neighbourhoods should have a variety of housing types at various levels of affordability.

d) When allocating or determining the preferred locations for high density residential development, Council should be guided by the following principles:

- i) The lands should have direct frontage on or immediate access to arterial or major collector roads; developments with access only to collector streets should generally be smaller scale.
  - ii) The main access routes to such developments should not be through areas of low density residential development.
  - iii) The preferred locations for large scale high density residential developments would be along major arterial streets or at major intersections where access to two or more major transportation corridors is available.
  - iv) High density residential development should be directed to areas which are adequately serviced with open space and other required community facilities and services, all of which should be of sufficient size to meet the needs of the residents of the housing development.
  - v) While not a prerequisite, a preferred location for large scale high density residential development would be in close proximity to or adjacent to non-residential land uses which service the residential area (neighbourhood commercial uses, schools, parks, churches).
  - vi) High density residential development is a preferred housing form to be established immediately abutting a non-residential land use in another land use category, or along very high traffic corridors.
- i) This Plan supports the development of all forms of housing in all forms of tenure, being freehold, rental, cooperative, and condominium.

### **Zoning By-law:**

Council has approved a rezoning of the subject land from Development (D-r) Zone and Hazard (H) Zone to the following zones, in order to implement the proposed draft plan of subdivision:

- Low Density Residential Type 1 (R1) Zone with special provisions;
- Medium Density Residential (R3) Zone with special provisions;
- High Density Residential (R4) Zone with special provisions;
- Community Facility (CF) Zone
- Hazard (H) Zone

### **Public Circulation and Comments:**

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 December 2, 2019.

Similarly, signs were placed on the subject lands notifying the general public that a public meeting was scheduled for December 2, 2019.

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

Correspondence was received from a business owner on the east side of the Moira River, east of the proposed development. Comments surrounded the importance of protecting the forest that buffers the west shoreline of the Moira River and adds to the Rural character of Corbyville, and requested that the forest buffer be preserved.

At the time of writing this report, no other comments from members of the public have been received by the City.

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

Elexicon Energy, Hydro One, and the Ministry of Transportation have provided comment that they have no concerns with this proposal. Hastings & Prince Edward District School Board have requested notification of the City's decision, but have not otherwise commented.

Canada Post advised that they will provide mail delivery service to the subdivision via centralized Community Mail Boxes (CMBs).

Hastings Prince Edward Public Health advised that they support the development and provided recommendations regarding transportation networks, testing for radon, and mitigating for extreme weather.

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.

Belleville Fire Department have provided that they have no objections to this application.

Engineering Department advised that watermain servicing for the development should comply with recommendations of the City's Cannifton Secondary Plan Area Water Supply Hydraulic Study (December, 2000). As well, that there is possible capacity issues at the Thurlow Bridge Pumping Station that may require further investigation.

Recreation, Culture & Community Services Department advised that they would like to be included in future meetings relating to this application.

Transportation and Operational Services advised that provisions are to be put in place to ensure trails are not accessed by unauthorized vehicles.

Environmental Services advised that watermain servicing for the development should comply with recommendations of the City's Cannifton Secondary Plan Area Water Supply Hydraulic Study (December, 2000). As well, they advised that design will be reviewed further through subsequent submissions.

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

### **Considerations:**

- **Public**

Public notice and circulation complies with the requirements of the *Planning Act, R.S.O. 1990*.

Correspondence was received requesting that the forest buffer along the river be preserved.

Staff notes that while a condominium development block is proposed for the east end of Riverstone, the subdivision land does not go all the way to the river. The existing forest buffer on the north half extends back from the river at least 40 metres, and is entirely located on neighbouring property owned by the developer of Canniff Mill Estates. The land is ultimately to be dedicated to the City as parkland. The south half of the proposed condominium block is treed, but the property line jogs west, and is thus farther removed from the river with at least 75 metres of forest extending west from the river on the adjacent property. As such, Staff does not foresee any impact on the existing treed buffer along the west side of the Moira River as a result of the proposed development.

- **Bill 108**

As of September 3, 2019, changes to the Planning Act under Bill 108 make it such that subdivision approvals and conditions may **only** be appealed by:

1. the applicant; or



2. by a public body or agencies listed in the Act, where they have also made submissions to the City prior to Council's decision.

