

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JANUARY 7, 2013

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 AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 933 HIGHWAY #37, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-929
APPLICANT/OWNER: SANDRA & ALFRED SIKMA

Notice of Meeting and Map

1

- 3.2 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – 165 FOSTER AVENUE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-930
APPLICANT/OWNER: DR. YAW ADU-POKU
AGENT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map

5

- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER
10245, AS AMENDED – 431 DUNDAS STREET WEST, CITY
OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-931
APPLICANT/OWNER: WADE ENNIS**

Notice of Meeting and Map

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4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

JANUARY 7, 2013

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COUNCIL CHAMBER

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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 December 3, 2012

4. DEPUTATIONS

4.1 Simon Gill and Peter Li of SunEdison will address the Committee requesting Municipal Support of a ground mount solar project at Mudcat Road and Highway #37
Communications Item 5.1 refers
Reports Item 7.1 refers

RESOLUTION

“THAT the deputation of Simon Gill and Peter Li of SunEdison requesting Municipal Support of ground mount solar project at Mudcat Road and Highway #37 be received and referred to Reports Item 7.1.”

- 4.2 Robin Wentzel, Director Project Development of Water Power Group Limited Partnership will address the Committee requesting Municipal Support of a Micro Waterpower Project at Latta on the Moira River
Communications Item 5.2 refers
Reports Item 7.2 refers

RESOLUTION

“THAT the deputation of Robin Wentzel, Director Project Development of Water Power Group Limited Partnership requesting Municipal Support of a Micro Waterpower Project at Latta on the Moira River be received and referred to Reports Item 7.2.”

5. COMMUNICATIONS

- 5.1 November 12, 2012 letter from SunEdison regarding a ground mounted solar panel project and request for municipal support
Deputations Item 4.1 refers
Reports Item 7.1 refers

10RESOLUTION

“THAT the November 12, 2012 letter from SunEdison regarding a ground mounted solar panel project and request for municipal support be received and referred to Reports Item 7.1.”

- 5.2 Request for Decision from Water Power Group Limited Partnership for a Micro Waterpower Project on the Moira River at Latta
Deputations Item 4.2 refers
Reports Item 7.2 refers

15RESOLUTION

"THAT the Request for Decision from Water Power Group Limited Partnership for a Micro Waterpower Project on the Moira River at Latta, be received and referred to Reports Item 7.2."

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 933 HIGHWAY #37, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-929
APPLICANT/OWNER: SANDRA & ALFRED SIKMA

Manager of Policy Planning's Report No. PP-2013-01

20RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 3014, as amended, for 933 Highway # 37, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

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

- 6.2 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – 165 FOSTER AVENUE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-930
APPLICANT/OWNER: DR. YAW ADU-POKU
AGENT: RFA PLANNING CONSULTANT INC.

Manager of Policy Planning's Report No. PP-2013-02

25

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-law Number 10245, as amended, for 165 Foster Avenue, City of Belleville, County of Hastings, be APPROVED as follows:

1. That Subsection 3.10.2 e) of the Official Plan be amended so as to permit six (6) residential dwelling units as a permitted use on the subject land; and
2. That Zoning By-law Number 10245, as amended, be amended by rezoning the land from 'R4 – Residential Fourth Density' to 'R6 – Residential Sixth Density', with special provisions, to permit the internal conversion of the existing commercial building to allow a total of six (6) residential dwelling units."

6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 431 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-931
APPLICANT/OWNER: WADE ENNIS

Manager of Policy Planning's Report No. PP-2013-03

32

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 10245, as amended, for the property described as 431 Dundas Street West, City of Belleville, County of Hastings, be APPROVED, as follows:

That Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the existing 'R6-22 – Residential Sixth Density' zone to allow the existing building to be internally converted to permit 30 apartment dwellings. In addition an 'h' holding symbol is to be attached to the site requiring site plan approval before development can occur.”

7. REPORTS

7.1 **1460 MUDCAT ROAD & HIGHWAY #37, PART OF LOT 18, CONCESSION 6, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE - MUNICIPAL SUPPORT FOR A GROUND MOUNT SOLAR SYSTEM**

Manager of Policy Planning's Report No. PP-2013-04
Deputations Item 4.1 refers
Communications Item 5.1 refers

37

RESOLUTION

" Option #1

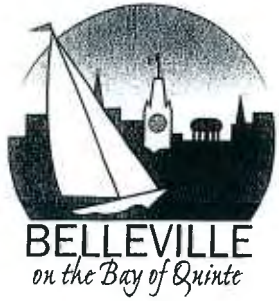
"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by SunEdison of ground mounted solar photovoltaic panels at 1460 Mudcat Road, Part of Lot 18, Concession 6, Township of Thurlow, Now in the City of Belleville, County of Hastings, under the Ontario Feed-In Tariff Program."

OR

Option #2

"THAT the Belleville Planning Advisory Committee does not recommend to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by SunEdison of ground mounted solar photovoltaic panels at 1460 Mudcat Road, Part of Lot 18, Concession 6, Township of Thurlow, Now in the City of Belleville, County of Hastings, under the Ontario Feed-In Tariff Program."

- 7.2 **BED OF THE MOIRA RIVER - PART OF LOT 26,
CONCESSION 7 - MUNICIPAL SUPPORT FOR
WATERPOWER PROJECT**
- Manager of Policy Planning's Report No. PP-2013-05 **39**
Deputations Item 4.2 refers
Communications Item 5.2 refers
- 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 Water Power Group LP of a waterpower project at Part of Lot 26, Concession 7, part of the Bed of the Moira River in front of Lot 26, Concession 7, Township of Thurlow, now City of Belleville, County of Hastings, being designated as Parts 2 and 5, Plan 21R-16469, under the Ontario Feed-In Tariff Program."
8. **INFORMATION MATTERS**
- 8.1 **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**
- Report to January 7, 2013 **40**
- 8.2 **BUILDING SECTION MONTH END REPORT**
- Report Period: December 2012 **42**
9. **GENERAL BUSINESS AND INQUIRIES**
10. **ADJOURNMENT**



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-929

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JANUARY 7, 2013
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 3014, as amended. The applicant requests a rezoning of land that is subject to a severance application granted by the Committee of Adjustment on November 15, 2012 (Committee File # B 46/12). The retained land (Parcel A on the attached map) is zoned "PA – Prime Agriculture" and the applicant is requesting a special "PA" zone to recognize an undersized farm parcel comprising an approximate area of 15.8 hectares. In addition, the applicant requests a rezoning of the proposed severed lot (Parcel B) from PA to "RR – Rural Residential" to recognize the existing residential dwelling and garage on approximately 0.9 hectares of land. Finally, the applicant requests a rezoning to "RR" for a registered vacant lot (Parcel C) comprising an area of approximately 0.58 hectares and which is proposed to be developed with a single detached dwelling.

The land is described municipally as 933 Highway 37, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Rural Land Use" in the Official Plan which permits both residential and farm uses subject to satisfying various requirements.

ZONING BY-LAW:

The subject land is zoned "PA – Prime Agriculture" in Zoning By-Law Number 3014, as amended, and is subject to Committee of Adjustment Severance File # B 46/12, granted by the Committee on November 15, 2012. The applicant requests a rezoning to a special "PA" zone for the proposed retained land to recognize a farm parcel of approximately 15.8 hectares. The applicant also requests a rezoning to "RR – Rural Residential" for both the proposed severed lot which contains a single detached residential dwelling, as well as a registered lot which is proposed to be developed with a single detached dwelling.

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

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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 18th day of December, 2012



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 933 HIGHWAY 37



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

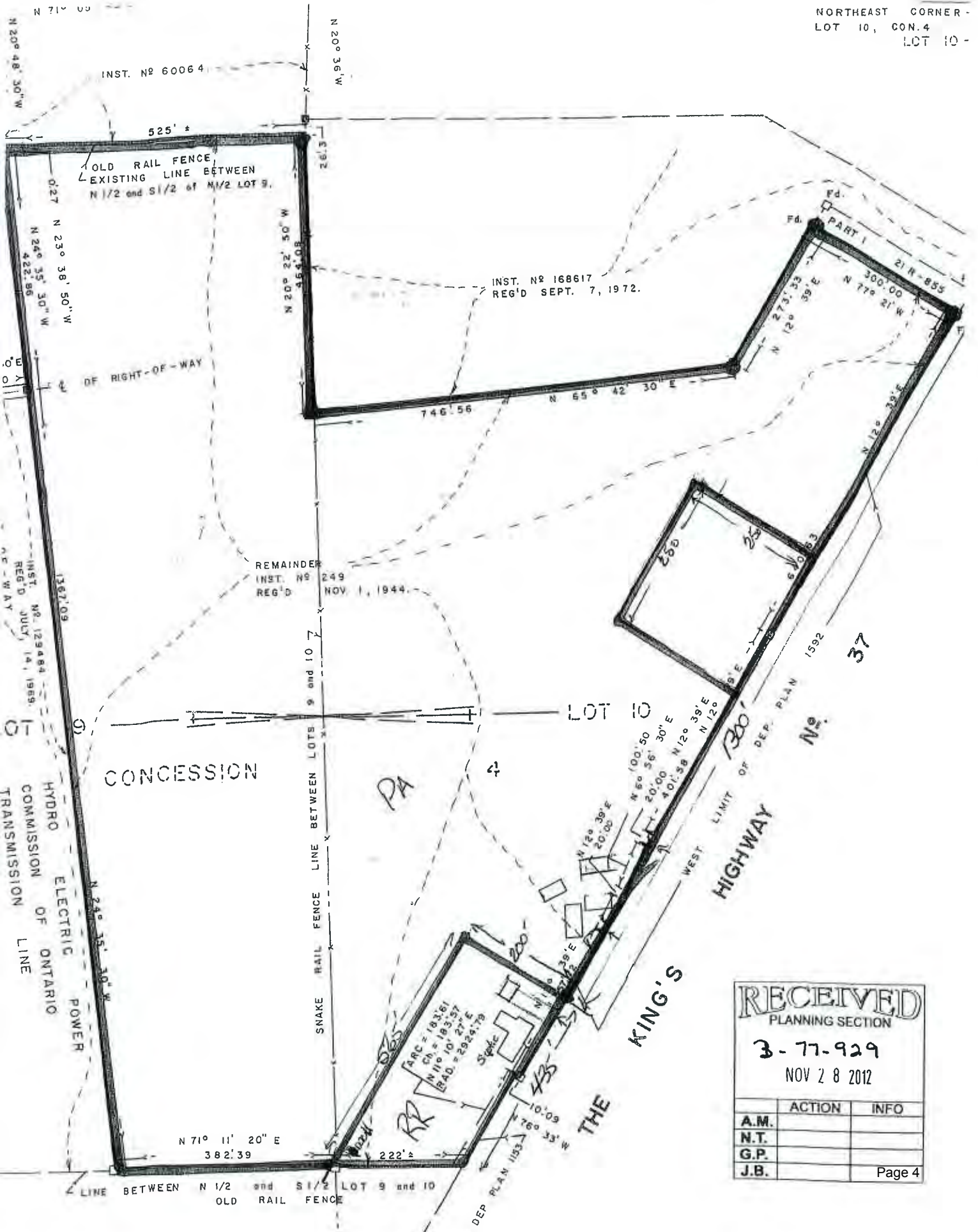


PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO RR (RURAL RESIDENTIAL)



