

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

OCTOBER 7, 2019

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly

Councillor Bill Sandison
Councillor Ryan Williams

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

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

3.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 41 CASEY ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1089
APPLICANT/OWNER: DAVID PUTMAN & BETH PUTMAN
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.**

Notice of Meeting and Map

- 3.2 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 5027 OLD HIGHWAY 2, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1090
APPLICANT/OWNER: JANE ANN BOUMA

Notice of Meeting and Map

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- 3.3 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR EXTENSION TO TEMPORARY USE BY-LAW – 209 CANNIFTON ROAD NORTH, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1091
APPLICANT: ADAM HOLGATE
OWNER: HOLGATE TIRE & BATTERY – JOHN HOLGATE

Notice of Meeting and Map

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- 3.4 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245: 656, 660, 664, & 670 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1092
OWNER: BELLEVILLE COMMUNITY DEVELOPMENTS LTD.
APPLICANT: GCL DEVELOPMENTS LTD.
AGENT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map

7

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

OCTOBER 7, 2019

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COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison
Councillor Ryan Williams

John Baltutis
Kathryn Brown
Paul Jennings
David Joyce

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on September 3, 2019

4. DEPUTATIONS

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 41 CASEY ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1089
APPLICANT/OWNER: DAVID PUTMAN & BETH PUTMAN
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.
-

Principal Planner's Report No. PP-2019-65

9

RESOLUTION

"THAT Report No. PP-2019-65 dated October 7, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-law Number 3014, As Amended – 41 Casey Road, former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and

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

- 6.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 5027 OLD HIGHWAY 2, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1090
APPLICANT/OWNER: JANE ANN BOUMA
-

Principal Planner's Report No. PP-2019-66

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RESOLUTION

"THAT Report No. PP-2019-66 dated October 7, 2019 regarding Notice of Complete Application and Introductory

Public Meeting, Application for Proposed Amendment to Zoning By-law Number 3014, As Amended – 5027 Old Highway 2, former Township of Thurlow, now City of Belleville, County of Hastings be received as information; and

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

6.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR EXTENSION TO TEMPORARY USE BY-LAW – 209 CANNIFTON ROAD NORTH, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1091
APPLICANT: ADAM HOLGATE
OWNER: HOLGATE TIRE & BATTERY – JOHN HOLGATE**

Principal Planner’s Report No. PP-2019-67

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RESOLUTION

“THAT Report No. PP-2019-67 dated October 7, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Extension to Temporary Use By-law – 209 Cannifton Road North, City of Belleville, County of Hastings be received as information; and

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

6.4 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245: 656, 660, 664, & 670 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1092
OWNER: BELLEVILLE COMMUNITY DEVELOPMENTS LTD.
APPLICANT: GCL DEVELOPMENTS LTD.
AGENT: RFA PLANNING CONSULTANT INC.**

Manager of Policy Planning's Report No. PP-2019-68

37

RESOLUTION

"THAT Report No. PP-2019-68 dated October 7, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to the Official Plan and Zoning By-law Number 10245: 656, 660, 664, and 670 Sidney Street, City of Belleville, County of Hastings be received as information; and

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

7. REPORTS

- 7.1 **RECOMMENDATION REPORT FOR PROPOSED ZONING BY-LAW AMENDMENT TO BY-LAW NUMBER 2076-80, AS AMENDED, 490 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1088
APPLICANT/OWNER: THE PENTECOSTALS OF QUINTE
AGENT: BARRY JOHNSON, RBJ CONCEPTS INC.**

Principal Planner's Report No. PP-2019-64

93

RESOLUTION

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

THAT Application B-77-1088 to amend Zoning By-law 2076-80, as amended, regarding 490 Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law 2076-80, as amended, be amended by adding dwelling units as a permitted accessory use to a maximum of eight (8) units within the main non-residential building within the Highway Commercial (CH-11) Zone."

7.2 **UPDATE ON THE UNDERTAKING OF A NEW AFFORDABLE RENTAL HOUSING COMMUNITY IMPROVEMENT PLAN (CIP), UPDATE OF THE CITY'S EXISTING DOWNTOWN CIP AND OVERALL CO-ORDINATION OF THE CITY'S THREE CIP PROGRAMS RESULTING IN A CONSOLIDATED MASTER CIP DOCUMENT THAT WILL PRIORITIZE AFFORDABLE RENTAL HOUSING**

Manager of Policy Planning's Report No. PP-2019-71

109

RESOLUTION

"THAT Report No. PP-2019-71 dated October 7, 2019 regarding Update on the Undertaking of a new Affordable Rental Housing Community Improvement Plan (CIP), Update of the City's Existing Downtown CIP and overall co-ordination of the City's three CIP Programs Resulting in a Consolidated Master CIP Document that will Prioritize Affordable Rental Housing be received as information."

8. INFORMATION MATTERS

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

Report to October 7, 2019

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9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
41 Casey Road**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, October 7, 2019 AT 5:30 P.M.**

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Monday, October 7, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for two new lots severed from a property located north of Casey Road, east of Highway 37, and west of Forsythe Road, which is municipally known as **41 Casey Road**.

The two severed lots have approximately 61 metres of frontage each on Casey Road. The Applicant requests a rezoning of the subject lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone as a condition of Consent for Applications B13/19 and B14/19. A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as "Industrial Land Use".

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

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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 13th day of September, 2019.

APPENDIX 1

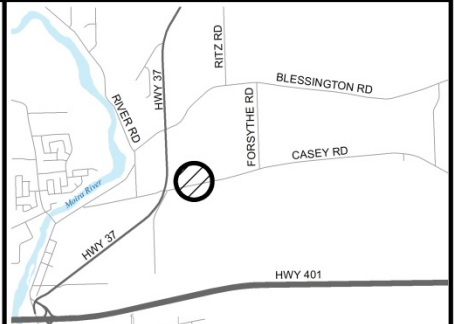


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 41 CASEY RD



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



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1089

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
5027 Old Highway 2**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, October 7, 2019 AT 5:30 P.M.**

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Monday, October 7, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for two new lots severed from a property located north of Old Highway 2, east of Mitchell Road, and west the municipal boundary, which is municipally known as **5027 Old Highway 2**.

The two severed lots have approximately 61 metres of frontage each on Old Highway 2. The Applicant requests a rezoning of the subject lands from Rural (RU) Zone and Hazard (H) Zone to Rural Residential (RR) Zone as a condition of Consent for Applications B19/19 and B20/19. A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as “Rural Land Use”.

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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee


DATED at the City of Belleville this 13th day of September, 2019.


APPENDIX 1



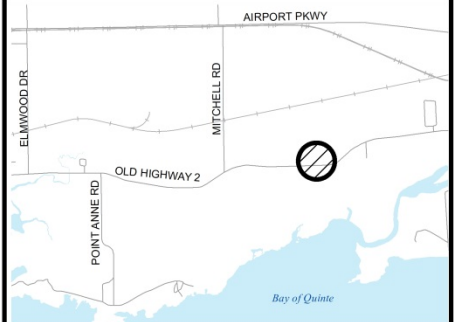
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 5027 OLD HWY 2

 - PROPOSED ZONING CHANGE FROM RU (RURAL) TO RR (RURAL RESIDENTIAL)

 - PROPOSED ZONING CHANGE FROM H (HAZARD) TO RR (RURAL RESIDENTIAL)

B-77-1090



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
209 CANNIFTON ROAD NORTH**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
MONDAY, October 7, 2019 AT 5:30 P.M.**

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Monday, October 7, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 3014, as amended, for a property located at the southwest corner of Maitland Drive and Cannifton Road North, which is municipally known as **209 Cannifton Road North**.

This property has a lot frontage of 50.2 metres, a lot area of 0.22 hectares, and is zoned General Commercial (C3-16) Zone. The lands are developed with a refreshment vehicle and two storage containers. The Applicant requests consideration of an extension of a temporary use by-law to permit the two existing storage containers for a period of two (2) years. A temporary use by-law was previously approved by Council on September 10, 2018 to recognize the two storage containers for a period of one (1) year.

In the Official Plan, the subject lands are designated part “Commercial” and part “Open Space”.

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

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

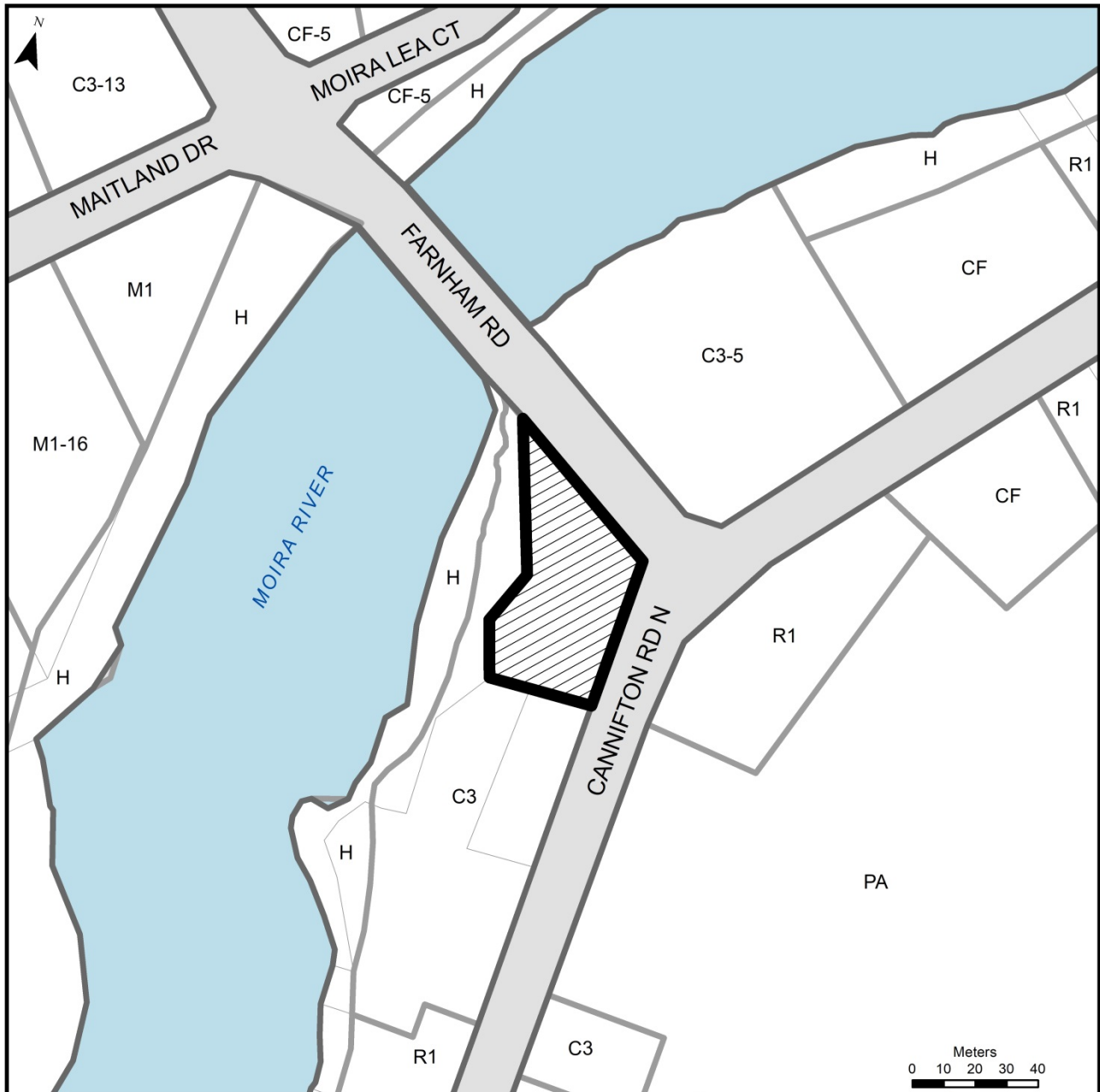
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 13th day of September, 2019