- **Financial**

The fees payable for processing the application have been received by the City. Any planning, engineering, surveying and legal costs to facilitate the plan of subdivision for the subject lands would be at the owner's expense.

- **Impact on and input from other Departments/Sources**

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

- **Strategic Plan Alignment**

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development. A key strategic objective of the Residential Development theme is to:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years.

### **Analysis:**

The subject lands are designated for residential development in the City's Official Plan. Therefore a subdivision on this land would be consistent with the City's plan for this part of the municipality.

Furthermore, residential development on this site, especially in the form of townhouses, would be in keeping with the Provincial Policy Statement (PPS) as noted earlier.

### **Proposed Draft Plan Conditions of Subdivision Approval:**

The proposed conditions of draft plan approval for this subdivision are outlined on **ATTACHMENT #3**. These conditions follow the normal city format and consist of conditions commonly utilized in other draft plans approved by the City in recent years.

As typical, the major issues in approving this subdivision arise from servicing the subject lands and all of the engineering works required to develop this site. Conditions include:

The developer will construct appropriate sidewalks and multi-use trails throughout the subdivision to enhance pedestrian connectivity. (ATTACHMENT #3 – Conditions 8, 9 & 34)

The developer will include street trees on local roads either within the road allowance or on private blocks. (ATTACHMENT #3 – Condition 10)

The developer will provide a 400mm water main connection through the development such that it can connect across the river at Scott Drive at some point in the future, as identified in the Cannifton Secondary Plan Water Supply Study. (ATTACHMENT #3 – Condition 12)

The developer will provide appropriate municipal water and sanitary sewer to all lots and blocks. (ATTACHMENT #3 – Condition 13)

The developer will be responsible for all of the required street lighting to the satisfaction of the City. (ATTACHMENT #3 – Condition 16)

The developer will be responsible for stormwater management to the satisfaction of the City and Quinte Conservation. (ATTACHMENT #3 – Conditions 17 and 18)

This subdivision will be serviced by one or more community mail boxes and future owners are to be made aware of this level of service. (ATTACHMENT #3 – Conditions 19, 20 and 21)

The developer will be responsible for the creation of common element condominium private laneways for certain lots so that garages and driveways will be located at the rear of the subject lots. This will ensure that the City does not become responsible for any costs or expenses related to the development or use of the private laneways. (ATTACHMENT #3 – Conditions 27, 28, & 30)

The developer will be responsible to close the Farnham Road access to Scott Drive once an alternate access is built to enable access to Farnham Road through the subdivision. (ATTACHMENT #3 – Condition 33)

The developer will be responsible for installing appropriate fencing between the blocks in the proposed subdivision, areas of parkland, and areas of natural hazard. (ATTACHMENT #3 – Condition 35)

The Owner and all encumbrancers (mortgagees) will have to enter into a subdivision agreement with the City of Belleville. In doing so, the Owner will have to agree in writing to satisfy all the requirements, financial and otherwise, of the City of Belleville, including the provision of roads, sidewalks, boulevards, installation of services, stormwater management and drainage. (ATTACHMENT #3 – Conditions 23 & 24)

The draft plan approval expires on February 10, 2023 if all the conditions are not satisfied by that date.

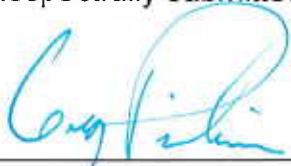
### **Financial:**

All of the planning, engineering, survey and legal costs to facilitate the construction of this subdivision will be at the Owner's expense. The applicant paid a fee for the application for draft plan approval.

**Conclusion:**

The Approvals Section of the Engineering and Development Services Department supports the approval of the draft plan of subdivision, prepared by Ainley Group on behalf of Andy Geertsma, GCL Developments Ltd., revised to January 8, 2020, for the lands identified as Lots 8 & 9 of Registered Plan No. 124, City of Belleville, County of Hastings (File: 12T-19003), and recommends to the Belleville Planning Advisory Committee that Belleville City Council be requested to formally issue draft plan of subdivision approval for this subdivision, as shown on ATTACHMENT #2, subject to the list of conditions outlined in ATTACHMENT #3.

