

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

NOVEMBER 5, 2012

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Taso Christopher
Councillor Pat Culhane
Councillor Jackie Denyes

Councillor Tom Lafferty
Councillor Jack Miller

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

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

- 3.1 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – 7-9 EVANS STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-926
OWNER: DAVID CASS (APPOINTED TRUSTEE)
APPLICANT/AGENT: RE/FACT CONSULTING

Notice of Meeting and Map

1

4. **ADJOURNMENT**

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

NOVEMBER 5, 2012

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

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

Michael Graham
David Joyce
Mike Letwin
Ross Rae

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on October 1, 2012

4. DEPUTATIONS

5. COMMUNICATIONS

5.1 October 22, 2012 letter from Jack Tweedy regarding Zoning By-law Amendment Application B-77-926 Referrals from Public Meeting 6.1 refers

RESOLUTION

"THAT the October 22, 2012 letter from Jack Tweedy regarding Zoning By-law Amendment Application B-77-926 (7-9 Evans Street, Belleville) be received and referred to Referrals from Public Meeting item 6.1."

- 5.2 October 22, 2012 letter from John Lanning regarding municipal support for a roof top solar project Reports 7.1 refers

5RESOLUTION

"THAT the October 22, 2012 letter from John Lanning regarding municipal support for a roof top solar project at 257-275 Coleman Street, Belleville, be received and referred to Reports item 7.1."

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – 7-9 EVANS STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-926
OWNER: DAVID CASS (APPOINTED TRUSTEE)
APPLICANT/AGENT: RE/FACT CONSULTING

Manager of Policy Planning's Report No. AM-2012-30

6RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-law Number 10245, as amended, for 7 - 9 Evans Street, City of Belleville, County of Hastings, be APPROVED as follows:

1. That Subsection 3.9 of the Official Plan be amended so as to permit residential dwelling units as a permitted use on the subject land in addition to the uses permitted by the 'Commercial Land Use' designation; and

2. That Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'C3 - Highway Commercial' zone so as to permit eight (8) residential dwelling units on the subject parcel as well as permitting minimum 7.5 metre front and outside (exterior) side yards, respectively, versus the minimum requirement of 12 metres."

7. REPORTS

7.1 **MUNICIPAL SUPPORT FOR ROOFTOP SOLAR SYSTEMS IN THE CITY OF BELLEVILLE, 257-275 COLEMAN STREET, CITY OF BELLEVILLE**

Manager of Policy Planning's Report No. AM-2012-31
Communications Item 5.2 refers

14

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by G. T. Lanning Limited/1178244 Ontario Inc. of rooftop solar photovoltaic panels at 257-275 Coleman Street, City of Belleville, County of Hastings under the Ontario Feed-In Tariff Program."

8. INFORMATION MATTERS

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

Report to November 5, 2012

16

9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



City of Belleville

9

Engineering & Development Services Department

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

File No.: B-77-926

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, NOVEMBER 5, 2012
AT 5:30 P.M.**

A Public Meeting will be held to consider amendments to the Official Plan and Zoning By-Law Number 10245, as amended, for 7 - 9 Evans Street. The site is currently designated "Commercial Land Use" in the Official Plan and zoned "C3 - Highway Commercial" and the applicant has requested the amendments to add a residential use to the permitted uses of the designation and the C3 zone. The applicant has also requested a reduction in the minimum front yard and exterior side yard requirement of the C3 zone from 12 metres to 7.5 metres. It is the applicant's intention to construct a two (2) storey, 972 square metre mixed-use building comprising offices and a total of eight (8) residential apartment units.

The currently vacant land is located at the south east corner of Evans Street and North Front Street, comprises approximately 4,844 square metres of area, and is described municipally as 7 - 9 Evans Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" and the applicant requests an amendment to permit a total of eight (8) residential apartments, in addition to the commercial uses currently permitted.