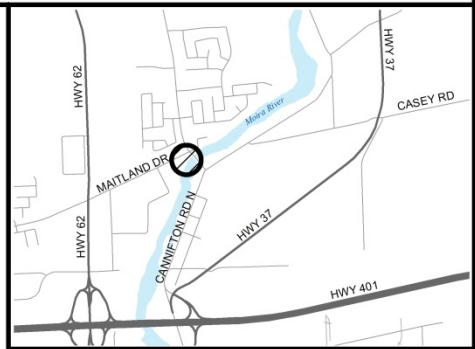
APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 209 CANNIFTON RD N

 - SUBJECT LANDS FOR TEMPORARY USE BY-LAW



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
656, 660, 664, & 670 Sidney Street**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Monday, October 7, 2019 AT 5:30 P.M.**

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Monday, October 7, 2019 at 5:30 P.M. to consider an amendment to the Official Plan and Zoning By-Law Number 10245, as amended, for four lots located west of Sidney Street, south of Bell Boulevard, and north of Tracey Park Drive, which is municipally known as **656, 660, 664, & 670 Sidney Street**.

In the Official Plan, the subject land is designated as “Commercial Land Use”. The Applicant requests a re-designation to “Residential Land Use”.

The four lots have approximately 98.4 metres of frontage each on Sidney Street. The Applicant requests a rezoning of the subject lands from Restricted Industrial (M1) Zone and Highway Commercial (C3-h) Zone to Residential Seventh Density (R7) Zone with special provisions to permit four (4) apartment buildings with a total of 96 dwelling units. A Location Plan is shown on APPENDIX 1 which is attached.

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

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

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

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

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 13th day of September, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 656-670 SIDNEY ST

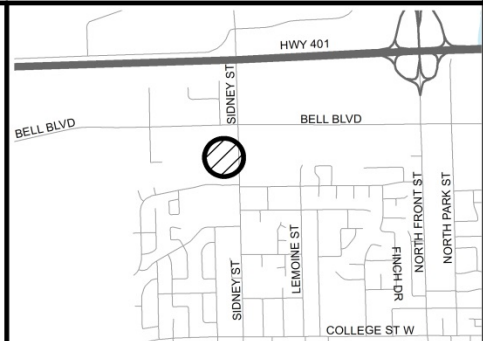


PROPOSED ZONING CHANGE FROM C3-h (HIGHWAY COMMERCIAL HOLDING) TO R7 (RESIDENTIAL SEVENTH DENSITY) WITH SPECIAL PROVISIONS

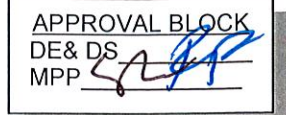


PROPOSED ZONING CHANGE FROM M1 (RESTRICTED INDUSTRIAL) R7 (RESIDENTIAL SEVENTH DENSITY) WITH SPECIAL PROVISIONS

B-77-1092



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-65
October 7, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 41 Casey Road, former Township of Thurlow, now City of Belleville, County of Hastings
OWNER/APPLICANT: David Putman & Beth Putman
AGENT: Keith Watson, Watson Land Surveyors Ltd.

File: B-77-1089

Recommendation:

“That Report No. PP-2019-65 dated October 7, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 41 Casey Road, former Township of Thurlow, now City of Belleville, County of Hastings be received as information, and;

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

Background:

The application for the proposed amendment to Zoning By-Law Number 3014 was received by the City of Belleville on August 28, 2019.

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

The subject land is identified on the attached Location Map (Attachment #1). Site Details for the subject land:

Site Review	Description
Site Location	41 Casey Road; located on the north side of Casey Road, east of Highway 37, and west of Forsythe Road
Site Size	Retained Parcel: ~18.69 hectares Severed Parcels: 0.42 hectares each
Present Use(s)	Agriculture with dwelling
Proposed Use	Retained Parcel: Agriculture & dwelling Severed Parcels: Single detached dwellings
Belleville Official Plan Designation	Industrial
Present Zone Category	Prime Agriculture (PA) Zone
Proposed Zone Category	Retained Parcel: Prime Agriculture (PA) Severed Parcels: Rural Residential (RR) Zone
Land uses to the north	Agriculture
Land uses to the east	Agriculture
Land uses to the south	Agriculture & single detached dwellings
Land uses to the west	Agriculture & single detached dwelling

In support of the application, the following was submitted:

- Site Sketch.

This document has been available for public review at the Planning Department and is included with this report as Attachment #2.

Proposal

The Applicant proposes to rezone a portion of the subject lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone as a condition of consent for applications B13/19 and B14/19.

Provincial Policy Statement

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

Planning Staff will consider the following policies in the PPS:

- 1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.
- 1.3.2.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

1.3.2.3 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Official Plan

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

The land is designated "Industrial" in the City's Official Plan (See Attachment #3 – Official Plan Designation Map). More specifically, the land is within the Special Policy Area known as the Cannifton Planning Area.

Industrial policies that will be considered include:

- 4.5.1 c) Within this Planning Area, there are a number of traditional rural or agricultural land uses. The policies of this Plan will not apply to prohibit the continuation of such uses, and such uses may continue subject to the Rural land use policies of this Plan. The intent of the foregoing is to ensure that designation of lands within the Cannifton Planning Area for urban development does not infringe upon the right of current rural or agricultural land uses to continue operating unencumbered by urban land use designations.
- 4.5.3 f) Until such time as lands designated Industrial land use located east of the Moira River are needed for industrial purposes, development and use of such lands in accordance with the policies of the Rural land use designation may be permitted.

Historically, these policies have been applied to the rural severance policies; which have meant that severances of land have been supported. Applicable policies related to the "Rural" land use designation include:

- 3.3.3 a) While the majority of residential development will be directed to the urban serviced area and Hamlets, lands designated Rural land use may be used for limited low density residential

development.

The subject lands are part of the lands being considered as part of the land exchange identified through the Municipal Comprehensive Review (MCR). The MCR has identified approximately 276 gross hectares (682 acres) of vacant employment lands within the Urban Serviced Area located north of Highway 401 and east of Highway 37 that are not considered developable over the forecast period. The subject lands are within this area. The MCR proposes that this land be swapped for vacant agricultural land to the east of the North East Industrial Park. This would mean that the subject lands would be excluded from the urban boundary and designated Agricultural.

Zoning By-law

The subject lands are currently zoned Prime Agriculture (PA) Zone under Zoning By-Law 3014. The applicant is proposing to rezone the severed parcels to Rural Residential (RR) Zone.

The minimum lot area and frontage required under the RR Zone is 0.4047 hectares and 45 metres, respectfully. The proposed lot area of each lot is 0.42 hectares and the proposed frontage is 61 metres.

The minimum lot area for lots zoned under the PA Zone is 25 hectares. The application proposes to leave 18.69 hectares of land for the retained lot.

Public Comments

On September 13, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for October 7, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for October 7, 2019.

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

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

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

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

Internal Department Circulation

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

The Manager of Approvals has indicated that this application is a condition of consent for applications B13/19 and B14/19 but otherwise had no comments.

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

Considerations:

Public

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

Financial

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

Impact on and input from other Departments/Sources

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

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development and Industrial and Commercial

Development.