Respectfully submitted,



Greg Pinchin  
Manager of Approvals

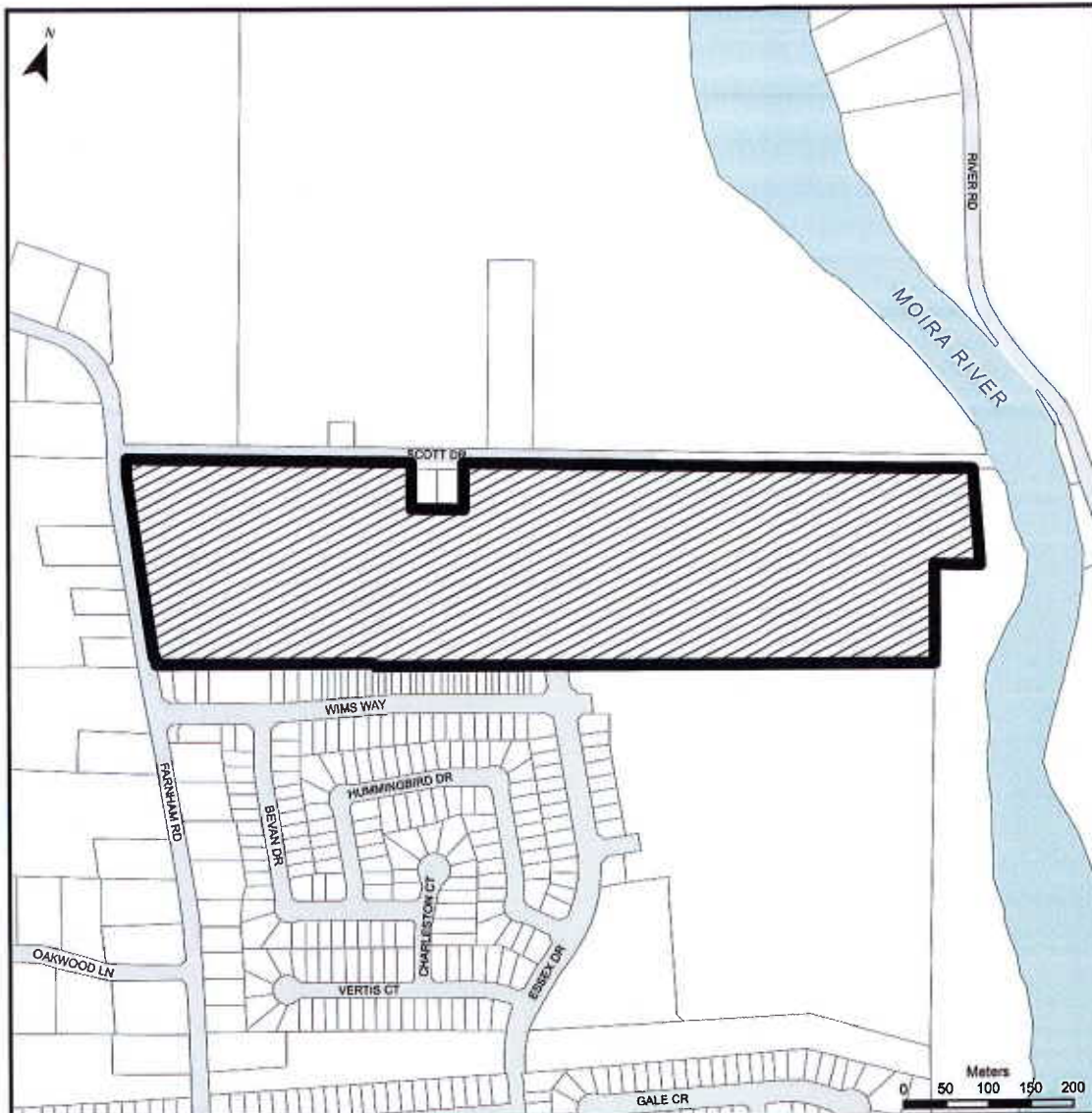


Jessica Young  
Development Engineer in Training

**Attachments**

- Attachment #1 – Location Map
- Attachment #2 – Riverstone Draft Plan of Subdivision prepared by Ainley Group dated October 21, 2019, revised to January 8, 2020
- Attachment #3 – Draft Plan Conditions