ZONING BY-LAW:

The land is zoned "C3 - Highway Commercial" which permits the proposed office use. The applicant has requested a special C3 zone to also permit a total of eight (8) residential apartments, in addition to the proposed offices. As well, the applicant has requested a reduction to 7.5 metres for the minimum C3 front yard and exterior side yard requirement of 12 metres.

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 Julie Oram, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3271, Fax: 613-967-3206, TTY: 613-967-3768, Email: joram@city.belleville.on.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the proposed Official Plan amendment is adopted or the Zoning By-Law is passed, the person or public body is not entitled to appeal the decisions of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

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

Julie Oram, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 16th day of October, 2012

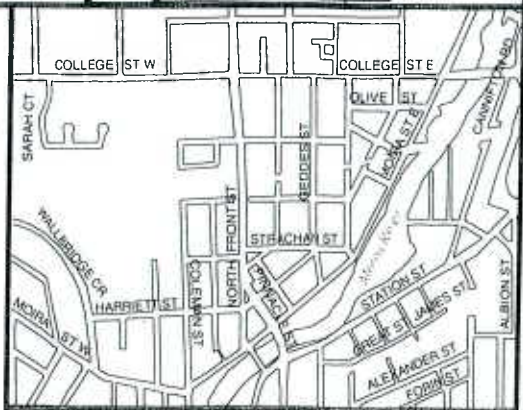


PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

LOCATION: 7-9 EVANS STREET



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



CITY OF BELLEVILLE
 Page 2
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT

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PROJECT: REFACT CONSULTING
 405 ORVILLE STREET
 BETHLEHEM, OHIO 45705
 CONCEPTUAL SITE PLAN
 DATE: 12/20/12
 DRAWN BY: HGRB
 CHECKED BY: BK
 REVISIONS: 12/20/12

DATE	12/20/12
DRAWN BY	HGRB
CHECKED BY	BK
REVISIONS	12/20/12
DRAWING NO.	101

SITE IDENTIFIERS

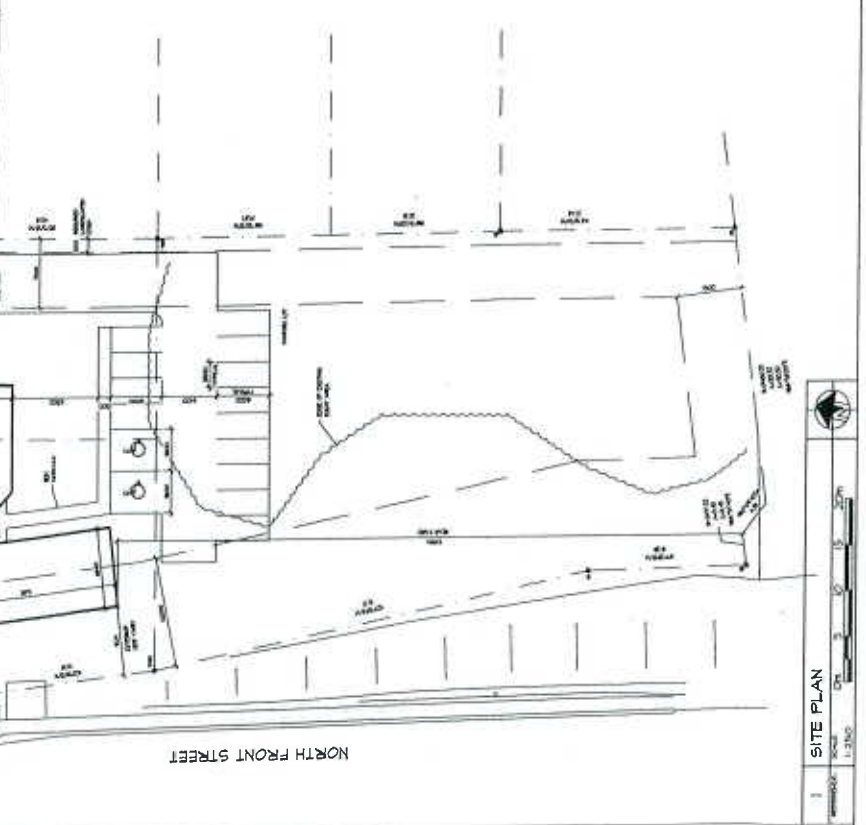
OWNER	REFACT CONSULTING
PROJECT	REFACT CONSULTING
ADDRESS	405 ORVILLE STREET
CITY	BETHLEHEM, OHIO
STATE	OHIO
ZIP	45705
DATE	12/20/12
DRAWN BY	HGRB
CHECKED BY	BK
REVISIONS	12/20/12