Strategic objectives of the Residential Development theme include:

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

Strategic objectives of the Industrial and Commercial Development theme include:

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

Conclusion:

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

Respectfully submitted



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

Attachments


- Attachment #1 – Location Map
- Attachment #2 – Site Sketch
- Attachment #3 - Official Plan Designation Map

Attachment #1 – Location Map



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 41 CASEY RD

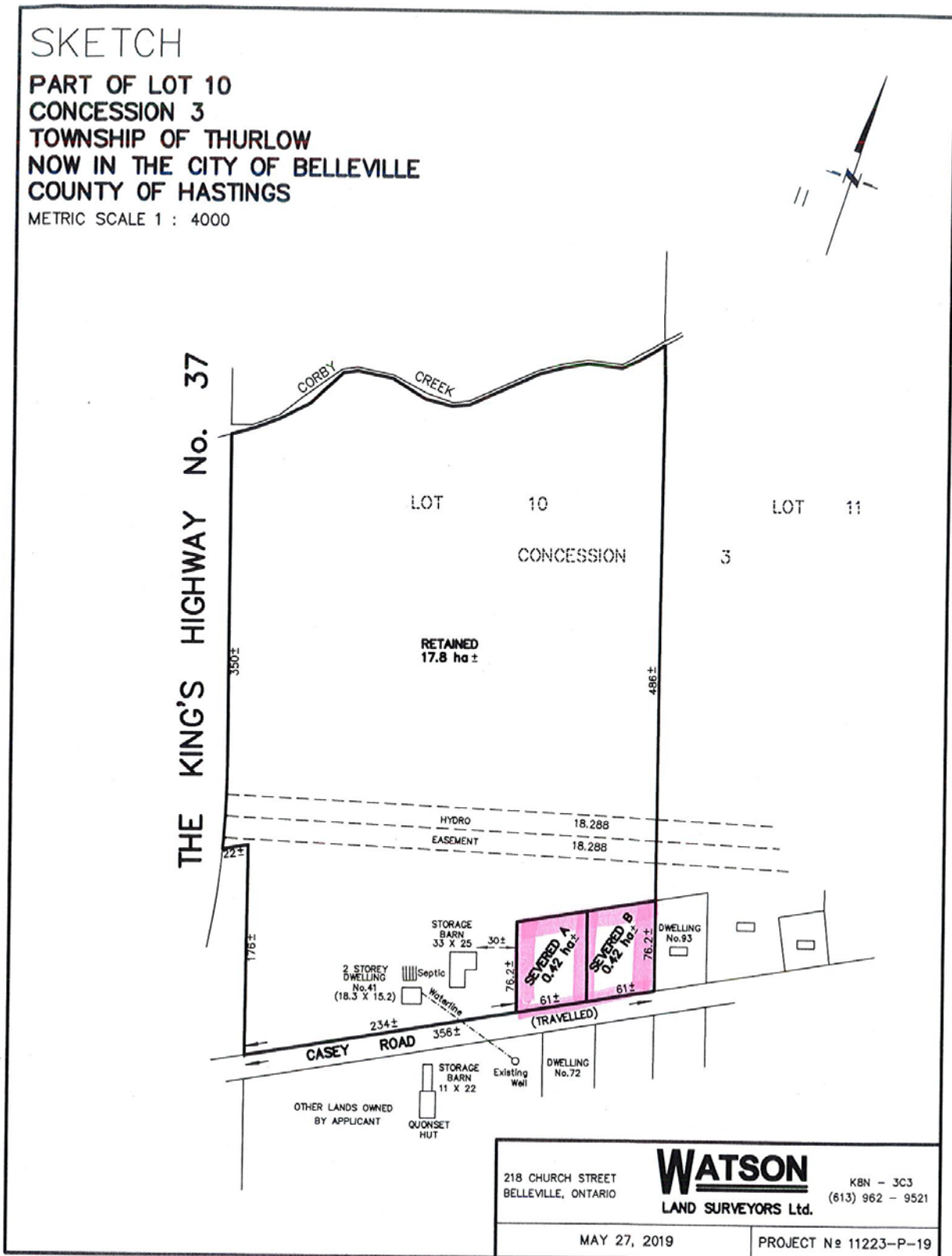
 PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO RR (RURAL RESIDENTIAL)



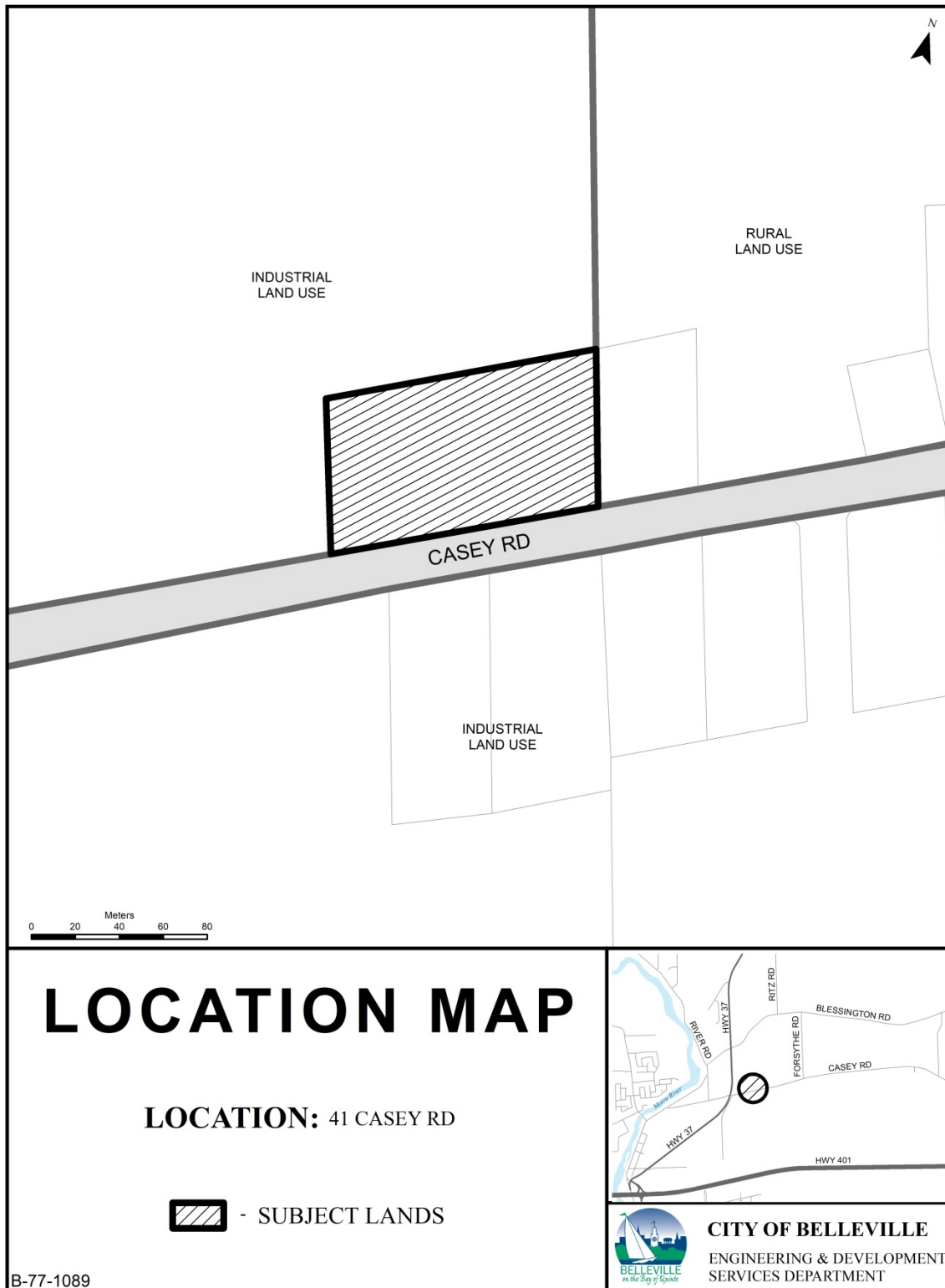
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1089

Attachment #2 – Site Sketch



Attachment #3 – Official Plan Designation





APPROVAL BLOCK
DE& DS _____
MPP _____

CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-66
October 7, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 5027 Old Highway 2, former Township of Thurlow, now City of Belleville, County of Hastings
OWNER/APPLICANT: Jane Ann Bouma

File: B-77-1090

Recommendation:

“That Report No. PP-2019-66 dated October 7, 2019 regarding Notice of Complete Application and Introductory Public Meeting, Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 5027 Old Highway 2, former Township of Thurlow, now City of Belleville, County of Hastings be received as information, and;

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

Background:

The application for the proposed amendment to Zoning By-Law Number 3014 was received by the City of Belleville on September 3, 2019.

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

The subject land is identified on the attached Location Map (Attachment #1).
Site Details for the subject land:

Site Review	Description
Site Location	5027 Old Highway 2; located on the north of Old Highway 2, east of Mitchell Road, and west the municipal boundary
Site Size	Retained Parcel: 35.6 hectares Severed Parcels: 0.6034 hectares each
Present Use(s)	Vacant
Proposed Use	Severed Parcels: Single detached dwellings
Belleville Official Plan Designation	Rural
Present Zone Category	Rural (RU) Zone and Hazard (H) Zone
Proposed Zone Category	Severed Parcels: Rural Residential (RR) Zone
Land uses to the north	Agriculture
Land uses to the east	Agriculture
Land uses to the south	Agriculture
Land uses to the west	Single detached dwellings

In support of the application, the following was submitted:

- Site Aerial including outlines of proposed severances.

This document has been available for public review at the Planning Department and is included with this report as Attachment #2.

Proposal

The Applicant proposes to rezone a portion of the subject lands from Rural (RU) Zone and Hazard (H) Zone to Rural Residential (RR) Zone as a condition of consent for applications B19/19 and B20/19.

The Hazard (H) Zone is intended to protect hazardous or environmentally significant areas regulated by Quinte Conservation. Quinte Conservation have indicated through the consent application process that they have no concerns with this land being rezoned to Rural Residential (RR) Zone.

Provincial Policy Statement

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

Planning Staff will consider the following policies in the PPS:

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

minimize land consumption and servicing costs;

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

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

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

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

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

Official Plan

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

Planning Staff will use the policies within the Official Plan to make a recommendation. The land is designated "Rural" in the City's Official Plan (See Attachment #3 – Official Plan Designation Map).

The Official Plan states that lands within the Rural Land Use designation shall

be used predominantly for agricultural activity including the raising and/or growing of crops, animals and fish, poultry, nurseries, market gardens, livestock operations, uses that produce value added agricultural products from the farm operation on the property (i.e. maple syrup production, pick your own operations, and seasonal roadside produce stands); kennels and woodlots, as well as limited residential, commercial/industrial and conservation and small-scale outdoor recreation uses.

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

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

Such development may be approved provided that:

- there is sufficient capacity in the natural systems to adequately service the residential use;
- the development does not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands;
- the development fully complies with the minimum distance separation formulae discussed in Section 3.2.2 a) of this Plan; and
- there is safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential development.

Zoning By-law

The subject lands are currently zoned Rural (RU) Zone and Hazard (H) Zone under Zoning By-Law 3014. The applicant is proposing to rezone the severed parcels to Rural Residential (RR) Zone.

The retained parcel will have 203 metres of frontage remaining which is compliant with the required 70 metres of frontage of the RU Zone.

The proposed severed lots would meet the required lot frontage and exceed the minimum lot area required by the RR Zone.

Public Comments

On September 13, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for October 7, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for October 7, 2019.