Location of Subject Property



**PROPOSED OFFICIAL PLAN,  
ZONING BY-LAW AMENDMENT AND  
DRAFT PLAN OF SUBDIVISION**

**LOCATION:** FARNHAM RD & SCOTTS DR

 - SUBJECT LANDS



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

B-77-1096 - B-50-3-30





**ATTACHMENT #3**

**Draft Plan Conditions**  
**(Riverstone Subdivision)**

The City of Belleville's conditions and amendments to final plan approval for registration of this Subdivision are as follows:

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No.	Conditions
1.	<p>That this approval applies to the draft plan of subdivision, Drawing 19503-DP: Draft Plan of Subdivision 12T-19003, prepared by Ainley Group, dated October 30<sup>th</sup>, 2019, attached hereto as APPENDIX 1, to show a total of:</p> <ul style="list-style-type: none"><li>• Seventy-nine (79) lots for single detached houses (Lots 1-20, 51-109);</li><li>• Thirty (30) lots for alternating single detached houses with laneway access (Lots 21-50);</li><li>• Two (2) blocks for semi-detached houses with laneway access (Blocks 141-142);</li><li>• Twelve (12) blocks for townhomes with laneway access (Blocks 129-140);</li><li>• Eighteen (18) blocks for townhomes (Blocks 110-127);</li><li>• Fifteen (15) blocks for bungalow townhomes (Blocks 143-157);</li><li>• One (1) block for medium density residential (Block 128);</li><li>• One (1) block for condominiums (Block 165);</li><li>• One (1) block for parkland (Block 159);</li><li>• One (1) block for natural spring, 30m setbacks, and 3 meter multi-use trail (Block 160);</li><li>• Three (3) blocks for access to wetland setback trails (Blocks 158, 161-162); and,</li><li>• One (1) block for the Farnham Road Realignment (Block 166).</li></ul>
2.	<p>That any dead ends and open sides of road allowance created by this draft plan be terminated in 0.3 meter reserves, to be conveyed to, and held in trust by, the City of Belleville.</p>
3.	<p>That the road allowance included in this draft plan, including any required daylighting triangles, shall be shown and dedicated as public highway.</p>
4.	<p>That such easements, as may be required for utility, telecommunication services, drainage or servicing purposes, shall be conveyed to the appropriate authority.</p>
5.	<p>That the streets within this plan shall be named to the satisfaction of the City of Belleville.</p>

6. That prior to final approval, the Owner shall provide a Geotechnical Report, to the satisfaction of the City, which addresses the required pavement designs for the roads within the subdivision.
7. That prior to the final approval of the plan, the Owner shall retain a professional engineer to design, to the satisfaction of the City of Belleville, the streets within this subdivision, which shall be constructed with a local road cross-section, with the exception of Street 'A' and Essex Drive which shall be constructed with a collector road cross-section, and east-west portion of Street 'C' which shall be constructed with a 21.5 meter cross-section;

In doing so, the driveways are to be constructed in accordance with the Zoning By-Law and the Driveway Control By-Law.

8. That prior to final approval, the Owner agrees in writing in the subdivision agreement to design and construct a 1.5 meter wide concrete sidewalk along one side of Street 'A', Street 'D', Street 'E', Street 'F', Street 'G', Street 'H', and Essex Drive.
9. That prior to final approval, the Owner agrees in writing in the subdivision agreement to design and construct a 3.0 meter wide multi-use trail along one side of Street 'A', Essex Drive, and the east-west portion of Street 'C'.
10. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to plant "street trees" on local roads, either within the road allowance or on private blocks, to the satisfaction of the City of Belleville.
11. That the Owner shall agree to provide individual water service connections to the existing developed properties fronting any Scott Drive water main required as part of the subdivision works. The cost to install these services will be covered by the City.
12. That the Owner shall agree to construct a 400mm water main on Street 'A', Essex Drive, and from Essex Drive easterly toward the northern property limit of Block 165 and connect to the proposed 200mm water main through Block 165. The cost of oversizing these pipes will be covered by the City.
13. That prior to final approval, a sanitary sewer and water main servicing report must be prepared, to the satisfaction of the City, outlining the upgrades required to the existing and proposed sanitary sewer system and water system to service the subject lands, and future development, in accordance with the City's servicing plan for all of those lands located north of Highway 401. (Cannifton



Secondary Plan Sanitary Sewer Servicing Study prepared by Totten Sims Hubicki Associates, dated January 2001 and the Cannifton Secondary Plan Area Water Supply Hydraulic Study completed by CH2M Gore & Storrie Limited, dated December, 2000.) This will include modelling the new water system.