NOTE: THIS DRAWING IS A CONCEPTUAL SITE PLAN. IT IS NOT TO BE USED FOR PERMITS OR AS A BASIS FOR CONSTRUCTION. THE PROJECT IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.

PROPERTY INFORMATION

OWNER	REFACT CONSULTING
PROJECT	REFACT CONSULTING
ADDRESS	405 ORVILLE STREET
CITY	BETHLEHEM, OHIO
STATE	OHIO
ZIP	45705
DATE	12/20/12
DRAWN BY	HGRB
CHECKED BY	BK
REVISIONS	12/20/12



SITE PLAN
 SCALE: 1" = 20'
 DATE: 12/20/12

RECEIVED		
PLANNING SECTION		
B-77-926		
OCT - 3 2012		
A.M.	ACTION	INFO
R.T.		
G.P.		
J.B.		

File B 77 992
Oct 26 - 2013
Jack Tweedy

Original to: Dir. Eng & Development Services;
Mgr. of Policy Planning; Manager of Approvals
From: Dir. Corp Services/City Clerk
Date: Oct. 22, 2012

To Mrs Julie Oram

AS to my letter from the City of Belleville I received about the development of 7 to 9 Evans street file number B 77 992 and talking with you over the phone wish to submit my concerns As a concerned Resident my name Jack Tweedy owner of the property of 14 Evans Street and have lived at 14 Evans For over 25 years have a duty to my community to be here I have not of yet meet my new neighbours as this area is rapidly changing and it seem not to along ago I talked to the Mayor on my Concerns and Even enjoyed a coffee with him and discussed the issues of this property and concerns and to see the falling down home gone from those sights has been a joy as they where very dangerous for the community I hope the NEW Land lord of this property will be more responsible and keep this new complex looking nice which I am sure they will I am not trying to say no to this Development in fact I Think it will be very refreshing to see that area cleaned up MY Concerns well EVANS street has become a main artery used by many for buses rerouting traffic and well all the kids even people in wheel chairs come young and old to this corner to cross as with Remax on the other side and Metro a lot of the community uses the North Front and Evans Corner it is Obvious another complex on the corner with residents living there and offices there will be a Higher Volume of pedestrians and Traffic and well this corner has been growing as we all know along with North Front and the Major Planning going on to control the volume of traffic on North Front it as we all know needs to be able to handle more growing traffic and sad to say so does Evans I liked it better 20 years ago but I am not hear to say no or stand in the way of progress and Development . But I do Feel Safety and my Community is important and some Development needs to use wise decisions .Well I am hear today to suggest a Flashing Yellow light at the Top of the North Front Bridge over CNR Tracks on the East side of the top of the bridge warning cars of a set of pedestrian and vehicle light s installed at North Front and Evans intersection I know the cost is heavy for lights but we need as a city to look at future growth and well to me this is a given and an important issue to move forward on for everyone's sake Any questions please feel free to contact me

YOUR s Truly Jack Tweedy

G. T. Lanning Limited
 1178244 Ontario Inc.
 257 Coleman Street, Belleville, ON K8P 3H9

2012-10-22

Corporation of the City of Belleville
 169 Front St
 Belleville, ON K8N 2Y8

Attention: Mr. Rod Bovay

RECEIVED		
PLANNING SECTION		
OCT 25 2012		
	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.B.		