CITY OF BELLEVILLE¹⁹⁹³
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

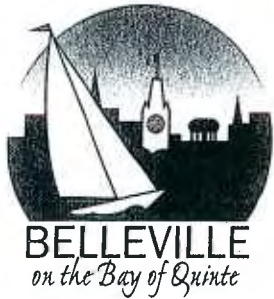
NORTHEAST CORNER -
 LOT 10, CON. 4
 LOT 10 -



RECEIVED
 PLANNING SECTION

3-77-929
 NOV 28 2012

	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.B.		



City of Belleville

Engineering & Development Services Department

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

File No.: B-77-930

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JANUARY 7, 2013
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 165 Foster Avenue. The site is currently developed with a medical office building that comprises a gross floor area of approximately 700 square metres. The land is designated "Residential Land Use" in the Official Plan and zoned "R4 - Residential Fourth Density" and the applicant has requested the amendments to permit the conversion of the building to a six (6) unit condominium apartment. The existing eight (8) space parking area in the front yard, as well as the south driveway, are to be removed and converted to green space. The north driveway is proposed to be widened approximately 0.6 metres.

The land comprises an area of approximately 1,010 square metres and is described municipally as 165 Foster Avenue, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" and the applicant requests an amendment to permit medium density residential development at this location.

ZONING BY-LAW:

The land is zoned "R4 - Residential Fourth Density" and the current medical office building has legal non-conforming protection under the provisions of the By-Law. The applicant is requesting a rezoning to a "R6 - Residential Sixth Density" zone, with special provisions, to permit the building's conversion to six (6) residential condominium units. The special provisions would recognize existing site conditions and driveway widening.

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

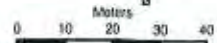
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the proposed official plan amendment is adopted or the zoning by-law is passed, the person or public body is not entitled to appeal the decisions of the City of Belleville 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, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 18th day of December, 2012



PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

LOCATION: 165 FOSTER AVENUE

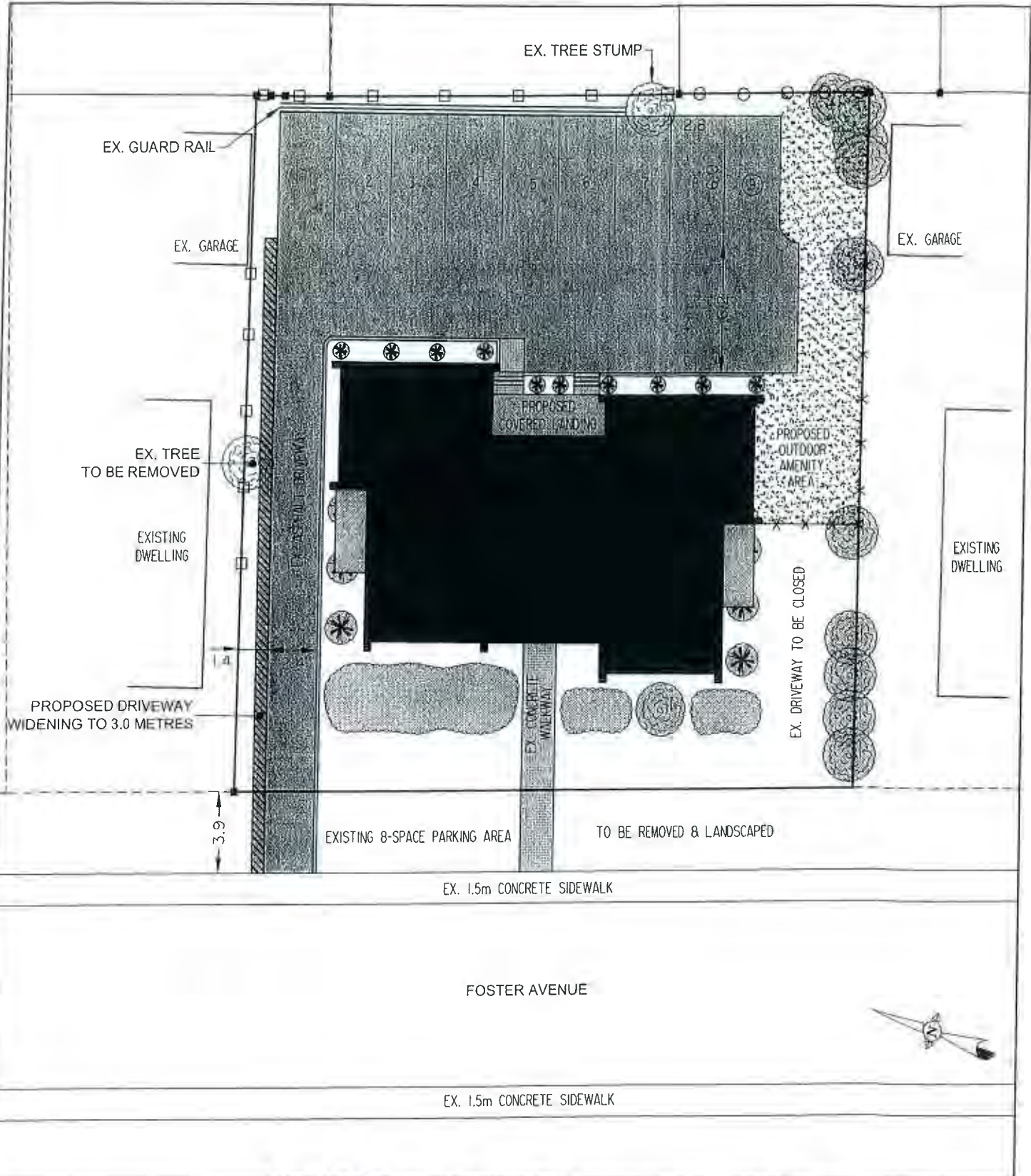


PROPOSED ZONING CHANGE FROM R4 (RESIDENTIAL FOURTH DENSITY) ZONE TO R6 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE Page 6

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



PRELIMINARY SITE PLAN

PROPOSED CONVERSION TO SIX (6) UNIT RESIDENTIAL CONDOMINIUM

165 FOSTER AVENUE
CITY OF BELLEVILLE
COUNTY OF HASTINGS

SCALE = 1:250 METRIC



LEGEND

- EXISTING PRIVACY FENCING
- EXISTING CHAIN-LINK FENCING
- x—x—x— PROPOSED PRIVACY SCREENING
- EXISTING BUILDING FOOTPRINT
- ▨ PROPOSED BALCONY/LANDING
- ▩ EXISTING/PROPOSED DRIVEWAY & PARKING AREA
- ▧ EXISTING/PROPOSED LANDSCAPED AREA
- EXISTING VEGETATION

NOTE:
DRAWING CREATED USING DATA FROM MINISTRY OF NATURAL RESOURCES AND REFERENCE PLANS 21R-515B AND 21R-1625D

DATE	DESCRIPTION	BY	CHKD	DATE

211 Dundas Street East, Suite 207, Belleville, Ontario, K8N 1E7

DEC. 10, 2012
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City of Belleville

Engineering & Development Services Department

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

File No.: B-77-931

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
MONDAY, JANUARY 7, 2013
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The property and building is presently "R6-22 – Residential Sixth Density" and has been occupied as a student residence, housing approximately 40 students. The applicant has requested a modification to the R6-22 zone to allow the building to be internally converted to permit 30 apartment dwelling units.

The land is described municipally as 431 Dundas Street West, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan. The policies of the "Residential Land Use" designation permit a range of housing types and densities subject to satisfying various policies.

ZONING BY-LAW:

The subject land is zoned "R6-22 – Residential Sixth Density" in Zoning By-Law Number 10245, as amended, and was rezoned in 2003 to permit the building to be used as a student residence. The applicant requests a modification to the R6-22 zone to permit the existing student residences to be internally converted to regular apartment dwelling units, comprising 30 units in total.