The water main design brief must determine, to the satisfaction of the City of Belleville, that the development or individual phase(s) can be adequately serviced via existing water mains. At such time as the water main design brief indicates that the 300mm water main on Farnham Road between Kipling Drive and Wims Way is required the City will administer the installation, as directed through the Canniff Mill Estates Phase 9 Subdivision Agreement, subject to the provisions therein. The Owner agrees that the development of individual phase(s) outlined through the water main design brief requiring the Farnham Road water main extension will not be allowed to proceed until the main is extended to Street A or the extension work has proceeded. In the event that the extension work and Riverstone phase(s) work proceeds at the same time, no occupancy will be allowed until the water main systems are commissioned.

14. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to design and construct all servicing requirements (roads, sidewalks, water, sanitary, storm, electrical, etc.) for this plan of subdivision, including any work required outside the limits of the subdivision, to the specifications of the approving authorities (the City of Belleville, Hydro One, etc.) and the cost thereof shall be paid by the Owner.
15. That prior to final approval, the Owner shall agree in writing in the subdivision agreement to provide all services, including road maintenance for any and all internal roads, unless and until assumed in writing by the City of Belleville.
16. That all street lighting required for the streets to be located within this plan of subdivision be designed and installed to the satisfaction of the City of Belleville.
17. That prior to the commencement of any grading or construction on site, or final registration of the plan, the Owner shall submit and obtain approval of the City of Belleville and Quinte Conservation for reports describing the following:
  - a. a detailed Stormwater Management Plan which outlines the intended means of controlling stormwater runoff in terms of quantity, frequency, and duration of events up to and including the regional storm;
  - b. the intended means of conveying stormwater flows from the site and external areas that drain through the subdivision, including the location and design of water quality and quantity controls and facilities using stormwater management techniques outlined in provincial guidelines;

- c. an assessment of the major and minor flow systems, identifying pre- and post-construction volumes, depths, velocities, points of discharge, and proposed methods for outlet treatment;
  - d. an Erosion and Sediment Control Plan detailing the means by which erosion and sedimentation and their effects will be minimized on the site during and after construction in accordance with provincial guidelines. The report must outline all actions to be taken to prevent an increase in the concentration of solids in any water body as a result of on-site, or other related works;
  - e. site grading plan, including pre-development and final scenarios;
  - f. Requirements for the long-term maintenance of all proposed erosion and stormwater facilities and construction details relating to these conditions.
18. That the Owner agrees in the subdivision agreement, in wording acceptable to the City of Belleville:
- a. to cause to be carried out the works referred to in Condition 14;
  - b. to design and prepare a lot grading and drainage plan for the subdivision to the satisfaction of the City, noting that the proposed storm sewer network shall include identification of necessary easements for storm sewers conveying stormwater across multiple lots to the proposed outlet(s);
  - c. to design and prepare an overall drainage plan identifying how stormwater from this subdivision will be conveyed;
  - d. to design and implement on-site erosion and sediment control, in order to meet the requirements of the City of Belleville and Quinte Conservation; and,
  - e. to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair, in a manner satisfactory to the City of Belleville and Quinte Conservation.
19. That the location of any community mailboxes for mail delivery to service this subdivision shall be located to the satisfaction of Canada Post and the City of Belleville.
20. That the Owner shall comply with the requirements of Canada Post with respect to the provision of mail delivery to the subdivision.

21. That the subdivision agreement between the Owner and the City of Belleville shall contain the following warning clause:

**NOTE:** Purchasers are advised that it is unlikely that there will be door-to-door mail delivery within this subdivision. Canada Post intends to service this property through the use of community mailboxes which may be located in several locations within this subdivision.