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

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

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

Quinte Conservation commented on the severance application indicating that they had no concerns with the proposal.

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

Internal Department Circulation

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

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

Considerations:

Public

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

Financial

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

Impact on and input from other Departments/Sources

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

Strategic Plan Alignment

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

Strategic objectives of the Residential Development theme include:

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

Conclusion:

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

Respectfully submitted



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



Attachments

- Attachment #1 – Location Map
- Attachment #2 – Site Aerial including outlines of proposed severances
- Attachment #3 - Official Plan Designation Map



PROPOSED ZONING BY-LAW AMENDMENT

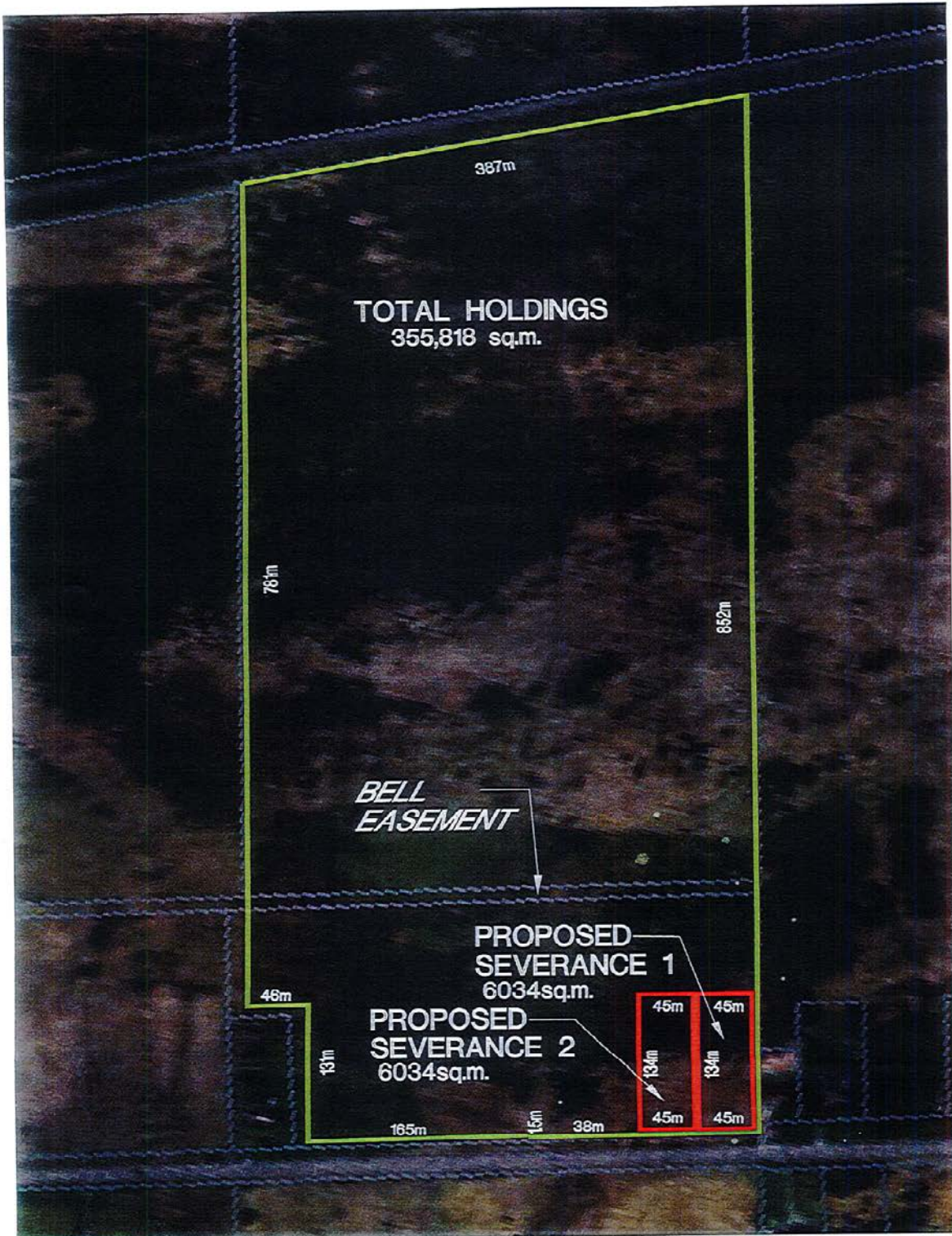
LOCATION: 5027 OLD HWY 2

-  PROPOSED ZONING CHANGE FROM RU (RURAL) TO RR (RURAL RESIDENTIAL)
-  PROPOSED ZONING CHANGE FROM H (HAZARD) TO RR (RURAL RESIDENTIAL)



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

B-77-1090



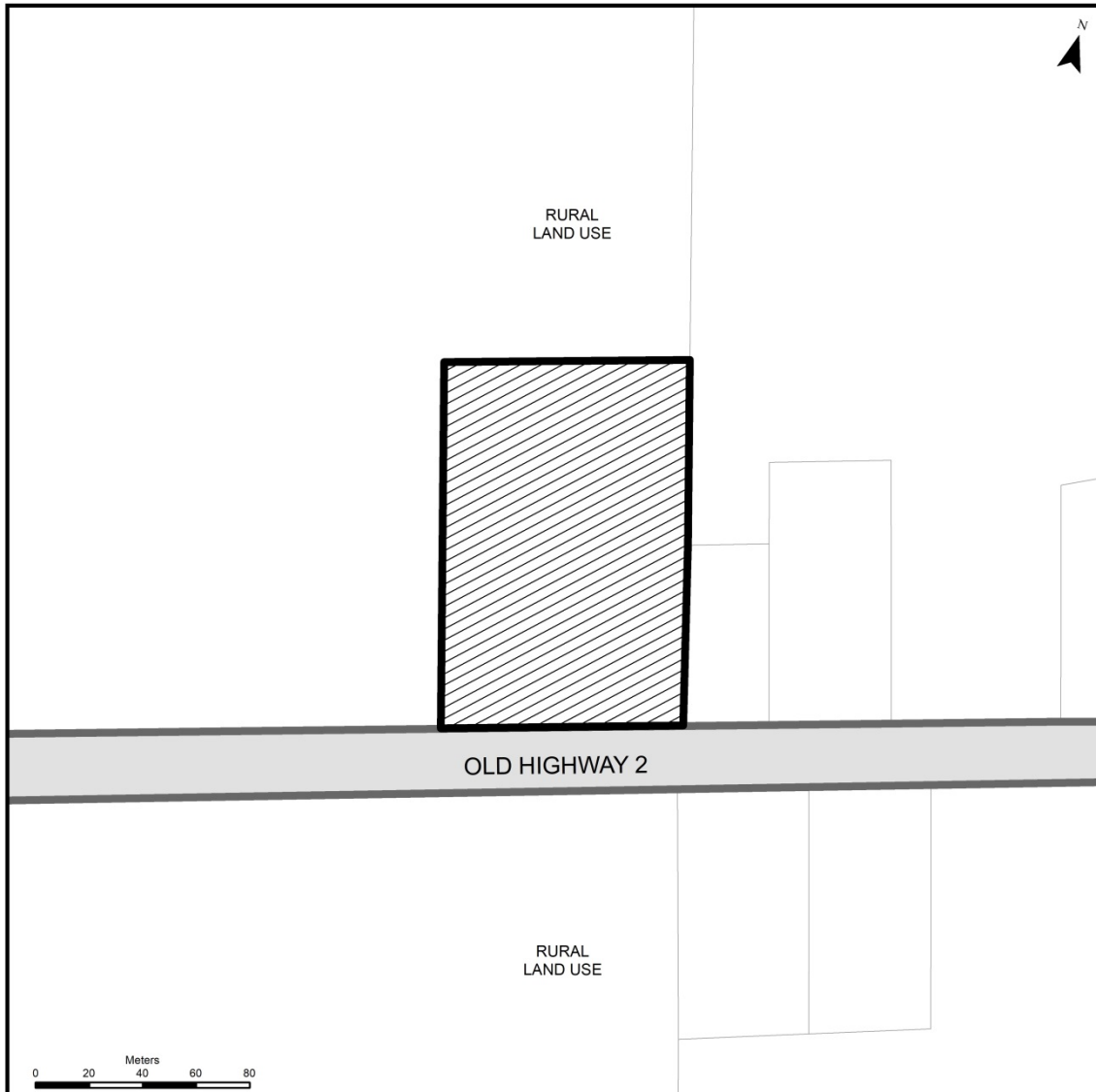
RECEIVED VAN MEER LIMITED

JUL 1 0 2019

LAND DEVELOPMENT • PROJECT MANAGEMENT • ENGINEERING
63 North Park Street, Belleville, Ont K8P 2Y6
Tel. 813-909-0771 Fax. 813-909-1781

BELLEVILLE COMMITTEE

Attachment #3 – Official Plan Designation



LOCATION MAP

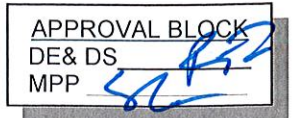
LOCATION: 5027 OLD HWY 2

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1090



CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-67
October 7, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Extension to Temporary Use By-Law
209 Cannifton Road North
City of Belleville
APPLICANT: Adam Holgate
OWNER: Holgate Tire & Battery – John Holgate

File: B-77-1091

Recommendation:

“That Report No. PP-2019-67 dated October 7, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Extension to Temporary Use By-Law – 209 Cannifton Road North, City of Belleville, County of Hastings be received as information, and;

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

Background:

The application for the proposed extension to temporary use by-law was received by the City of Belleville on September 4, 2019.

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

The Applicant is requesting that Council consider an extension of a temporary use by-law for a period of two years to permit two storage trailers on the subject lands. The Applicant has indicated that these trailers store material for the operation of Holgate Tire.

At the September 10, 2018 Council Meeting, Council approved the following resolution:

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

- i. THAT the application to amend Zoning By-Law Number 3014, as amended, for land described as 209 Cannifton Road North, 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 the current Low Density Residential (R1) Zone and General Commercial (C3) Zone to General Commercial (C3) Zone with special provisions.

- ii. THAT a temporary use by-law to recognize the two storage trailers located at 209 Cannifton Road North, City of Belleville, County of Hastings, be entered into for a period of ONE (1) year.”