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

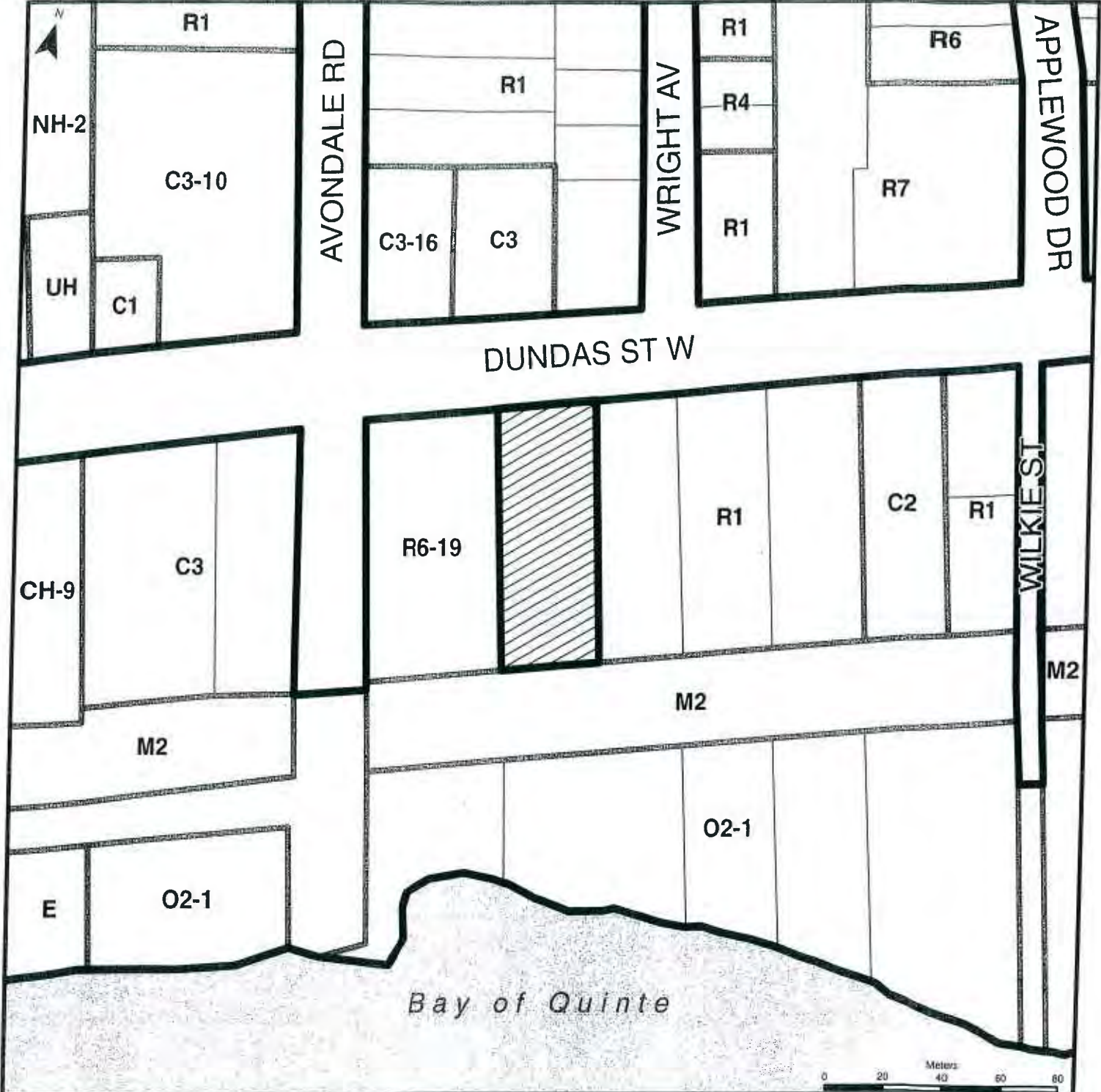
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added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

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

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


Matt MacDonald, Secretary
Planning Advisory Committee

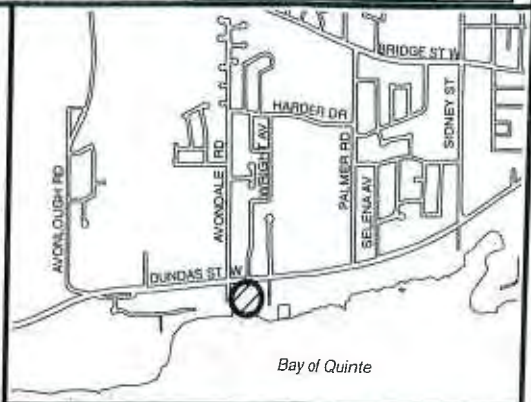
DATED at the City of Belleville this 18th day of December, 2012



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 431 DUNDAS STREET WEST

 PROPOSED ZONING CHANGE FROM R6-22 (RESIDENTIAL SECOND DENSITY) ZONE WITH SPECIAL PROVISIONS TO R6 ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



Monday, November 12, 2012

Mr. Rod Bovay
Director
Engineering and Development Services
City of Belleville
City Hall, 169 Front Street
Belleville ON K8N 2Y8

Dear Mr. Bovay,

Re: SunEdison Projects

Thank you to you and Arthur MacKay for meeting us on Thursday, October 4th. We appreciated the opportunity and hope that we can develop a strong relationship with you and your constituents.

SunEdison is developing a small ground mounted solar project in Belleville and is seeking support from your city council. Under the new FIT rules, applications are prioritized based on a point system, and points are awarded if municipal council support is obtained. SunEdison will be submitting applications to the upcoming 200 MW FIT program, and would like to include your council's resolutions as part of our application. Further details on the FIT program and the point system are provided in Appendix A.

Each project is 500kW in size and will occupy approximately five acres of land. These small ground mount projects will deliver meaningful benefits to each landowner. In addition, local jobs will be available during construction and operation of the plant. Local businesses, restaurants and supply houses often benefit while these type of project are under construction and during operation. It is estimated that up to 20 jobs will be created during the construction phase of these projects, which will last approximately six (6) months. Furthermore, during the operation period, SunEdison will require that the sites be maintained and serviced regularly, thereby, generating local employment.

Other benefits of solar are many including, but not limited to, the following:

- Complimentary to any existing agricultural or other land use. A typical 500 kW project occupies 5% of a 100 acre property. A landowner can continue to use the land for agricultural purposes. Furthermore, these projects will occupy the least productive portion of a property.
- Small projects mean very small impact on local grids.
- Distributed generation eases grid congestion.
- Property assessments will be based on "industrial" use rather than agricultural uses -- resulting in increased property tax revenue for local municipalities.



Details on our proposed project are provided in Appendix A.

As we mentioned in our meeting, visual screening and minimum setbacks will likely be a standardized requirement for all future projects. The government is currently working to establish visual screening guidelines and minimum setbacks. The visual screening and setbacks will be a condition of a FIT contract with the Ontario Power Authority.

All projects are required to have chain-link galvanized steel fencing. This is a requirement of the Electrical Safety Authority. Visual screening, as mentioned above, will be a standard requirement in all FIT contracts and will be provided in front of the fencing.

The Ontario Power Authority has provided two options for passing a municipal council resolution; a blanket resolution or a project specific resolution (please see attached templates and link in Appendix C). Although we will respect whatever decision you may make, our hope is that you will consider a project specific resolution. This approach will offer more accountability and protection for both the Township and the project applicant in your community.

The window for submitting applications is expected to open soon, and therefore an opportunity to speak to your Planning Committee at the earliest opportunity would be appreciated. Should you have any questions or concerns, please do not hesitate to contact us. Please let us know if we can provide further information or meet in person at your convenience to discuss our projects and your township.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Utilia Amaral', is written over a light blue circular stamp.

Utilia Amaral
Director, Government Relations (Canada)

About SunEdison

SunEdison is a global provider of solar-energy services. As the largest solar energy company in North America, we develop, finance, install, operate, monitor and maintain solar developments around the world. As a subsidiary of MEMC, a leading provider of silicon wafers to the semiconductor and solar industries, SunEdison has a global perspective in the solar industry.

Beginning in 2007, SunEdison made significant investments in Ontario due to Ontario's market potential and the provincial government's dedication to renewable energy. SunEdison Canada now employs 30 people in Ontario, and is focused on developing and delivering solar energy throughout all of Ontario.

To date, SunEdison has created more than 1,000 full- time and part time jobs in Ontario and has invested significantly in the manufacturing of green energy products in the Province of



Ontario. Through the arrangement between MEMC and Flextronics, MEMC brand solar modules are being manufactured at the Flextronics facility in Newmarket. This facility employs 400 people from the local community. In addition, SunEdison reached commercial operation on Ontario's first FIT contracted utility-scale solar project in Ingleside, Ontario in 2011.

Appendix A – Project Details

Belleville Project Information:

SunEdison project # ON-11-0482

Landowner: Fred Putman

Property Location: Mudcat Rd and Highway 37



Appendix B – OPA Point System

Applications are ranked based on a point system. Points are awarded according to the table below.

Application Prioritization and Ranking

Project Type	Priority Points
Community Participation Project	3
Aboriginal Participation Project	3
Education or Health Participation Project	2
Non-Project Type	Priority Points
Municipal Council Support	2
Aboriginal Support	2
Project Readiness	1
Pre-Existing Application Time Stamp is on prior to July 4, 2011	1
Pre-Existing Application Time Stamp is on or after July 5, 2011	0.5
Education or Health Host	2
System Benefit	1

Appendix C– OPA Municipal Resolution Templates

Template forms attached – links to forms also available at:

<http://fit.powerauthority.on.ca/sites/default/files/%28f014r1%29%20Municipal%20Council%20Blanket%20Support%20Resolution.pdf> (Municipal Council Blanket Support Resolution from the OPA)

<http://fit.powerauthority.on.ca/sites/default/files/%28f015r1%29%20Municipal%20Council%20Support%20Resolution.pdf> (Municipal

PRESCRIBED FORM/TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 6.1(d)(i) - FIT Rules, Version 2.0

OPARP/f-FIT-015r1

Capitalized terms not defined herein have the meanings ascribed thereto in the FIT Rules, Version 2.0.