22. That prior to the final approval of the plan, Bell Canada, Enbridge/Union Gas, Cogeco Cable and Hydro One shall confirm that satisfactory arrangements, financial and otherwise, have been made for any communications and utility facilities servicing this plan of subdivision, which facilities are required by the City of Belleville to be installed underground.
23. That the Owner and all encumbrancers (mortgagees) shall enter into a subdivision agreement with the City of Belleville. Without limiting the generality of the foregoing, the Owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the City of Belleville, including the provision of roads, sidewalks, boulevards, installation of services, stormwater management and drainage.
24. That the subdivision agreement between the Owner and the City of Belleville shall be registered against the lands to which it applies once the plan of subdivision has been registered.
25. That prior to final approval, the Owner shall demonstrate to the municipality that there is an adequate supply of potable water to service this subdivision as it is developed.
26. That the Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City of Belleville is satisfied that adequate road access, municipal water supply, hydro service, sanitary sewers, and storm drainage facilities are available to service the proposed development.
27. Lots 21-50 inclusive and Blocks 129-140 inclusive – Private Lanes (Blocks 163 and 164)

Every Agreement of Purchase and Sale for Lots 21-50 inclusive and Blocks 129-140 inclusive shall contain a Notice to the prospective purchasers that "Ownership includes a share in a Common Element Condominium which shall own the private lane at the rear of the lots".

28. Lots 21-50 and Blocks 129-140 inclusive – Private Lanes (Blocks 163 and 164)

Every Agreement of Purchase and Sale for Lots 21-50 and Blocks 129-140 inclusive shall contain a Notice to the prospective purchasers that the private lanes shown as Block 163 and 164 along the rear Lots of 21-50 and Blocks 129-140 inclusive are to be privately owned by the Common Elements Condominium and no direct vehicle access to the public road shall be permitted and the following conditions apply:

- a. The private lanes shown as Blocks 163 and 164 will not be assumed by the Municipality and there will be no municipal snowplowing.
- b. Parking is prohibited at all times on any part of the lanes. "No Parking" and traffic signage is to be maintained by the owners of the lanes.
- c. Solid waste and recycling shall not be collected from private lanes by the Municipality.
- d. All costs and expenses associated with the construction, establishment, maintenance, repair, and upkeep of such common elements condominium laneways are the responsibility of the Condominium Corporation and the unit owners.

## 29. Landscaping of the Park and Boulevards

Every Agreement of Purchase and Sale shall include a Notice to prospective Purchasers as follows: "Purchasers are advised that the standard of vegetation plantings in the park and boulevards may not be maintained to the same degree over time".

## 30. That the Owner receives approval for draft plan of common elements condominium over laneway Blocks 163 and 164, and submits a draft Condominium Declaration for approval by the City's Manager of Approvals containing, but not limited to, the following provisions:

- a. That the common elements condominium laneways shall be maintained in a snow-free condition and void of any obstructions 12 months of the year. Snow shall not be piled on Municipal lands or abutting private lands and the private lands abutting the common elements condominium laneways shall not be impacted from runoff from the storage of snow. All owners and tenants / future purchasers acknowledge and agree that Blocks 163 and 164 shall remain unobstructed to ensure safe operations and emergency access, and in the event of insufficient on-site snow storage, contracting for private snow removal from the site shall remain the sole responsibility of the Condominium Corporation;



- b. That the common elements condominium laneways be maintained in a condition that suppress dust;
- c. That access rights will be maintained for all utilities;
- d. The following clauses to be included in the Condominium Declaration:
  - i. "all owners and tenants / future purchasers acknowledge and agree that the ownership and maintenance of Blocks 163 and 164 shall remain the sole responsibility of the Condominium Corporation under the provisions of the Common Element Condominium Act and the City of Belleville will have no jurisdiction and further liabilities within Blocks 163 and 164. The City of Belleville will not agree to accept common elements condominium laneways as public road allowance".
  - ii. **Entry for Emergency Repairs**

The Owner agrees that, at any time or from time to time, employees or agents of the Municipality may, in the Municipality's sole discretion, enter the common elements condominium laneways for the purpose of making emergency repairs to any of the facilities, systems, roadway, streetlight(s), and/or other services situated within or accessed by the laneways. Such entry and repairing shall not be deemed as acceptance of any of the laneways or private services by the Municipality, nor an assumption by the Municipality of any liability in connection therewith, nor a release of the Owner from any of its obligations under this Agreement.

iii. **Use of Private Services by Municipality**

The Owner agrees that the Municipality or other authorized persons may use any of the common elements condominium acting as agent for the Owner, for the purposes for which they are designed. Such entry and repairing shall not be deemed an acceptance of any of the common elements condominium laneways, nor an assumption by the Municipality of any liability in connection therewith nor ownership thereof, nor a release of the Owner from any of its obligations under this Agreement.