The approved period of the temporary use by-law has now ended. The Applicant has indicated they have had difficulty removing the trailers within that timeframe and are asking for an extension. The Applicant has also discussed with Planning Staff the need for this prior to redeveloping the lands. Any redevelopment would need to comply with the Zoning By-Law and site plan requirements.

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

Site Review	Description
Site Location	The subject land is municipally known as 209 Cannifton Road North which is located at the southwest corner of Cannifton Road North and Maitland Drive
Site Size	0.22 hectares
Present Use	A refreshment vehicle/chip truck and two tractor trailers
Belleville Official Plan Designation	Commercial Land Use
Present Zone Category	General Commercial (C3-16) Zone
Land uses to the north	Aqua Bay Pool and Spa
Land uses to the east	Moirra River
Land uses to the south	Holgate Tire
Land uses to the west	Residential Dwellings

No additional information, reports, or studies were provided with the rezoning application.

Proposal

The Applicant has requested that Council consider a two year extension of a temporary use by-law for two storage trailers located on the subject lands.

While storage trailers are permitted on commercial properties, they are only permitted as an accessory use. Since the property does not contain a permitted main use, the trailers cannot be considered 'accessory' and are not allowed. If they are to remain, they must be recognized through a temporary use by-law. It should be noted that these trailers are accessory to the adjacent property (Holgate Tire).

Provincial Policy Statement

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

1.1.1 a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.

Official Plan

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

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

The Official Plan states not every property designated Commercial land use is suitable for all forms of commercial activity; the range of uses permitted within each area designated Commercial land use should be established taking into account:

- the nature and extent of the market area that is to be served by the property and the commercial development;
- the nature of abutting land uses and the potential impact of commercial development upon such uses, and the effectiveness of mitigative measures;

- the ease of access to the lands in question from the City's road system and the impact of commercial development upon traffic circulation;
- the potential and suitability of the location to achieve the market penetration needed to enable the commercial development to be successful;
- servicing implications; and
- urban design issues.

Zoning By-law

Currently, 209 Cannifton Road North is zoned General Commercial (C3-16) Zone. The application does not propose to change the zoning on the subject land.

Storage trailers are permitted within the General Commercial (C3) Zone as an accessory use. As the property does not have a main use, accessory uses are not permitted. The temporary use by-law approved in September, 2018, recognized the storage trailers, which are accessory to the adjacent property (Holgate Tire).

Public Comments

On September 13, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for October 7, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for October 7, 2019.

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

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

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

Internal Department Circulation

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

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

Considerations:

Public

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

Financial

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

Impact on and input from other Departments/Sources

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

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Industrial and Commercial Development.

Strategic objectives of the Industrial and Commercial Development theme include:

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

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application for extension to temporary use by-law. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted

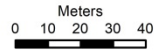
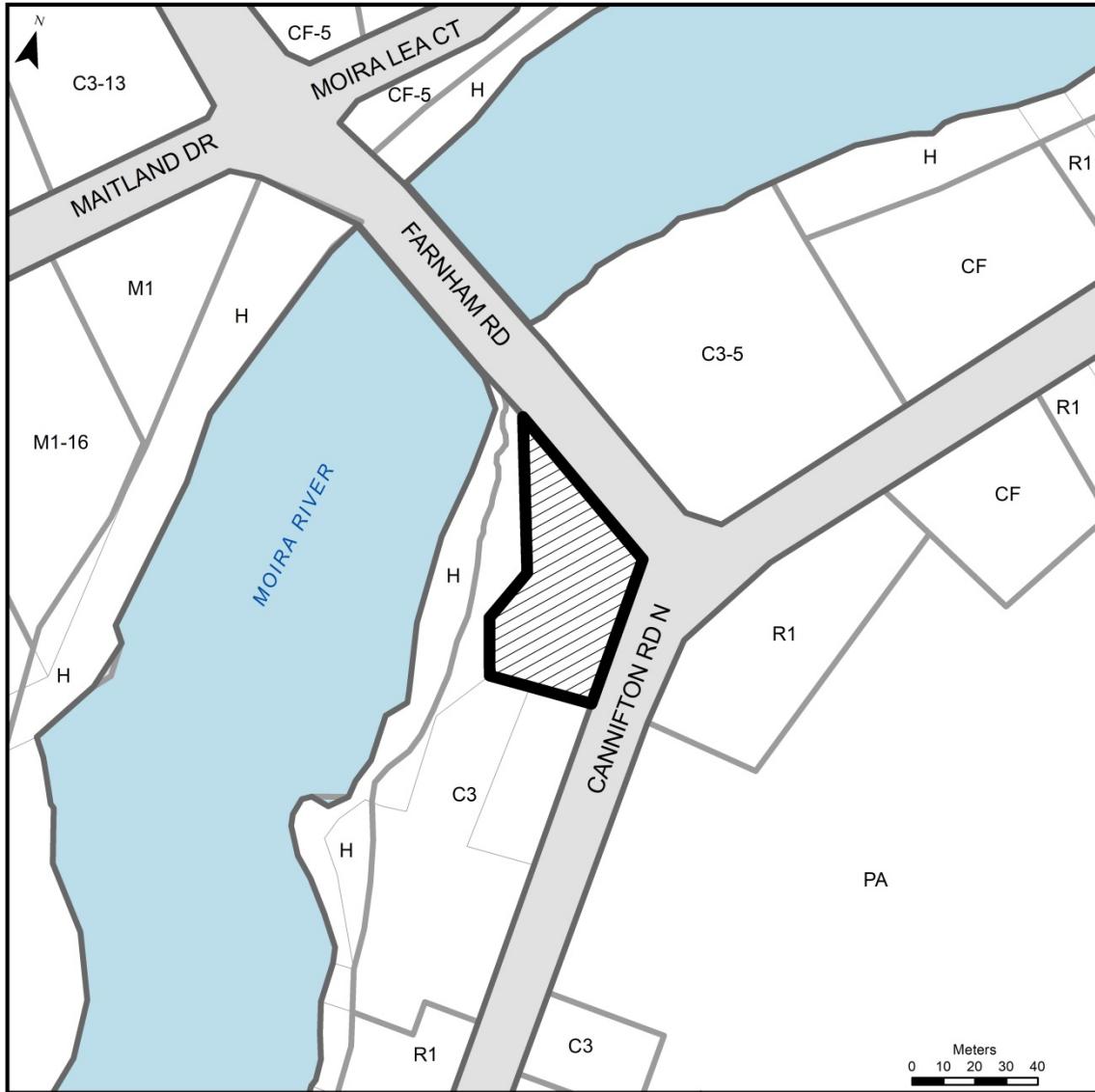


Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services Department

Attachments

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

Attachment #1 – Location Map

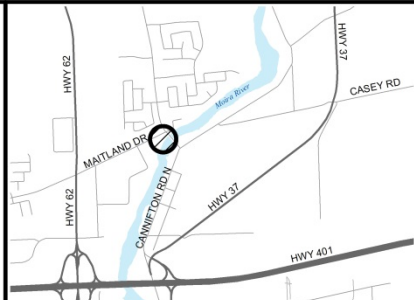


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 209 CANNIFTON RD N



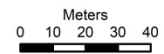
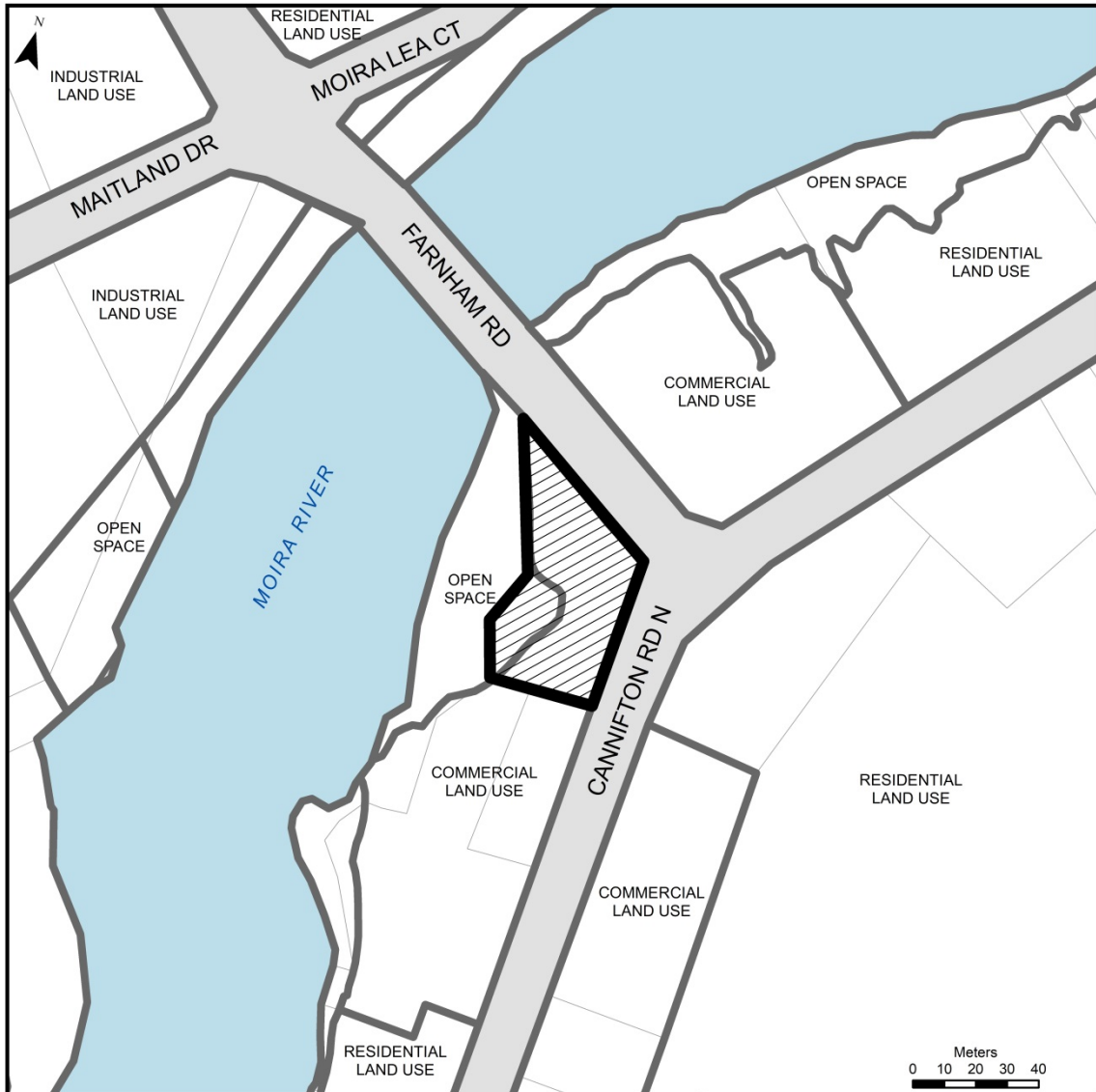
- SUBJECT LANDS FOR TEMPORARY USE BY-LAW



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1091

Attachment #2 – Official Plan Designation



LOCATION MAP

LOCATION: 209 CANNIFTON RD N

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1091



CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-68
October 7, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to the Official Plan and Zoning By-Law Number 10245; 656, 660, 664, & 670 Sidney Street, City of Belleville, County of Hastings

OWNER: Belleville Community Developments Ltd.
APPLICANT: GCL Developments Ltd.
AGENT: RFA Planning Consultant Inc.