Resolution NO: _____

Date: _____

WHEREAS _____ insert name of "Applicant" _____ (the "Applicant") proposes to construct and operate a
_____ insert description of type of project (e.g. rooftop solar, ground mount solar, bioenergy, on-shore wind) _____

(the "Project") on _____ insert description of the lands or building _____ (the "Lands") in
_____ insert the name of the Local Municipality _____ under the Province's FIT Program;

AND WHEREAS the Applicant has requested that Council of _____ insert the name of the Local Municipality _____
indicate by resolution Council's support for the construction and operation of the Project on the Property;

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the _____ insert the name of the Local Municipality _____ supports without reservation the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

(Note: signature lines for councilors or other representatives, as appropriate)

FIT reference number: _____
(Note: Must be inserted by Applicant to complete Application)



Request for Decision

Latta Micro Waterpower Project, Water Power Group LP, Belleville, ON.

Recommendation

WHEREAS Water Power Group LP (the “Applicant”) proposes to construct and operate a 495kW small waterpower project (the “Project”) on Lands legally described as Part of Lot 26, Concession 7, part of the Bed of the Moira River in front of Lot 26, Concession 7, Township of Thurlow, now City of Belleville, County of Hastings, being designated as Parts 2 and 5, Plan 21R-16469 (“the Property”), to be constructed upon receipt of a FIT Contract from the Ontario Power Authority under the Province’s FIT Program;

AND WHEREAS the Applicant has requested that Council of the City of Belleville, Ontario, indicate by resolution Council’s support for the construction and operation of the Project on the Property;

AND WHEREAS, pursuant to the rules governing the FIT Program (the “FIT Rules”), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

The Council of the City of Belleville, Ontario, supports the construction and operation of the Project on the Property.

This resolution’s sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purposes.



BACKGROUND:

Province of Ontario Renewable Energy Initiatives

The Green Energy Act (the “Act”) came into effect in 2009. The Act addresses energy efficiency, energy conservation and demand management, and the promotion of renewable energy technologies. Renewable energy sources include: wind, waterpower, biomass, biogas, landfill gas, solar photovoltaic, and geothermal.

In 2009, the Ontario Power Authority (OPA) released a Feed-in Tariff (FIT) program whose purpose was to encourage renewable power generation through a guaranteed pricing structure for renewable electricity production. It included standardized program rules, prices and contracts for those interested in developing a qualifying renewable energy project.

In October 2011 a review of the FIT program rules was announced. In August 2012, the OPA posted final FIT 2.0 Rules. Under the new rules, projects will be prioritized according to the number of ‘points’ they earn. One way in which a project may earn points is through a motion of support from the Council of the municipality in which the project is located. The rules allow Councils to indicate their support on a project-by-project basis, or by adopting a blanket support motion on a technology-specific basis. The OPA’s support motions for both alternatives clearly states that the motion’s sole purpose is to enable the applicant to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the application or project or any other purpose.

Water Power Group LP Request for Council Resolution

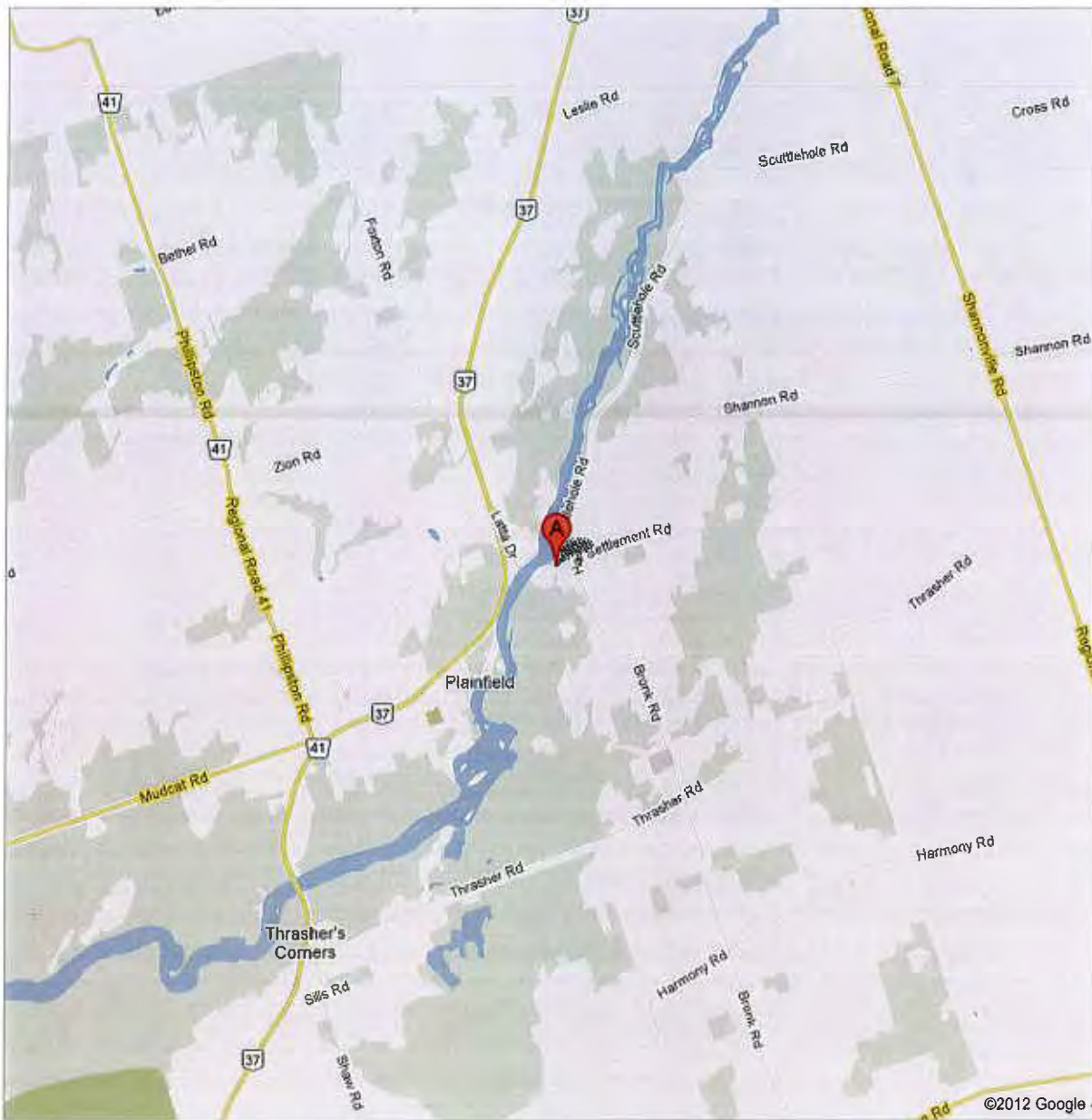
Water Power Group is an Ontario-based developer of small, low-impact, run-of-the river waterpower projects. By including local private, public and co-operative partnerships in our business model, Water Power Group is finding more effective financing, reducing project cost and risk.

Water Power Group LP (the “Applicant”) proposes to construct and operate a 495kW small waterpower project (the “Project”) on Lands



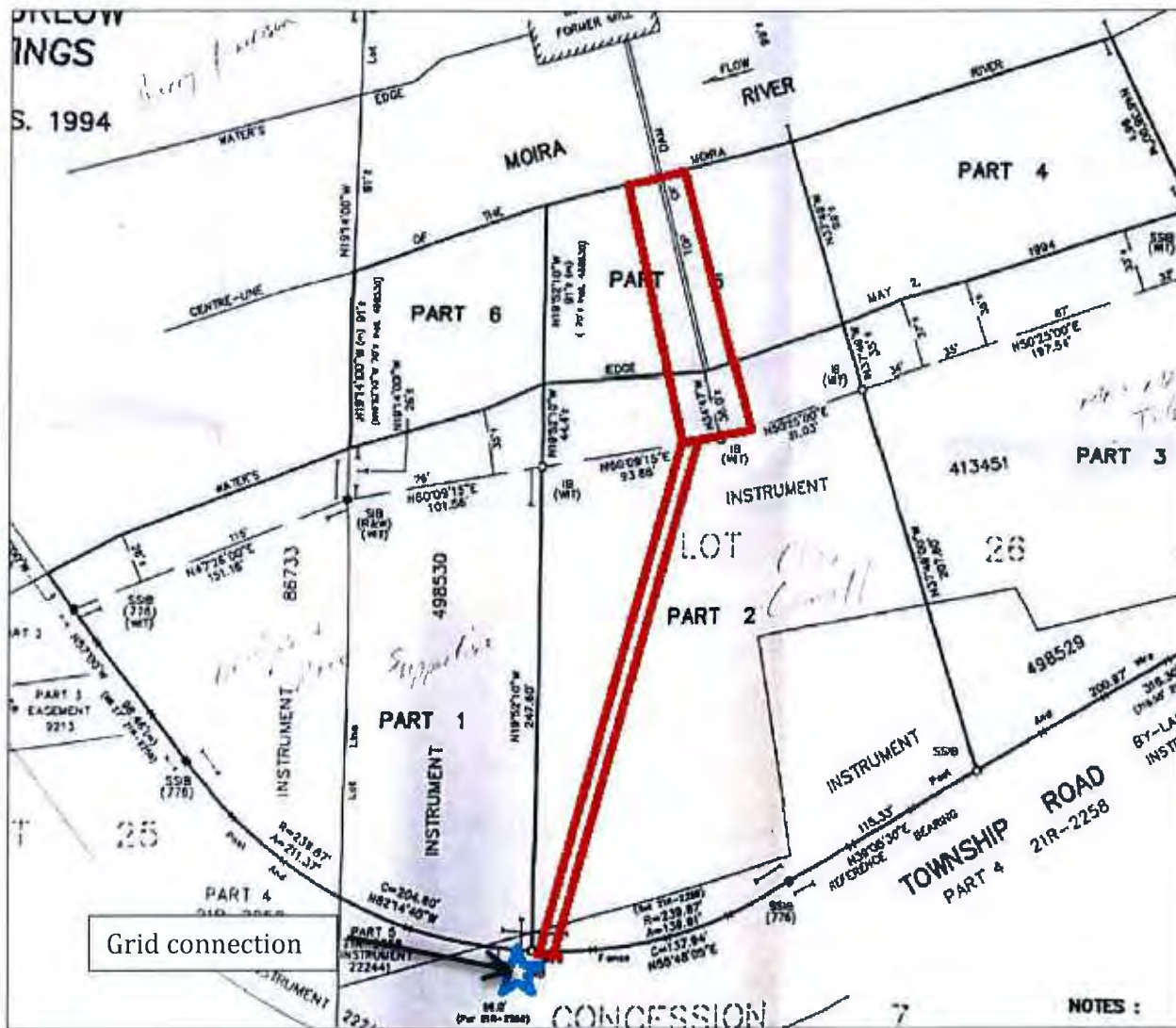
legally described as Part of Lot 26, Concession 7, part of the Bed of the Moira River in front of Lot 26, Concession 7, Township of Thurlow, now City of Belleville, County of Hastings, being designated as Parts 2 and 5, Plan 21R-16469 (“the Property”), to be constructed upon receipt of a FIT Contract from the Ontario Power Authority under the Province’s FIT Program. The Project is a very low-impact, run-of- river type (no flooding), small waterpower project. It is noted that if approved, the proposal will result in the installation of a sustainable energy source in the community. The project is on privately owned lands, part of which will be leased to the Water Power Group.