By	To	Seen By
A. Kofler		
R. Bovay		RS
A. Ford		
J. Deane		
S. G. ...		
A. ...		
D. ...		
B. ...		
A. Mckay		
A. ...		

Application to the Planning Advisory Committee in order to request from City Council a Resolution approving of our intention to build a roof mounted solar panel power generation structure on our buildings at 257 – 275 Coleman Street, Belleville

Rod,

It is our intent to renew our previously submitted application under the FIT programme with the Ontario Power Authority. To this end, the OPA guidelines for FIT applications recommend that the applicant obtain Council approval in the jurisdiction where the structure will be situated.

Our intention is to apply for, and if granted permission to proceed by the OPA, install a low profile, stationary grid of panels on the warehouse roof on the property described on the tax roll as 257 – 275 Coleman Street, Belleville. Specifically, the panels will be on the warehouse roof north of the original red brick three storey building.

The application was originally submitted to the OPA in February 2011. At that time, Veridian confirmed that the necessary line capacity existed on Coleman Street in order to facilitate the ultimate connection to the power grid.

We ask that this letter be submitted to the Planning Advisory Committee at your next meeting on November 5, 2012, and subsequently at the Council Meeting on November 13, 2012.

As you may be aware, the OPA proposed that the window of opportunity to re-submit or make new applications was to be October 1 to November 30, 2012. We understand that the window did not open on October 1, and thus expect the window to remain open longer, but we would appreciate your assistance in presenting this at the above noted meetings in order that things may proceed in an orderly fashion.

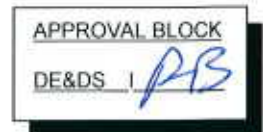
Construction would happen in spring 2013, pending approval.

Yours truly



John Lanning





CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2012-30
November 5, 2012

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

Subject: Proposed Amendments to the Official Plan and Zoning By-Law
Number 10245, As Amended - 7 - 9 Evans Street, City of Belleville,
County of Hastings
File Number: B-77-926
Owner: DAVID CASS (APPOINTED TRUSTEE)
Applicant/Agent: RE/FACT CONSULTING

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-Law Number 10245, as amended, for 7 - 9 Evans Street, City of Belleville, County of Hastings, be APPROVED as follows:

1. That Subsection 3.9 of the Official Plan be amended so as to permit residential dwelling units as a permitted use on the subject land in addition to the uses permitted by the 'Commercial Land Use' designation; and
2. That Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'C3 - Highway Commercial' zone so as to permit eight (8) residential dwelling units on the subject parcel as well as permitting minimum 7.5 metre front and outside (exterior) side yards, respectively, versus the minimum requirement of 12 metres."

SUMMARY:

The application pertains to a vacant parcel of land located at the south east corner of Evans Street and North Front Street. The site comprises approximately 0.5 hectares of area and the Applicant proposes to construct a 972 square metre mixed use building comprising offices and residential dwelling units.

The land is designated "Commercial Land Use" in the Official Plan and zoned "C3 - Highway Commercial" in the Zoning By-Law. The proposed office uses are permitted, however the Applicant requires amendments to the Official Plan and Zoning By-Law to permit the residential apartments.

Planning Staff are satisfied that the use is suitable for the location and therefore, it would be appropriate to approve the amendments.

BACKGROUND:**Purpose and Effect**

The proposed Zoning By-Law amendment applies to 0.5 hectares of vacant land located at the south east corner of Evans Street and North Front Street.

The purpose of the application is to amend the Official Plan and Zoning By-Law Number 10245, as amended, to permit the lands to be developed with residential units, in addition to proposed offices.

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

Subject Property

- Site Characteristics

The parcel is vacant, save and except for a storage shed.