File: B-77-1092

Recommendation:

"That Report No. PP-2019-68 dated October 7, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to the Official Plan and Zoning By-Law Number 10245; 656, 660, 664, & 670 Sidney Street, City of Belleville, County of Hastings be received as information, and;

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

Background:

An application for the proposed amendment to the Official Plan and Zoning By-law Number 10245 was received by the City of Belleville on September 4, 2019. The application proposes that the 4 individual properties be merged into one larger property and be developed with four multi-residential buildings with a total of 96 dwelling units.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory

public planning meeting is to receive public feedback and incorporate it into a recommendation report from staff.

The Subject Lands are identified on the attached Location Map (Attachment #1).

Site Details for the Subject Land:

Site Review	Description
Site Location	656 to 670 Sidney Street
Site Size	0.92 hectares
Present Use(s)	3 residential buildings on 4 lots, 4 th lot is vacant
Proposed Use	4 high-density residential buildings with total of 96 dwelling units
Belleville Official Plan Designation	Commercial
Present Zone Category	Restricted Industrial (M1) Zone and Highway Commercial (C3-h) Zone
Proposed Zone Category	High Density Residential (R7) Zone with special provisions
Land uses to the north	Commercial uses
Land uses to the east	Vacant lands
Land uses to the south	Hydro Corridor, followed by an 18 unit apartment building, followed by single-detached dwellings
Land uses to the west	Lands designated Commercial in the Official Plan and zoned Industrial

In support of the application, the following was submitted:

- A Proposed Site Plan (11 X 17), by Vandenberg & Wildeboer Architects Inc., dated August 23, 2018;
- A South Elevation, by Vandenberg & Wildeboer Architects Inc., dated August 20, 2018;
- A Ground Floor Plan (20 unit), by Vandenberg & Wildeboer Architects Inc., dated August 20, 2018;
- A Typical Floor Plan (20 unit), by Vandenberg & Wildeboer Architects Inc., dated August 20, 2018;
- A Parking Plan (20 unit), by Vandenberg & Wildeboer Architects Inc., dated August 20, 2018;
- A Typical Floor Plan (30 unit), by Vandenberg & Wildeboer Architects Inc., dated August 7, 2018;
- A Ground Floor Plan (30 unit), by Vandenberg & Wildeboer Architects Inc., dated August 20, 2018;
- A Parking Plan (30 unit), by Vandenberg & Wildeboer Architects Inc., dated August 7, 2018;
- A Conceptual Landscape Plan prepared by Wentworth Landscapes, dated

- September 3, 2019;
- A Servicing Brief - 656-670 Sidney Street, City of Belleville prepared by Ainley & Associates Limited, dated September 3, 2019;
 - A Traffic Impact Study for Condominium Development - 656-670 Sidney Street, City of Belleville prepared by Ainley & Associates Limited, dated September 3, 2019;
 - A Planning Rationale, by RFA Planning Consultant Inc., dated September 3, 2019;
 - A proposed Official Plan Amendment;
 - A proposed Zoning By-law Amendment;
 - An air photo of subject lands; and,
 - A Compiled Sketch, prepared by Watson Land Surveyors Ltd., dated April 25, 2019

These documents have been available for public review at the Planning Department.

The Planning Rationale has been included with this report as Attachment #2.

Proposal

In the Official Plan, the subject land is designated as "Commercial Land Use". The Applicant requests a re-designation to "Residential Land Use" (See Attachment #3)

The Applicant requests a rezoning of the subject lands from Restricted Industrial (M1) Zone and Highway Commercial (C3-h) Zone to Residential Seventh Density (R7) Zone with special provisions to permit four (4) apartment buildings with a total of 96 dwelling units (See Zoning Map - Attachment #4).

A conceptual site plan is included as Attachment #5. An elevation of one of the proposed buildings is included as Attachment #6.

Provincial Policy Statement

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

Planning Staff will consider the following policies in the PPS:

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

- b) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within settlement areas shall be based on:
- a. densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - 4. support active transportation;
 - 5. transit-supportive, where transit is planned, exists or may be developed; and
 - b. a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Official Plan

Current Official Plan

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Since 2002, a significant number of new and updated policies and legislation have occurred at the provincial level. The City undertook a Municipal Comprehensive Review and the policies of the Official Plan are currently being updated to ensure they comply with current provincial

policies and legislation. The City will have to comply with the province's new legislation, regulations, and policies when updating the Official Plan.

The lands under consideration for an Official Plan Amendment are currently designated Commercial and are located on the west side of Sidney Street. They are at the southern boundary of the Bell Boulevard Commercial area where this area extends south along Sidney Street. These lands are directly adjacent to lands designated residential along Sidney Street. With the request to re-designate the lands to Residential – they would then become a continuous part of the residential area along Sidney Street.

Policies that will be considered include:

- Residential development will be permitted at low, medium and high densities with forms ranging from single family detached dwellings to various types of attached and multiple dwellings, under various forms of tenure (freehold, rental, cooperative, condominium). (Section 3.10.1)
- Residential development within areas designated Residential land use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles that meets the needs of all citizens is provided. (Section 3.10.2 a)
- This Plan supports the development of affordable housing, and ideally all residential neighbourhoods should have a variety of housing types at various levels of affordability. While it is recognized that market forces will determine affordability rates, this Plan encourages Council to establish land use controls that do not preclude the development of a reasonable range of housing options within the community as a whole. (Section 3.10.2 c)

Official Plan Update

The Official Plan is currently being updated. This includes a review of intensification policies. In advance of the new draft policies, the consultant prepared a document titled 'Emerging Policy Issues - Technical Brief to Support the Official Plan Update'. This document discusses intensification policies that could be considered along with recommendations. As part of this Brief, the consultants looked at areas where additional intensification could be located outside of the City Centre. The subject lands are identified in Appendix A of the Technical Brief as an Additional Intensification Area (See Attachment # 7).

The Brief provides the following Recommendations which will be included for

consideration in the new updated policies of the Official Plan:

Recommendation 2: Update intensification targets based on the 2019 MCR, in particular noting geographies where there are optimal opportunities for the targets to be achieved.

Recommendation 3: Include a map of Additional Intensification Areas as a schedule in the updated OP. This will provide the City with the appropriate flexibility to guide the majority of intensification to the City Centre, but to consider it in additional areas where it can be appropriately accommodated.

Recommendation 4: Develop separate intensification policies to correspond to the map of Additional Intensification Areas, which support context-appropriate intensification

Zoning By-law

The Applicant requests a rezoning of the subject lands from Restricted Industrial (M1) Zone and Highway Commercial (C3-h) Zone to Residential Seventh Density (R7) Zone with special provisions to permit four (4) apartment buildings with a total of 96 dwelling units. Special provisions include:

- Reduced Front-yard depth from 10.6 m to 4.5m
- Reduced side yard setback from 11.0 m to 7.5 m
- Maximum lot coverage from 20% to 30%
- Reduction in distance between two or more dwellings on same lot – not applicable
- Reduced distance between driveway/parking and exterior wall where there are windows from 7.5 m to 6 m

Public Comments

Written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for October 7, 2019.

Similarly, signs were placed on the subject lands notifying the general public that a public meeting was scheduled for October 7, 2019.

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

At the time of writing this report, no correspondence from members of the

public has been received by the City. Written comments and comments received at the public meeting will be analysed by City staff and form part of the public record for the final Recommendation Report.

Staff and Agency Comments

External Agency Circulation

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

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

Internal Department Circulation

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

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

Considerations:

Public

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

Financial

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

Impact on and input from other Departments/Sources

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

Strategic Plan Alignment

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

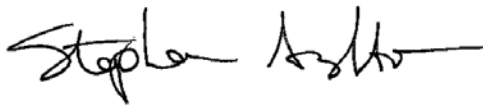
Strategic objectives of the Residential Development theme include:

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

Conclusion:

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

Respectfully submitted



Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Attachments

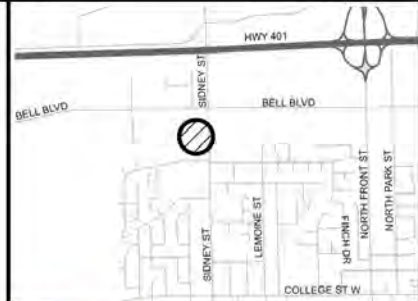
- Attachment #1 – Location Map
- Attachment #2 – Planning Justification Report – RFA Planning Consultant Inc.
- Attachment #3 - Official Plan Map
- Attachment #4 – Zoning By-law Map
- Attachment #5 – Conceptual Site Plan
- Attachment #6 - Conceptual Elevation of a building
- Attachment #7 - Excerpt from Technical Brief, Additional Intensification Areas



LOCATION MAP

LOCATION: 656-670 SIDNEY ST

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1092 & B-50-3-28

PLANNING JUSTIFICATION REPORT

*SIDNEY STREET APARTMENTS
GCL DEVELOPMENTS LTD.
CITY OF BELLEVILLE*



Submitted By:

RFA Planning Consultant Inc.