The Applicant is requesting that Council indicate by resolution their support for the construction and operation of the Project on the Property described above. A map indicating the location of Latta, Ontario, and a sketch of the project site layout are included below.



Latta, ON

Water Power Group Limited Partnership
215 Spadina Avenue, Suite #406, Toronto, Ontario M5T 2C7 Tel: 416-479-9792
www.waterpowergroup.com



Latta Micro Waterpower Project Site



APPROVAL BLOCK

DE&DS | *RB*

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-01
January 7, 2013

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

Subject: Proposed Amendments to Zoning By-Law Number 3014, as Amended -
933 Highway # 37, Formerly in the Township of Thurlow, Now in the City
of Belleville, County of Hastings
File Number: B-77-929
Applicant/Owner: SANDRA AND ALFRED SIKMA

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 3014, as amended, for a 933 Highway # 37, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

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

SUMMARY:

The applicant requests a rezoning of land that is subject to Land Severance File # B 46/12 granted by the Committee of Adjustment on November 15, 2012. The retained land is zoned "PA – Prime Agriculture" and the applicant is requesting a special "PA" zone to recognize an undersized farm parcel comprising an approximate area of 15.8 hectares. In addition, the applicant requests a rezoning of the proposed severed lot from "PA" to "RR – Rural Residential" to recognize the existing residential dwelling and garage on approximately 0.9 hectares of land. Finally, the applicant requests a rezoning to "RR" for a registered vacant lot that was created by land severance in 1974.

This parcel comprises an area of approximately 0.58 hectares and is proposed to be developed with a single detached dwelling.

The land is designated "Rural Land Use" in the City's Official Plan. The policies of this designation permit farms, residential uses and residential severances subject to satisfying various requirements of the Plan.

Based on the foregoing, Staff recommends that the application be approved.

BACKGROUND:

Purpose and Effect

The purpose of the application is to satisfy a condition of approval of a land severance and rezone the retained land from "PA – Prime Agriculture" to a special "PA" zone to recognize an undersized farm parcel comprising an approximate area of 15.8 hectares. In addition, the applicant requests a rezoning of the proposed severed lot from "PA" to "RR – Rural Residential" to recognize the existing residential dwelling and garage on approximately 0.9 hectares of land. Finally, the applicant requests a rezoning to "RR" for a registered vacant lot that comprises an area of approximately 0.58 hectares and that is proposed to be developed with a single detached dwelling.

The effect of the application would be to satisfy a condition of approval of a land severance, as well as permit the construction of a single detached dwelling on land owned by the Applicant.

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

Subject Property

- Site Characteristics

The subject lands contain a residential dwelling, garage and barns.

- Adjacent Land Uses

Residential, farming and commercial uses are located along this section of Highway # 37.

Official Plan

The land is designated "Rural Land Use" in the City's Official Plan. Within the "Rural Land Use" designation farms, residential uses and residential land severances are permitted subject to satisfying various policies of the Plan.

The application complies with the Plan.

Zoning By-Law

The land is zoned "PA – Prime Agriculture" in Zoning By-Law Number 3014, as amended, and is requested to be rezoned to special "PA" zone to recognize an undersized farm of 15.8 hectares, as well as to "RR – Rural Residential" to recognize both a lot comprising an area of approximately 0.9 hectares that contains a single detached dwelling and garage and another vacant parcel comprising an area of approximately 0.58 hectares. The latter parcel was created by a consent to a land severance in 1974.

The residential parcels to be rezoned would comply with the minimum lot frontage (45 m.) and lot area (4,047 square metres) requirements of the RR zone.

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 December 18, 2012.

The Algonquin & Lakeshore Catholic School Board and Quinte Conservation advise that they do not have a concern 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 Engineering & Development Services Department, the Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on December 18, 2012.

The Approvals Section and the Recreation, Culture and Community Services Department advise that they have no objection to this application.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the affected area and notice was provided by advertisement in The Intelligencer on December 18, 2012.

No comments have been received.

Planning Analysis

The land is designated "Rural Land Use" in the City's Official Plan and the policies of this designation permit farming uses, residential uses and residential severances subject to satisfying various requirements of the Plan. The rezoning of the residential parcels would comply with the minimum requirements of the requested "RR – Rural Residential" zone.

On the basis of the foregoing, Planning Staff recommends that the application be approved.



Arthur MacKay
Manager of Policy Planning

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 933 HIGHWAY 37



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



PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) ZONE TO RR (RURAL RESIDENTIAL)



CITY OF BELLEVILLE
 Page 24
 ENGINEERING & DEVELOPMENT
 SERVICES DEPARTMENT



APPROVAL BLOCK
DE&DS | *AB*

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-02
January 7, 2013

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 - 165 Foster Avenue, City of Belleville,
County of Hastings
File Number: B-77-930
Applicant/Owner: DR. YAW ADU-POKU
Agent: RFA PLANNING CONSULTANT INC.

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 165 Foster Avenue, City of Belleville, County of Hastings, be APPROVED as follows:

1. That Subsection 3.10.2 e) of the Official Plan be amended so as to permit six (6) residential dwelling units as a permitted use on the subject land; and
2. That Zoning By-Law Number 10245, as amended, be amended by rezoning the land from 'R4 – Residential Fourth Density' to 'R6 – Residential Sixth Density', with special provisions, to permit the internal conversion of the existing commercial building to allow a total of six (6) residential dwelling units."

SUMMARY:

The application pertains to approximately 1,010 square metres of land that contains an existing three (3) storey five (5) unit medical office building. The applicant requests Official Plan and Zoning By-Law Amendments to permit the building to be internally

converted to six (6) residential condominium units.

The land is designated "Residential Land Use" in the Official Plan and zoned "R4 - Residential Fourth Density" in the Zoning By-Law. The existing medical office building was constructed in 1970 and is considered legal non-conforming given that it predates the passing of both the Official Plan and Zoning By-Law.

The proposed six (6) residential units would generate a density equivalency of 60 units per hectare which places the proposal in the upper range of medium density residential as defined by the Official Plan. The policies of the Plan stipulate that the preferred location for medium density residential development should front on or can be immediately accessed to either a collector or arterial road. Moreover, such access should not run through significant areas of low density residential uses. The subject land is located approximately mid-block on a local road (Foster Avenue) from both Bridge Street East (a collector road) to the north and Dundas Street East (an arterial road) to the south. Consequently, the applicant has requested an Official Plan Amendment to permit medium density residential development at this location.

Moreover, the applicant has requested a rezoning to "R6 - Residential Sixth Density", with special provisions, to permit the proposed residential conversion. The existing eight (8) space parking area in the front yard of the building, as well as the south driveway, is to be removed and converted to green space. The north driveway is proposed to be widened approximately 0.6 metres. The special provisions would recognize existing site conditions and the driveway widening.

In support of the application, RFA Planning Consultant Inc. has submitted a Planning Justification Report.

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

BACKGROUND:

Purpose and Effect

The proposed Amendments apply to approximately 1,010 square metres of land located on the east side of Foster Avenue, approximately mid-block between Bridge Street East and Dundas Street East.

The purpose of the application is to amend the Official Plan and Zoning By-Law Number 10245, as amended, to permit the existing medical office building to be internally converted into six (6) residential condominium units.

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

Subject Property

- Site Characteristics

The parcel contains a three (3) storey medical office building comprising a gross floor area of approximately 700 square metres.

- Adjacent Land Uses

Residential uses abut the parcel to the east, south, and north and across Foster Avenue to the west.

Official Plan

The land is designated "Residential Land Use" and the applicant requests an amendment to permit medium density residential development at this location.

The proposed six (6) residential units would generate a density equivalency of 60 units per hectare which places the proposal in the upper range of medium density residential as defined by the Official Plan. The policies of the Plan stipulate that the preferred location for medium density residential development should front on or can be immediately accessed to either a collector or arterial road. Moreover, such access should not run through significant areas of low density residential uses. The subject land is located approximately mid-block on Foster Avenue (a local road) from both Bridge Street East (a collector road) to the north and Dundas Street East (an arterial road) to the south.

Zoning By-Law

The land is zoned "R4 – Residential Fourth Density" and the current medical office building has legal non-conforming protection under the provisions of the By-Law. The applicant is requesting a rezoning to a "R6 – Residential Sixth Density" zone, with special provisions, to permit the building's conversion to six (6) residential condominium units. The special provisions would recognize existing site conditions and driveway widening.

Specifically these provisions would include recognizing a 4.2 metre front yard depth for the building, a landscaped area of 37.8%, a two-way driveway width of 3.0 metres and various relief provisions regarding the interface of the parking area and driveway vis-à-vis the building and perimeter yards.