- Adjacent Land Uses

To the west, across North Front Street are located a commercial use, single detached residential uses and an apartment. To the north west is located the King Edward Square commercial plaza. To the north, fronting on North Front Street are commercial uses. To the north east and east are located residential uses. To the south is located the CNR main line.

Official Plan

The subject parcel is designated "Commercial Land Use" as part of the North Front Street commercial corridor. These polices permit a range of commercial uses, including offices. The Applicant has requested an Official Plan Amendment to also permit residential units, in addition to the permitted commercial uses.

Zoning By-Law

The lands are zoned "C3 – Highway Commercial" and the Applicant requests a rezoning to permit residential apartment units on-site, in addition to the permitted uses of the C3 zone. It is the intention to develop a mixed use office building in conjunction with the requested residential units. Based on a submitted conceptual site plan the Applicant also requests a reduction in the front yard and outside side yard for the building to 7.5 metres from the 12 metre minimum required for the C3 zone. Given the mixed use nature of the proposed development and the By-Law's minimum requirement of 7.5 metres for residential uses, this is a reasonable request.

It is also noted that the minimum multi-residential standard for landscaped areas is 40% of the lot, the purpose of which is to provide for, among other things, outdoor amenity space for the residents. The subject proposal contemplates landscaped areas that exceed 70% of the area of the parcel.

The submitted conceptual site plan provides for the provision of a total of fifteen (15) parking spaces based on a total of eight (8) residential apartments and 152 square metres of office gross floor area. However, based on the parking provisions of the By-Law a total of sixteen (16) parking spaces would be required for this mix of uses. Given the size of the parcel, parking conformity can be readily achieved at the formal site plan review stage, should this application be approved. Access to the property is to be provided onto Evans Street along the easterly boundary of the subject parcel.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on October 16, 2012.

Canada Post advises that the developer is to purchase, install and maintain a lock box panel for all the tenants.

The Algonquin & Lakeshore Catholic School Board and Quinte Conservation advise that they have no concern.

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

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on October 16, 2012.

The Development Engineer advises as follows:

"We have no objection to the proposed Official Plan or Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan process, including the dedication of road widening to the City, preparation of a Stormwater Management Report to the satisfaction of the City and Canadian National Railways and the provision of driveways in conformance with the City's Driveway Control By-Law No. 2001-129. and to the satisfaction of the City."

Belleville Fire and Emergency Services advise that they have no concerns.

The Manager of Approvals advises that the addition of residential uses to the existing permitted commercial uses in this location is appropriate given that this is a transitional area.

- Public Circulation

Notice of the subject application was circulated to all registered landowners within 120 metres (400 feet) of the subject property and notice was provided by advertisement in The Intelligencer on October 16, 2012.

Mr. Jack Tweedy of 14 Evans Street has provided comments about traffic impacts at the intersection of Evans Street and North Front Street. His correspondence is attached to the Agenda.

Planning Analysis

The subject lands are designated "Commercial Land Use" as part of the southerly arterial commercial strip that fronts along the North Front Street corridor. As such, a range of commercial uses are presently permitted on the property, which is reflected in the current "C3 – Highway Commercial" zone. It is the Applicant's intention to develop the site with a mixed use building comprising offices and eight (8) residential apartments. Although the office use is permitted by the C3 zone, the subject application is required to permit the residential component of the development.

Given the interface of this property with existing residential uses fronting on Evans Street, as well as those residential properties located on Grier Street to the east, the allowance of small scale residential development at this location is supportable. It is also noted that the mixed development proposed is relatively modest in scale, given both the size of the property and the range of permitted commercial uses that are presently allowed by the current zoning. These permitted uses include, but are not limited to, restaurants, hotels, retail stores and automobile sales and services.

Attached for the Committee's benefit is a planning submission that has been prepared by the Applicant.