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

SEPTEMBER, 2019



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1.0 INTRODUCTION

1.1 The Sidney Street Apartments

RFA Planning Consultant Inc. filed an application for an Official Plan Amendment and Zoning By-law Amendment to the City of Belleville Planning Department for four (4) properties municipally known as 656 to 670 Sidney Street. These properties front onto Sidney Street halfway between Tracey Park Drive and Bell Boulevard in the City of Belleville. On the three (3) southern parcels that comprise the subject lands are older single detached dwellings while the northern parcel is currently vacant.

This Planning Report has been prepared in support of the municipal applications. Through this approval process, it is proposed that this property will be developed with four (4) apartment buildings with a total of ninety-six (96) apartment units. It is also proposed that these units would be owned as a phased condominium. The Official Plan designation for the subject lands is “Commercial”. The land is currently zoned “M1-Restricted Industrial” zone and “C3-h-Highway Commercial holding” zone by Zoning By-law Number 10245, as amended. The proposed conceptual site plan showing the location of the four (4) proposed buildings is shown on **Appendix A – Proposed Site Plan**. The initial landscaping plan for this development is shown on **Appendix B – Conceptual Landscape Plan**. **Appendix C – Preliminary Elevation and Floor Plans** has been prepared by the project designer to illustrate the façade of the apartment blocks and internal configuration.

1.2 Technical Studies

The applicant and consultants have met with the City of Belleville Planning Staff on two occasions to review the development potential of the property. During that time, the City advised that the Official Plan Amendment and rezoning applications required completion of several technical reports. In support of the applications for Official Plan Amendment and rezoning, the following technical studies were prepared and have been submitted under separate cover:

- Servicing Brief - 656-670 Sidney Street, City of Belleville prepared by the Ainley Group, dated September 3, 2019;

- Traffic Impact Study for Condominium Development - 656-670 Sidney Street, City of Belleville prepared by the Ainley Group, dated September 3, 2019;

1.3 Site and Surrounding Land Uses

- The property is described as part of Lots 7, 10, 11 & 12, Registrar's Compiled Plan 2072, City of Belleville, County of Hastings.
- Municipally known as 656 to 670 Sidney Street.
- The property has 98.4m of frontage on the west side of Sidney Street.
- The lot area is 0.92 hectares.
- The site currently consists of four (4) parcels of land.
- The three (3) southern parcels each have an older single detached dwelling on them.
- The northern parcel is currently vacant and has never been developed.
- The Applicant has a conditional offer to purchase the property based on the successful rezoning of the subject lands.
- The site and surrounding area are generally flat.
- Soils consist of coarse sand and gravel overlaying a clayey silt.
- There does not appear to be fill on the site.
- As shown on an air photo of the local area (**Appendix D – Air Photo**), to the immediate north is a property zoned and used for commercial uses (machine and equipment rental).
- Further to the north is the commercial corridor along Bell Boulevard.
- The southern portion of the property abuts an existing Hydro easement that accommodates transmission lines.
- To the south of the Hydro easement is a walk-up apartment building.
- To the west is open, undeveloped land zoned for restricted industrial uses.
- To the east, across Sidney Street, are two large blocks of vacant land, one approved for a residential subdivision and one earmarked for commercial uses as a plaza or large format store.
- Sidney Street is a north-south arterial road. The signalized intersection at Sidney Street and Tracy Street is approximately 100m south of the property.
- Three transit routes pass by the subject property on Sidney Street.



Apartment Building to South – View looking west.



Hydro Corridor and Southwest Corner of Subject Lands
View looking northwest.



Subject Lands – View of southern property & existing house – view looking north.



Subject Lands – View of southern property & house – View looking northwest.



Subject Lands – View of middle property & house – View looking west.



Subject Lands – View of northern property & house – View looking west.



Subject Lands – View of vacant northern property – View looking west.



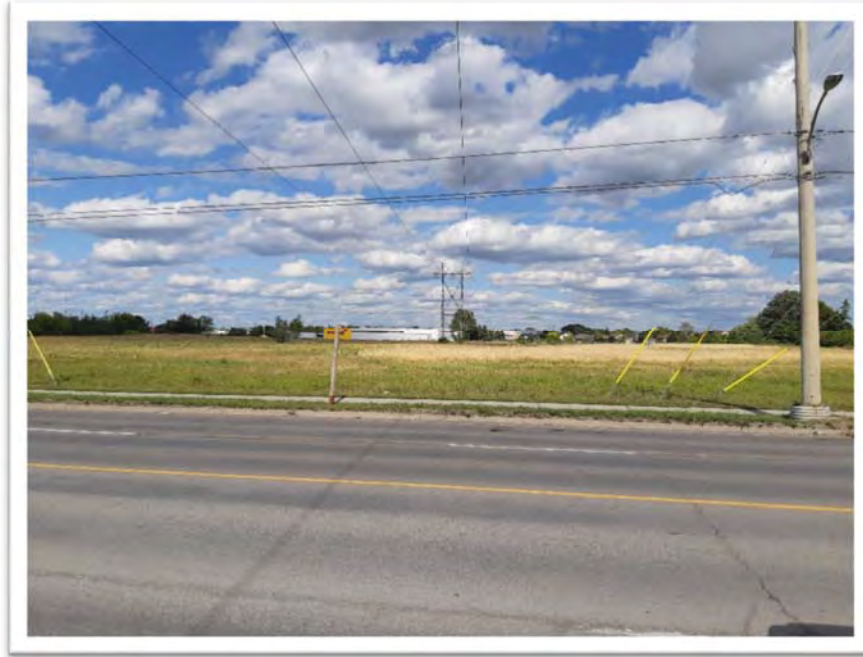
Subject Lands – Back of vacant northern property – View looking west.



Commercial Operation to North – View looking north.



Subject Lands – View from Sidney Street – View looking southwest.



Hydro Corridor and Vacant Land across Street – View looking east.

2.0 PROPOSED SITE PLAN

2.1 Site Plan Layout

The proposed site plan for the subject lands can be found at **Appendix A – Proposed Site Plan**.

There will be four (4) apartment buildings with two (2) 4-storey buildings (19.0m high) with a total of 36 apartment units located to the front of the property. To the rear, or west side of the property, will be two (2) 5-storey buildings (22.0m high) with a total of 50 apartment units. Between the front two buildings will be a landscaped courtyard and community building for the shared use of the residents.

The density of this development is 104.3 units//net hectare.

Access to the subject property will be via two driveways from Sidney Street at the northeast and southeast corner of the subject property. It is noted in passing that the City of Belleville is planning to re-construct Sidney Street in front of the subject

lands in 2020 and a centre turning land is to be installed which will help provide easy access to this development.

The impact of the traffic generated by the project has been assessed in the Traffic Impact Study (TIS) by the Ainley Group. The TIS has been filed with the planning submission. It concluded that the future forecast traffic volumes associated with the four apartment buildings will be accommodated by the current intersections.

As for parking, as shown on **Table 1** below, 44 surface parking spaces are proposed with an additional 76 parking spaces provided beneath the four apartment buildings.

Table 1: Parking Requirement

	Number of Units	Parking Ratio	Total Spaces
Parking Required	96	1.25	120
Parking Provided	Above Ground		44
		Building 1	16
		Building 2	22
		Building 3	22
		Building 4	16
	TOTAL		120

As each building is constructed it is proposed that its ownership will be transferred to a condominium so that each of the apartment units will be owned by the resident. In effect, ownership by means of a phased condominium

2.2 Site Servicing and Stormwater Management

Municipal water and sanitary services will service the subject lands. the Ainley Group prepared a Servicing Review in support of the rezoning application.

- The site will be serviced by a gravity sanitary collection system directing effluent to the City’s sewer system. Based on discussions with City staff, it is understood that capacity exists within the existing sewer system and treatment facility.
- The sewer will connect to the existing sewer system at Sidney Street.

- The development will be serviced with municipal water supply.
- It is proposed to connect into the watermain located within Sidney Street.
- Natural gas, electrical, telephone and cable utilities will be designed in accordance with the distributor's specifications.
- The SWM plan indicates that the subject lands will drain westward to a small facility running along the western property line and then into an existing north/south swale running along the property line.
- An erosion and sediment control strategy will be implemented and will include: environmental fencing and straw bales; regular inspection of the erosion and sediment control devices; removal and disposal of the erosion and sediment control devices after the site has been stabilized; and all exposed earth will be re-vegetated with thirty days.

The landscaping plan for the subject lands can be found at **Appendix B – Proposed Landscaping Plan**.

- There will be a range of plantings throughout the subject lands and between the buildings.
- There will be an outdoor amenity area with pergola adjacent to the community building.
- There will be privacy fencing along the northern property line.

3. PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) has applied to all planning applications since April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters "shall be consistent with" the PPS. The application for the Official Plan and Zoning By-law amendment for 656 to 670 Sidney Street is consistent with the 2014 PPS.

The subject property is within a designated settlement area of the municipality, which shall be the focus of growth (1.1.3.1). Within settlement areas, land use patterns shall be based on densities that efficiently use land and resources, and are appropriate for and efficiently use the infrastructure which is available (1.1.3.2) without the need for unjustified or uneconomical expansion; and which support

active transportation. The development is within a designated settlement area, is adjacent to an existing built-up area and is a compact form that allows for the efficient use of land and infrastructure (1.1.3.6). The proposed development is a small infill project that will provide apartment units (1.4.1) to provide an appropriate range of housing types and density for current and future residents of Belleville.

The development is consistent with Section 1.6 of the PPS, as it will optimize the use of existing infrastructure and municipal servicing. Intensification and redevelopment within settlement area on existing municipal sewage and water services should be promoted (1.6.6.2). This development will support energy conservation and efficiency through land use design and orientation (1.8.1).

4. CITY OF BELLEVILLE OFFICIAL PLAN

The subject lands are currently designated “Commercial” on Schedule “B” - Land Use Plan-Urban Serviced Area of the Official Plan as shown on **Figure 1** at the top of the next page while Schedule “C” - Road System Plan designates Sidney Street as an arterial road.