A total of nine (9) parking spaces are to be provided on-site which would exceed the By-Law's minimum requirement of eight (8) spaces based on a total of six (6) residential apartments.

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 December 18, 2012.

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 December 18, 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, confirmation of servicing capacity and the provision of a driveway in conformance with the City's Driveway Control By-Law No. 2001-129 and to the satisfaction of the City."

Recreation, Culture and Community Services advise that they have no concerns.

The Manager of Approvals advises that this is a good example of the infill of an existing property.

- 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 December 18, 2012.

No comments or concerns have been received.

Planning Analysis

The existing medical office building was constructed in 1970 and is considered legal non-conforming given that it predates the passing of both the Official Plan and Zoning

By-Law. Currently, the subject lands are designated "Residential Land Use" in the Official Plan and the applicant has requested Official Plan and Zoning By-Law Amendments to permit the conversion of the office building to condominium residential units. The number of units proposed (i.e. 6) would result in an overall development density of 60 residential units per hectare, based on a lot area of 1,010 square metres.

The policies of the Official Plan considers this as a medium density development proposal, however, the subject property does not meet the explicit location criteria that applies to medium density. Specifically, the Plan identifies that the preferred location for medium density residential development should front on or can be immediately accessed to either a collector or arterial road. Moreover, such access should not run through significant areas of low density residential uses. The subject land is located approximately mid-block on Foster Avenue (a local road) from both Bridge Street East (a collector road) to the north and Dundas Street East (an arterial road) to the south.

However, these policies are tempered by the fact that the property is currently used as a medical office building which generates significantly more vehicular traffic and parking requirements than the proposed six (6) unit residential use. The minimum parking requirements under the Zoning By-Law for the six (6) units is eight (8) parking spaces and the applicant will be providing nine (9) spaces. RFA Planning Consultant Inc. has submitted a Planning Justification Report which calculates the parking and related traffic demand generated by the commercial office use to be 70% greater than the residential use proposed.

It is also noted that the existing land uses fronting on this section of Foster Avenue are not exclusively single detached residential. Several properties can be classified as converted/multi unit dwellings, including an eleven (11) unit apartment building located at 146 Foster Avenue. Non-residential uses include a Community Living and Treatment Centre and the Masonic Temple.

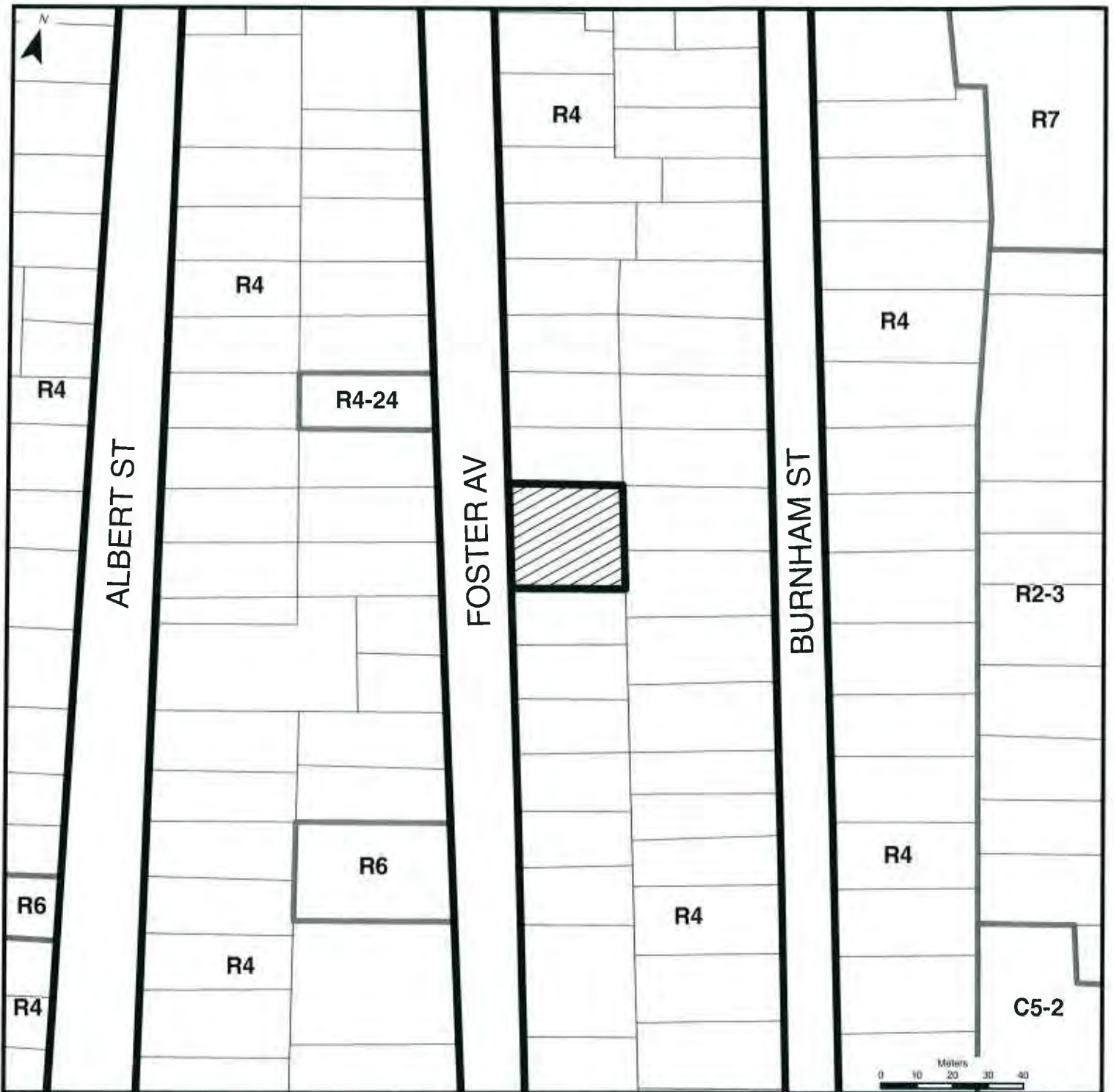
If this application is approved, the existing eight (8) space parking area located in the front yard of the building, as well as the south driveway, are to be removed and converted to green space. Also, with the reduced parking and traffic impacts, the conversion from commercial will serve to improve the compatibility of the property with the surrounding residential neighbourhood. In addition, the conversion to residential would comply with the minimum density test in the Zoning By-Law for the requested R6 zoning which stipulates a minimum lot area per dwelling unit of 161.5 square metres.

On the basis of the foregoing, as well as the Planning Justification Report submitted in support of this application, these applications are recommended for approval.



Arthur MacKay
Manager of Policy Planning

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PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

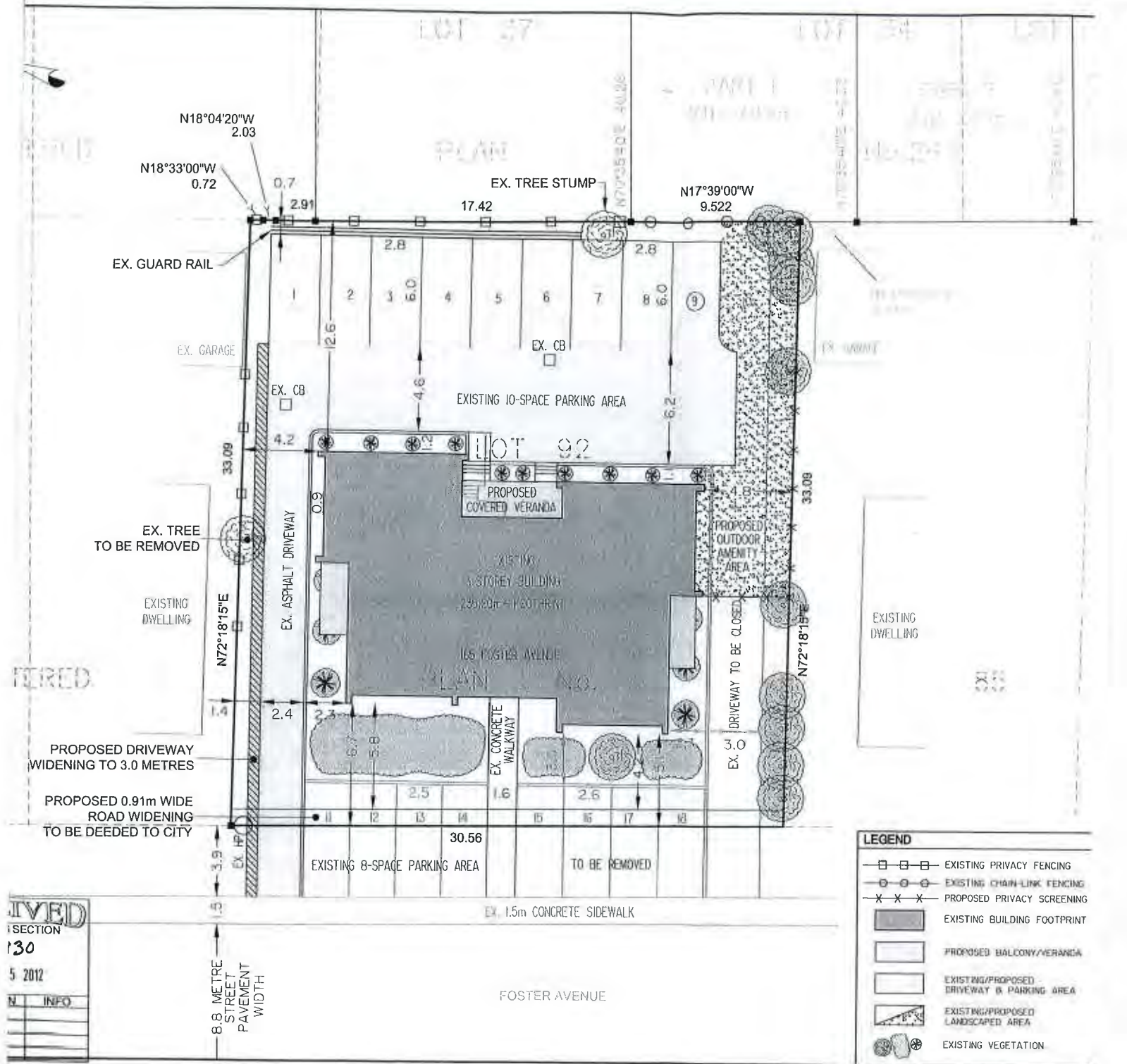
LOCATION: 165 FOSTER AVENUE



PROPOSED ZONING CHANGE FROM R4 (RESIDENTIAL FOURTH DENSITY) ZONE TO R6 (RESIDENTIAL SIXTH DENSITY) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
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ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