Arthur MacKay
Manager of Policy Planning

atta

Appendix A – Planning Rationale

The Context

The subject site is located at 7-9 Evans Street, on the southeast corner of the intersection of Evans Street and North Front Street in the City of Belleville. Roughly 1.2 acres in size, the site is bounded by small scale commercial uses to the north, medium density residential uses to the east, a CNR rail corridor to the south and mixed commercial and mid-density residential uses to the west. On the western flank of the site is North Front Street which rises over the CNR rail corridor to the south, creating a significant grade change immediately adjacent to the site as you move southward on the property. The subject site is designated as commercial and lies on the fringe of the North Front/Highway 62 corridor as defined in the City's Official Plan. The site is zoned C3 Highway Commercial under Zoning Bylaw #10245, permitting a range of commercial and office functions.

The Proposed Concept

While the subject property does fall within the North Front commercial corridor, it is on the southernmost boundary of the corridor. Development in the area reflects this transitional location, with modest scale commercial rather than major commercial uses. There are also existing mid-scale residential uses immediately adjacent and any commercial uses envisioned for the site must appropriately address these residential neighbours. The size and configuration of the site also present challenges to developing robust commercial uses, especially given the limited road access to the site. These challenges are in part why the land has sat vacant for some time.

The proposed concept seeks to enable appropriate development of the site by addressing the commercial intent of Official Plan policies while acknowledging the very real site challenges that exist. Under the proposed concept, a modest 2 storey mixed use building of roughly +/- 1,000 square metres is being envisioned, to be located at the northwest corner adjacent to the North Front/Evans intersection. The commercial component will be comprised of professional offices while the residential component could include up to 8 apartment units. The proposed mix of uses at this scale are appropriate for the site and reflect the transitional nature of the North Front corridor in this area.

The proposed concept achieves a number of goals that are highly complimentary to planning objectives for the site, namely:

- Creating a commercial presence near the North Front intersection that is in scale with commercial uses to the north of the site
- Establishing an appropriate transition from commercial to the residential neighbourhood that is located east of the site
- Pushing vehicular access for the site eastward away from the North Front intersection

- Efficiently utilizing the site by situating the built form on the front part of the site where the North Front grade separation is not as pronounced
- Maintaining distance from the CNR corridor to the south
- Being consistent with mixed commercial and residential uses that are located immediately west of the site

The Requested Amendments

Official Plan

To accommodate the proposed concept, the applicant is seeking a policy amendment to Section 3.9.5 of the Official Plan in order to add residential as a permitted use for the site. Given the location of the site at the southern-most edge of the North Front corridor and given the established development adjacent to the site, this change is seen as highly complimentary to addressing Official Plan objectives at this location. In addition, the proposal would be supporting other goals of the Official Plan, namely:

- Addressing broader Commercial policies (Section 3.9) by:
 - Maintaining the commercial character of the corridor
 - Providing safe and appropriate ingress/egress for traffic
 - Minimizing impacts on adjacent residential uses
 - Locating parking in the side or rear yard
- Supporting Servicing and Transportation policies of the Plan (Section 5 & 6)
- Having regard for Urban Design objectives (Section 7.6)
- Encouraging features consistent with Energy Conservation objectives (Section 7.14)
- Promoting supply and infill objectives of Housing Policies (Section 7.15)

Zoning bylaw

To accommodate the proposed concept, the applicant is seeking minor adjustments to the C3 zoning that is in place for the site. The changes being requested are:


1. Expanding permitted uses to allow for residential uses
2. Reducing the front yard minimum set back from 12.0m to 7.5m
3. Reducing the exterior side yard minimum setback from 12.0m to 7.5m