- 31. That if a pumping station is required to service Condo Block 165, the pumping station is to be privately owned and maintained.
- 32. That Street 'A' will be extended to the existing Farnham Road to provide access to the subdivision in the event that Farnham Road has not been reconstructed / realigned at the time of construction of Street 'A'.



33. That access to Scott Drive via Farnham Road will be closed with the placement of permanent barricades once Street 'A' is built and two (2) points of access to Scott Drive via Street 'A' are built and connected to Farnham Road.
34. That the Owner agrees to construct a 3 meter multi-use trail linkage from Street 'C' southeasterly through the wetland setback (Block 160) connecting to the end of Street 'F', and then continuing east and north to the northeastern limits of Block 160, as shown on the Draft Plan of Subdivision. Such trail will be within a 5.0 m easement deeded to the City of Belleville should Block 160 itself not be deeded to the City. The Owner agrees that the portion of the trail east from Street 'F' shall be constructed in association with the cul-de-sac at the east end of Street 'F', while the portion of the trail southeast from Street 'C' shall be constructed in association with the construction of Street 'C'.
35. That the subdivision agreement between the Owner and the City of Belleville contain a provision wherein the Owner agrees to construct:
  - a. 1.5 meter high chain link fence, or City approved equivalent, along the boundaries of Block 160, 161, and 162 where it abuts residential land;
  - b. 1.8 meter high chain link fence, or City approved equivalent, along the boundary of Block 159 to the satisfaction of the City; and,
  - c. Bollards, or City approved equivalent, at trail entrances to prevent access by unauthorized vehicles, to the satisfaction of the City.
36. That prior to final approval, the City of Belleville is advised by a letter on behalf of Quinte Conservation how Conditions No. 14 and 15 have been satisfied.
37. That prior to final approval, the City of Belleville is advised by letter by Canada Post how conditions No. 16 and 17 have been satisfied.
38. That prior to final approval, the City of Belleville is advised by letter by Bell Canada, Enbridge/Union Gas, Cogeco Cable, and Hydro One how condition 18 has been satisfied.

#### **NOTES TO DRAFT APPROVAL**

1. It is the Owner's responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval may be reviewed periodically and may be amended by the City of Belleville at any time prior to final approval. The *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that draft approval may be withdrawn at any time prior to final approval.

2. We suggest that you make yourself aware of:

Section 143(1) of the Land Titles Act, which requires all new plans be registered in a land titles system;

Section 143(2) allows certain exceptions.

3. Clearance is required from the following agencies:

Quinte Conservation  
2061 Old Highway #2  
R.R. #2  
Belleville, Ontario  
K8N 4Z2

Mr. John La Chapelle  
Planner & Manager  
Bell Canada  
Right of Way Control Centre  
Floor 5 - Blue, 100 Borough Drive  
Scarborough, Ontario  
M1P 4W2

Mr. Stephen McGraw,  
Delivery Services Officer | Delivery Planning  
PO BOX 8037 Ottawa T CSC  
Ottawa, Ontario K1G 3H6

4. Further red-line revisions to the draft plan may be required to incorporate changes required through the review and approval of studies and plans yet to be finalized and approved by the City of Belleville, and Quinte Conservation.
5. All measurements in subdivision final plans must be presented in metric units.
6. Registration:  
The final plan approved by the City of Belleville must be registered within 30 days of approval or the City of Belleville may withdraw its approval under Section 51(59) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
7. That the payment of development charges will be required prior to the issuance of any building permits for any lots in the subdivision, in accordance with the City of Belleville's Development Charges By-law.
8. This draft plan approval expires on March 9, 2023 if all the conditions contained herein are not satisfied by that date. The Owner shall apply for any extension at least 60 days prior to the lapsing date and such request for an extension shall not be unreasonably withheld.



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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
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
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	

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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 <del>PP-2020-07</del> PP-2020-16		Nov 18/19	Dec 12/19	Jan 6/20 <del>Feb 3/20</del> Mar 2/20							

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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	
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		Dec 12/19	Jan 10/20	Feb 3/20 Mar 2/20							
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		Jan 22/20	Feb 7/20	Mar 2/20							
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		Jan 23/20	Feb 7/20	Mar 2/20							
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		Jan 24/20	Feb 7/20	Mar 2/20							
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		Jan 29/20	Feb 7/20	Mar 2/20							

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**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.