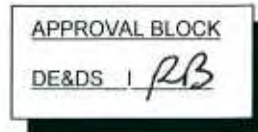


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LEGEND

- EXISTING PRIVACY FENCING
- EXISTING CHAIN-LINK FENCING
- X—X—X— PROPOSED PRIVACY SCREENING
- EXISTING BUILDING FOOTPRINT
- ▭ PROPOSED BALCONY/VERANDA
- ▭ EXISTING/PROPOSED DRIVEWAY & PARKING AREA
- ▭ EXISTING/PROPOSED LANDSCAPED AREA
- ○ ⊗ EXISTING VEGETATION



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-03
January 7, 2013

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

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
431 Dundas Street West, City of Belleville, County of Hastings
File Number: B-77-931
Applicant/Owner: WADE ENNIS

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for the property described as 431 Dundas Street West, City of Belleville, County of Hastings, be APPROVED, as follows:

That Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the existing 'R6-22 – Residential Sixth Density' zone to allow the existing building to be internally converted to permit 30 apartment dwellings. In addition an 'h' holding symbol is to be attached to the site requiring site plan approval before development can occur."

SUMMARY:

The property is zoned "R6-22 – Residential Sixth Density" in Zoning By-Law Number 10245, as amended. In 2003 the property was rezoned to allow the former Belcrest Nursing Home to be rezoned to allow the building to be internally converted to provide student accommodation for Loyalist College. At that time the previous applicant was contemplating a potential occupancy of fifty (50) students with shared kitchen facilities. Currently the building is capable of being occupied by approximately forty (40) students.

The current application requests a rezoning to allow the current residences to be internally converted to permit thirty (30) self contained one (1) bedroom apartment dwelling units to accommodate thirty (30) persons.

The property is designated "Residential Land Use" in the Official Plan. The policies of the "Residential Land Use" designation permit a range of housing types and forms, including the proposed use.

The minimum parking requirements for a total of thirty (30) apartments would be thirty eight (38) spaces which the applicant has indicated can be accommodated on-site, based on both a Staff site visit and the submission of a preliminary plot plan. This matter can be further confirmed through the site plan review process. To that end, if this application is approved, Staff recommends that an 'h' holding symbol be attached to the site requiring site plan approval.

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

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to approximately 3,075 square metres of land located at 431 Dundas Street West in the City of Belleville. The site contains a building used as a student residence.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the internal conversion of the existing student residences to thirty (30) apartment dwellings. No new development is proposed.

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

Subject Property

- Site Characteristics

The site contains a building that provides occupancy for student housing.

- Adjacent Land Uses

To the north, across Dundas Street West, are located commercial and residential uses. Immediately to the east are located single detached residential uses. To the west is Bayview Retirement Home and the CPR rail line is located to the south.

Official Plan

The property is designated "Residential Land Use" in the Official Plan. The policies of the "Residential Land Use" designation permit a range of housing types and forms, including the proposed apartments.

Zoning By-Law

The subject land is zoned "R6-22 – Residential Sixth Density" in Zoning By-Law Number 10245, as amended. The applicant requests a modification to the R6-22 zone to permit the existing student residences to be internally converted to regular apartment dwelling units, comprising thirty (30) units in total.

If this application is approved, relief would be required for the minimum lot area per dwelling unit provision of the R6 zone. The By-Law requires 161.5 square metres of lot area per dwelling unit in the R6 zone and the applicant requires 102 square metres of lot area per dwelling unit to accommodate the units.

The minimum parking requirements for a total of thirty (30) apartments would be thirty eight (38) spaces which the applicant has indicated can be accommodated on-site, based on both a Staff site visit and the submission of a preliminary plot plan. This matter can be further confirmed through the site plan review process. To that end, if this application is approved, Staff recommends that an 'h' holding symbol be attached to the site requiring site plan approval.

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 December 18, 2012.

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

No other comments have been received to date.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, 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 December 18, 2012.

The Department of Recreation, Culture and Community Services has no objection to this application.

The Development Engineer comments as follows:

"We have no objection to the proposed 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, confirmation of servicing capacity, and the preparation of a Stormwater Management Report to the satisfaction of the City and Canadian Pacific Railways."

The Manager of Approvals requests the attachment of an 'h' holding symbol to the site requiring the implementation of site plan approval.

- 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 December 18, 2012.

No comments or concerns have been received.

Planning Analysis

The subject application constitutes the proposed conversion of existing student residences to thirty (30) residential apartments. The applicant is proposing to provide a total of forty one (41) parking spaces to accommodate the units which would satisfy the Zoning By-Law's minimum requirement. The site was previously rezoned by the City in 2003 to permit the existing student housing.

The proposed change in use is appropriate for the location given that the property has direct frontage on an arterial road, which also provides transit service for the dwelling units. In addition, the site has been used for student housing to accommodate a total of forty (40) students.

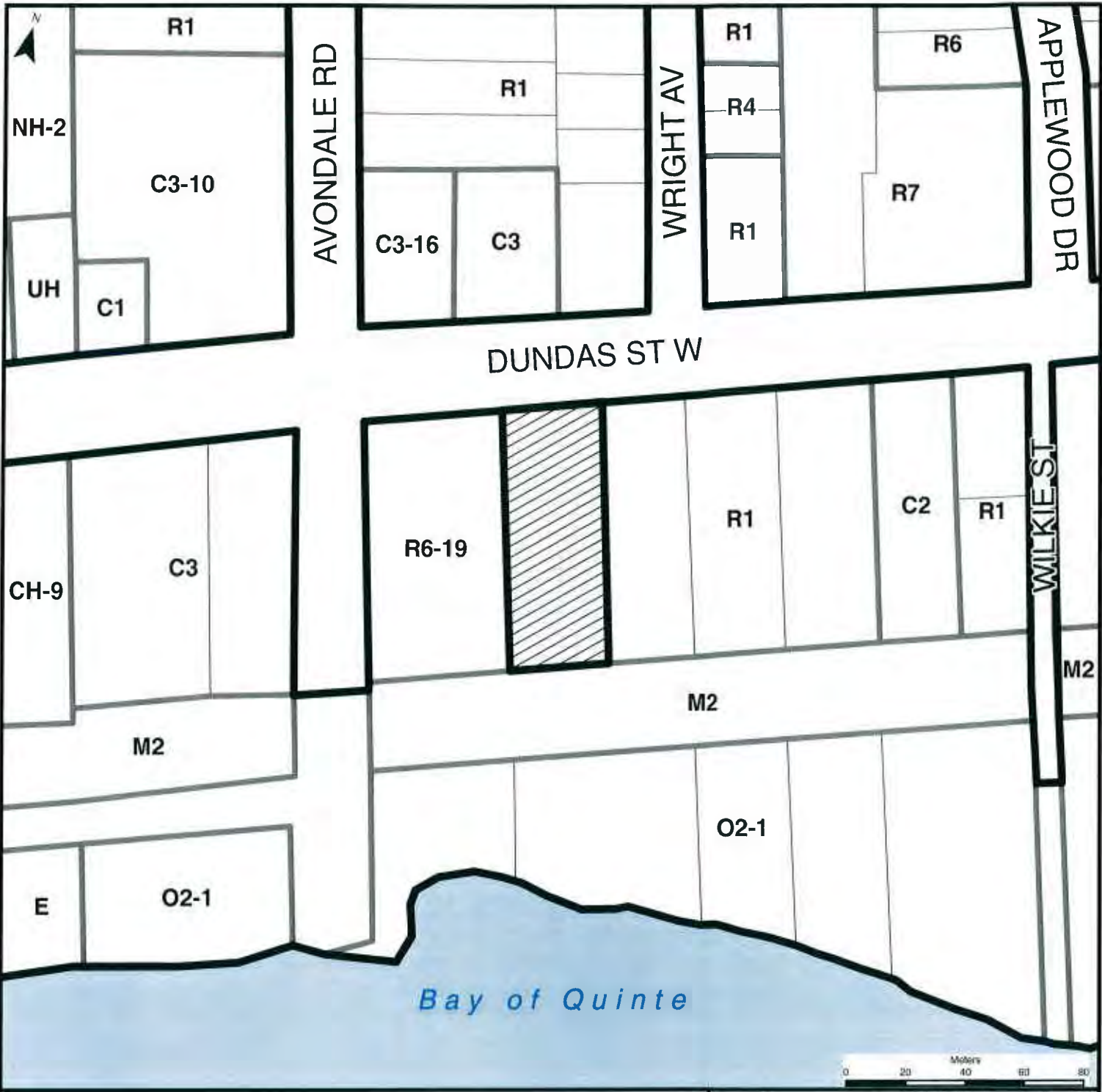
If this application is approved, Staff recommends that an 'h' holding symbol be attached to the site requiring site plan approval for the conversion. This will serve to verify, among other things, that the site can accommodate the minimum parking requirements of the By-Law.

Based on the foregoing, the application is recommended for approval.