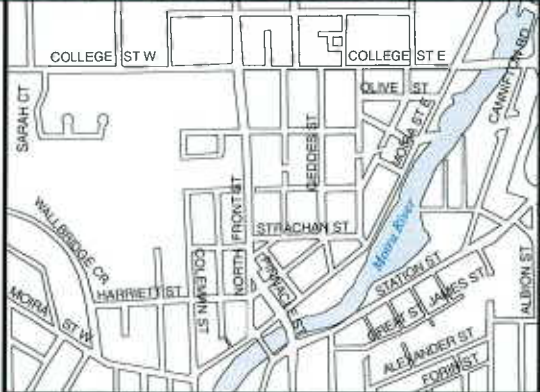
As with the OPA, the addition of residential as a permitted use will enable a mixed used development in scale with the site location. The development challenges of the site - with the CNR location to the rear, the North Front grade separation to the west and the residential uses to the east – serve to limit the practical development footprint for development. To better address planning objectives and enable viable development, modest relief is being sought for both the front yard setback and exterior side yard setback. The proposed setbacks are consistent with both local commercial zones and with the development edges that already exist immediately adjacent to the subject site. This relief would also allow for more buffer space on the interior side yard which is immediately adjacent to existing residential uses.



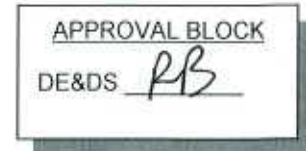
PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

LOCATION: 7-9 EVANS STREET

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



CITY OF BELLEVILLE
 Page 13
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. AM-2012-31
November 5, 2012

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

Subject: Municipal Support for Rooftop Solar Systems in the City of Belleville
257 - 275 Coleman Street, City of Belleville

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by G. T. Lanning Limited/1178244 Ontario Inc. of rooftop solar photovoltaic panels at 257 - 275 Coleman Street, City of Belleville, County of Hastings, under the Ontario Feed-In Tariff Program."

BACKGROUND:

As the Committee is aware, the Ontario Power Authority has recently written new rules which implement a priority points system relating to the government Feed-In-Tariff (FIT) Program. Applications are assigned these points based on a number of qualities, including having Municipal support in the form of a Municipal Council Support Resolution.

The above described project relates to the installation of solar panels on the warehouse roof at 257 - 275 Coleman Street (see attached letter). Planning Staff do not have a concern with this proposal.

Arthur MacKay
Manager of Policy Planning

atta

G. T. Lanning Limited
 1178244 Ontario Inc.
 257 Coleman Street, Belleville, ON K8P 3H9

Engineering Department	Author To	Seen By
A. Kewlar		
R. Bovay	✓	RS
A. Ford		
J. Deunathan		
S. Crangro		
A. Oshen		
D. Hanna		
B. Simpson		
A. Mockay	✓	✓
F. A. Miles	✓	

2012-10-22

Corporation of the City of Belleville
 169 Front St
 Belleville, ON K8N 2Y8

Attention: Mr. Rod Bovay

RECEIVED PLANNING SECTION		
OCT 25 2012		
	ACTION	INFO
A.M.	AM	
N.T.		
G.P.		
J.B.		

Application to the Planning Advisory Committee in order to request from City Council a Resolution approving of our intention to build a roof mounted solar panel power generation structure on our buildings at 257 – 275 Coleman Street, Belleville

Rod,

It is our intent to renew our previously submitted application under the FIT programme with the Ontario Power Authority. To this end, the OPA guidelines for FIT applications recommend that the applicant obtain Council approval in the jurisdiction where the structure will be situated.

Our intention is to apply for, and if granted permission to proceed by the OPA, install a low profile, stationary grid of panels on the warehouse roof on the property described on the tax roll as 257 – 275 Coleman Street, Belleville. Specifically, the panels will be on the warehouse roof north of the original red brick three storey building.

The application was originally submitted to the OPA in February 2011. At that time, Veridian confirmed that the necessary line capacity existed on Coleman Street in order to facilitate the ultimate connection to the power grid.

We ask that this letter be submitted to the Planning Advisory Committee at your next meeting on November 5, 2012, and subsequently at the Council Meeting on November 13, 2012.