Arthur MacKay
Manager of Policy Planning

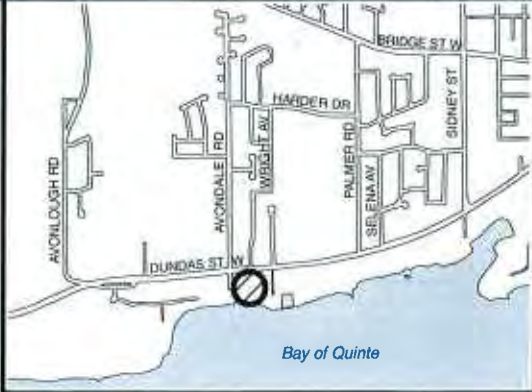
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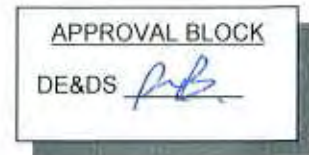


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 431 DUNDAS STREET WEST

 PROPOSED ZONING CHANGE FROM R6-22 (RESIDENTIAL SECOND DENSITY) ZONE WITH SPECIAL PROVISIONS TO R6 ZONE WITH SPECIAL PROVISIONS





CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-04
January 7, 2013

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

Subject: 1460 Mudcat Road & Highway #37, Part of Lot 18, Concession 6,
Township of Thurlow, Now in the City of Belleville
Municipal Support for a Ground Mount Solar System

Recommendation:

Option #1

"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 SunEdison of ground mounted solar photovoltaic panels at 1460 Mudcat Road, Part of Lot 18, Concession 6, Township of Thurlow, Now in the City of Belleville, County of Hastings, under the Ontario Feed-In Tariff Program."

OR

Option #2

"THAT the Belleville Planning Advisory Committee does not recommend to the Council of The Corporation of the City of Belleville that Council endorse the construction and operation by SunEdison of ground mounted solar photovoltaic panels at 1460 Mudcat Road, Part of Lot 18, Concession 6, Township of Thurlow, Now in the City of Belleville, County of Hastings, under the Ontario Feed-In Tariff Program."

BACKGROUND:

The subject application for Municipal support under the government Feed-in-Tariff (FIT) Program pertains to the proposed installation of 500 kW ground mounted solar panels on approximately 5 acres of land that is part of a parcel comprising approximately 44 acres. As noted by SunEdison in their submitted correspondence, the project will be subject to visual screening guidelines and setbacks which are being prepared by the government.

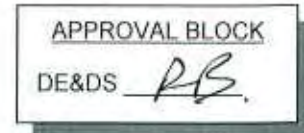
Representatives of SunEdison will be a deputation before the Committee to speak to this request.

The subject lands are zoned "PA – Prime Agriculture" and "H – Hazard" in Zoning By-Law Number 3014 and are designated "Rural Land Use" and "Environmental Protection" in the Official Plan. Given the "Rural Land Use" designation of the Plan, the lands are not protected as an agricultural resource by the Ministry of Agriculture, Food and Rural Affairs or the Provincial Policy Statement.

Two (2) options are offered for the Committee's consideration. Option #1 recommends the endorsement of Municipal support for this project and Option #2 would deny that support.



Arthur MacKay
Manager of Policy Planning



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2013-05
January 7, 2013

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

Subject: Bed of the Moira River - Part of Lot 26, Concession 7
Municipal Support for Waterpower Project

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 Water Power Group LP of a waterpower project at Part of Lot 26, Concession 7, part of the Bed of the Moira River in front of Lot 26, Concession 7, Township of Thurlow, now City of Belleville, County of Hastings, being designated as Parts 2 and 5, Plan 21R-16469, under the Ontario Feed-In Tariff Program."

BACKGROUND:

Water Power Group LP has requested Municipal Support under the Feed-In-Tariff (FIT) Program for a 495kW waterpower project in the Moira River at Latta. Planning Staff have also discussed this application with Quinte Conservation who advises that they fully support green energy initiatives, such as this one. In the subject instance, they advise that this specific project will result in structural improvements to the Latta Dam.

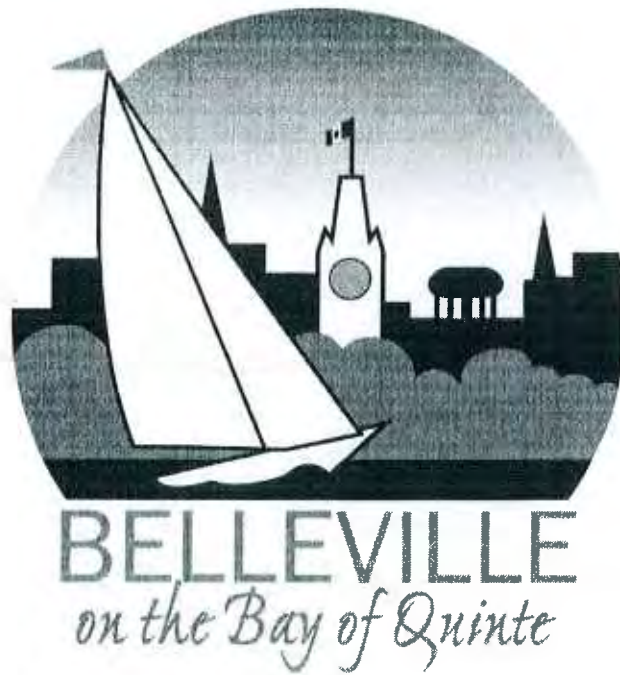

Arthur MacKay
Manager of Policy Planning

**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-77-915	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 - File Forwarded Nov 1/12
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 PAC Decision: Approved Council Approved: Dec 10/12 Appeal Date: Jan 2/13
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 PAC Decision: Deferred pending service details & Quinte Conservation report

**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-77-929	Nov 28/12	Sandra & Fred Sikma	933 Highway 37, Corbyville Zoning By-Law amendment to permit the creation of a residential lot approved by the Committee of Adjustment	Public Mtg: Jan 7/13
B-77-930	Dec 5/12	Dr. Yaw Adu-Poku RFA Planning Consultant Inc.	165 Foster Avenue Official Plan & Zoning By-Law amendment to permit the conversion of the building to a six unit condominium apartment	Public Mtg: Jan 7/13
B-77-931	Dec 5/12	Wade Ennis	431 Dundas Street West Zoning By-Law amendment to permit the building to be internally converted to 30 apartment dwelling units	Public Mtg: Jan 7/13



**ENGINEERING &
DEVELOPMENT SERVICES DEPT.**

BUILDING SECTION

MONTH-END REPORT

REPORT PERIOD: DECEMBER, 2012

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**City of Belleville
Building Department**

Financial Summary Report

December 2012

Classification	Permits	Construct Value	Permit Value
Dwellings	2	\$539,570.00	\$5,823.70
Additions/Alterations	14	\$53,600.00	\$855.00
Garages/Car Ports	2	\$90,700.00	\$950.00
Septic	1	\$10,000.00	\$500.00
Pools	0	\$0.00	\$0.00
Miscellaneous	0	\$0.00	\$0.00
Commercial	7	\$2,173,700.00	\$22,668.00
Industrial	0	\$0.00	\$0.00
Gov't/Institutional	1	\$40,000.00	\$495.00
Demolition	1	\$0.00	\$50.00
Sign	1	\$4,800.00	\$50.00
Sub Totals:	29	\$2,912,370.00	\$31,391.70

	This Month		Year-to-Date		December 2011
	December 2012	December 2011	December 2012	December 2011	
Revenue	\$31,391.70	\$47,128.00	\$603,934.91	\$1,550,582.91	\$1,550,582.91
Construction Value	\$2,912,370.00	\$4,058,100.00	\$53,920,335.60	\$153,286,836.00	\$153,286,836.00
Development Charges	\$28,822.00	\$161,234.00	\$1,464,196.90	\$997,741.91	\$997,741.91



Building Department

Classification Breakdown (YTD)

Period: January 2012 to December 2012

Classification	Permits	Construct Value	Permit Value
Dwellings	123	\$25,121,483	\$277,957
Additions/Alterations	320	\$4,430,196	\$54,465
Garages/Car Ports	43	\$1,187,040	\$12,386
Septic	36	\$451,160	\$15,200
Pools	23	\$405,550	\$4,155
Miscellaneous	24	\$309,925	\$1,523
Commercial (New)	3	\$3,031,537	\$30,867
Commercial (Alter)	99	\$6,943,910	\$82,239
Industrial (New)	9	\$4,052,450	\$41,437
Industrial (Alter)	9	\$4,419,800	\$44,450
Gov't/Institutional	24	\$3,258,200	\$34,767
Demolition	19	\$500	\$825
Signs	36	\$308,585	\$3,663
Totals:	768	\$53,920,335.60	\$603,934.91

Residential	Units
Singles	119
Semi-Detached	4
Multiples	44
Total Units:	167



City of Belleville
Building Department
Comparative Report

December 2012

Classification	2012			2011		
	Permits	Construction	Permit Value	Permits	Construction	Permit Value
Dwellings	2	\$539,570	\$5,824	10	\$3,381,200	\$37,746
Additions/Alterations	14	\$53,600	\$855	19	\$201,400	\$2,227
Garages/Car Ports	2	\$90,700	\$950	2	\$80,000	\$1,630
Pools	0	\$0	\$0	0	\$0	\$0
Miscellaneous	0	\$0	\$0	0	\$0	\$0
Commercial	1	\$1,700,000	\$17,000	0	\$0	\$0
Commercial (Alter)	6	\$473,700	\$5,668	7	\$286,000	\$3,125
Industrial	0	\$0	\$0	0	\$0	\$0
Industrial (Alter)	0	\$0	\$0	0	\$0	\$0
Gov't/Institutional	1	\$40,000	\$495	0	\$0	\$0
Demolition	1	\$0	\$50	2	\$0	\$100
Septic	1	\$10,000	\$500	7	\$104,500	\$2,250
Sign	1	\$4,800	\$50	1	\$5,000	\$50
Building Permit Totals:	29	\$2,912,370	\$31,392	48	\$4,058,100	\$47,128