As you may be aware, the OPA proposed that the window of opportunity to re-submit or make new applications was to be October 1 to November 30, 2012. We understand that the window did not open on October 1, and thus expect the window to remain open longer, but we would appreciate your assistance in presenting this at the above noted meetings in order that things may proceed in an orderly fashion.

Construction would happen in spring 2013, pending approval.

Yours truly,

 John Lanning



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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-887	Sept 1/10	Geertsma Homes Ltd. RFA Planning Consultant Inc. 1472543 Ontario Inc.	<i>Cannifton Road & Tank Farm Road, Thurlow</i> Official Plan, Zoning By-Law amendment & proposed Plan of Subdivision to permit 23 single detached residential lots by registered plan of subdivision [NOTE: 1) Imperial Oil have withdrawn their appeal. 2) City Solicitor is in discussion re outstanding appeal by Mr. Geen. Hearing Date set for - January 9/13]	Public Mtg: Feb 7/11 Planning Report: Feb 7/11 PAC Decision: Approved Council: Feb 14/11 Deferred PAC Mtg: Apr 4/11 PAC Mtg: Jun 6/11 - PAC Decision Approved Council: Jun 13/11 Tabled Council Approved: Jun 27/11 2 Appeals to OMB Aug 10/11
B-77-915	May 2/12	Monty Smith Ron Anderson	<i>South Front Street</i> Zoning By-Law amendment to allow 2-unit residential dwelling	Public Mtg: June 4/12 Planning Report: June 4/12 PAC Decision: Application 'on hold' pending further info
B-77-921	July 4/12	Shady Ridge Stock Farms Inc.	<i>West of Windwhisper Drive, Thurlow</i> Official Plan & Zoning By-Law amendment to permit a portion of the site to be developed with a total of 38 single detached dwellings by registered Plan of Subdivision (expansion of Phase 2 - Hearthstone Ridge subdivision)	Public Mtg: Aug 7/12 Requires Council approval
B-77-923	June 19/12	Cloverbell Developments Ltd. & 1255437 Ontario Inc. John Halloran	<i>Millennium Parkway</i> Zoning By-Law amendment to allow additional casino use	Public Mtg: Sept 4/12 PAC Decision: Denied Council Decision: Return to Oct 1/12 PAC PAC Decision: Denied Council Decision: Denied Oct 9/12 Appeal Date: Nov 1/12 Applicant Appealed to OMB - Nov 1/12

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

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-925	Aug 27/12	Bellezar Investments Ltd. Chadwin and Company Limited	<i>Bell Boulevard</i> Official Plan & Zoning By-Law amendment to allow additional casino use	Public Mtg: Oct 1/12 PAC Decision: Approved Council Approved: Oct 9/12 Appeal Date: Nov 1/12
B-50-3-23	Aug 29/12	City of Belleville	<i>City Centre Policies</i> Official Plan amendment to allow Intensification Plan	Public Mtg: Oct 1/12 PAC Decision: Approved Council Approved: Oct 9/12 Appeal Date: Nov 8/12
B-77-926	Oct 3/12	David Cass (Appointed Trustee) Re/fact Consulting	<i>7 - 9 Evans Street</i> Official Plan & Zoning By-Law amendment to permit a total of 8 residential apartments in addition to commercial uses currently permitted	Public Mtg: Nov 5/12
B-77-927	Oct 31/12	Roman Catholic Episcopal Corporation of the Diocese of Kingston Domenic Rapino RFA Planning Consultant Inc.	<i>22 Prince of Wales Drive & 119 Donald Street</i> Rezoning to permit the severing of 3 single detached residential lots	Public Mtg: Dec 3/12
B-77-928	Oct 31/12	Settlers Ridge Developments Inc. RFA Planning Consultant Inc.	<i>Phase 2 Settlers Ridge Developments</i> Zoning By-Law amendment to permit Phase 2 expansion of Settlers Ridge subdivision (290 units proposed).	Public Mtg: Dec 3/12