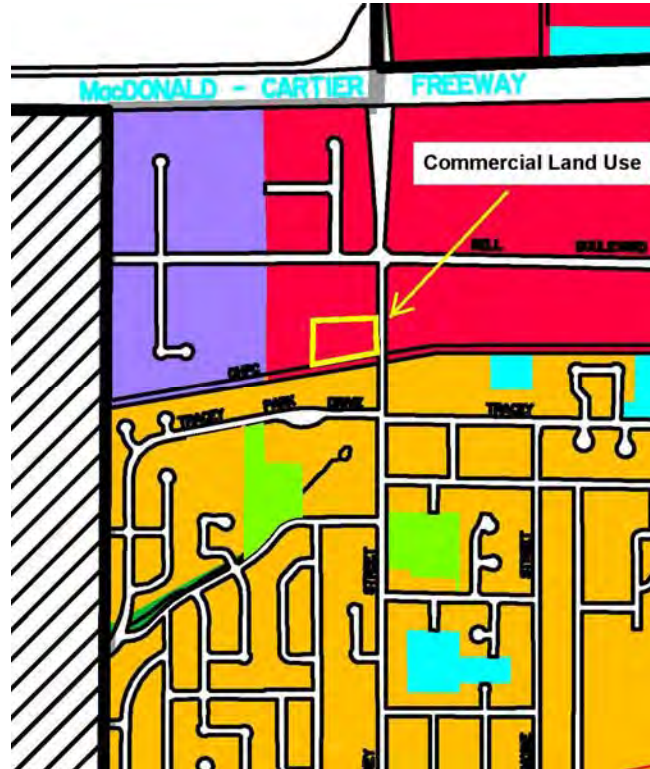
It is proposed to re-designate the subject lands “Residential” by means of an Official Plan Amendment (OPA) to permit the four apartment buildings.

As can be seen on Figure 1, the subject lands are located at the transition point between lands designated “residential” to the south and east and lands designated “commercial” to the north and east. As such, the subject lands are contiguous with residentially designated lands and the OPA in effect is a minor boundary adjustment.

It also has to be recognized that to the south of the subject lands, as depicted on **Appendix D**, is a walk-up apartment while to the southwest is located a 7-building 77-unit townhouse development. Directly across Sidney Street and slightly to the south is the approved Hawley Landing project which will be developed for 51 freehold townhouse dwellings within 9 blocks.

Thus, in the immediate vicinity of the subject lands are existing higher density residential uses.

Figure 1: Current Official Plan Designation



Earlier this year, consultants for the City released, as shown on **Figure 2** at the top of the next page, a study that was a comprehensive review of land use in the Urban Serviced Area of the municipality.

Of particular interest when considering this current OPA is Figure 77 of the comprehensive review as shown on **Table 2** at the bottom of the next page. It is projected that for the period 2018 to 2038 the municipality will have a **surplus** of 220 hectares of land for commercial uses.

At the same time, it has been widely reported and acknowledged that there is a need for more housing in the City of Belleville.

Figure 2: Cover Page 2018 Municipal Comprehensive Review



Table 2: Commercial Land Need – 2018 to 2038

Figure 77
City of Belleville
Commercial Land Need (Demand vs. Supply), 2018 to 2038

Growth Period	Total Commercial Demand, ha	Total Vacant Commercial Designated Land Area, ha	Net Surplus/ (Shortfall), ha
2018-2023	4.9	234	229
2018-2028	8.7	234	225
2018-2033	11.7	234	222
2018-2038	14.0	234	220

Source: Watson & Associates Economists Ltd.

Note: Based on commercial demand identified in Figures 75 and 76.

Thus, the proposed OPA which involves removing 0.92 hectares of commercially designated land which is an insignificant area when considering a projected surplus of 220 hectares. However, in its place would be 96 new apartment dwelling units for which there is a significant demand.

As part of the current program to update the City’s existing Official Plan, as shown on **Figure 3 below**, the City’s planning consultant prepared a Technical Brief on Emerging Policy Issues.

Figure 3: Emerging Policy Issues

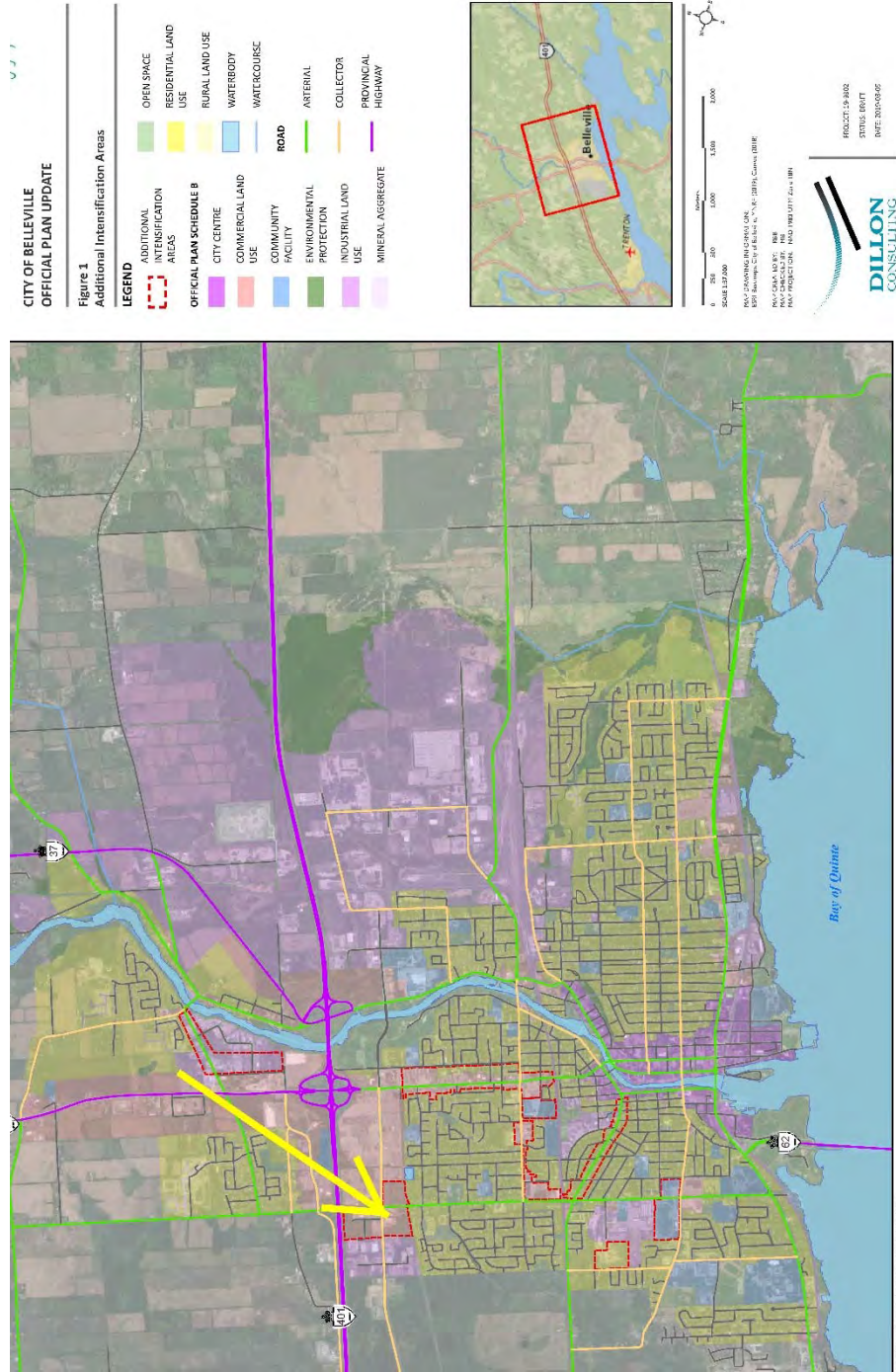


Included within this Brief was a discussion and recommendations on how to promote intensification in the updated Official Plan. Recommendation 3 was to prepare a map of additional intensification areas.

Attached as Figure 1 to the Brief, as shown as **Figure 4** at the top of the next page is the map of Additional Intensification Areas.

The lands subject to this proposed OPA is one of the areas earmarked for intensification.

Figure 4: Additional Intensification Areas



September 4, 2019



The following comments address various policies with the current Official Plan for the City of Belleville as they pertain to the subject lands.

3.10.2 Residential Policies

- a) Residential development within areas designated Residential land use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles that meets the needs of all citizens is provided. The densities that are supported by this Plan are as follows:
 - iii) High density residential uses would normally include various types of multiple dwellings such as apartment complexes and stacked townhouses, developed up to 115 units per hectare net residential density.
- *As noted earlier in the Report, there are various forms of low and medium density residential uses near the subject lands. This development will be in the form of four apartment buildings and will be developed at a density of 104.3 units/hectare which adheres to the policies for high density development in terms of built form and density.*
 - b) The type and arrangement of dwellings and densities are important to the character of the City and specific residential neighbourhoods. Ideally all neighbourhoods should contain a mixture of dwelling types at different densities, but in some cases, this is not possible nor is it desirable; some neighbourhoods therefore may consist predominantly of one form of housing whereas other neighbourhoods would have greater variety. Care should be exercised however to not create areas of excessively high densities without ample supply of municipal services and community facilities to meet the needs of such a neighbourhood.
- *In this area of Belleville is a mix of uses with single units being the primary residential use to the south. An apartment building is located immediately to the south on Sidney Street and to the southwest are townhouses. The 96-apartment units will assist in providing a mix of housing type and density within the immediate area.*

In establishing residential densities for neighbourhoods, Council should consider:

- the capacity of servicing systems to adequately handle the traffic, water and sewage flows, and other services to and from the area once fully developed;
 - the capacity of schools, parks, and other soft services in the area to adequately service the neighbourhood; and
 - the availability of or the ability to provide transit services.
- *A Servicing Review has been prepared and it determined that there is sufficient water and sewer capacity to service the proposed development. A Traffic Impact Study has been prepared and it indicates that no improvements to the transportation system in the vicinity of the subject lands is required.*
 - *There is adequate capacity with the elementary and secondary school system to accommodate enrollment that would be generated from the development. The site is adjacent to the proposed multi-purpose trail on the opposite side of Sidney Street that is anticipated to follow the hydro line corridor. The site is within walking distance to parkland located at the Parkdale Veterans Park and Community Centre and also to Cascade Park.*
 - *Transit services are readily available to the site along Sidney Street. Three transit routes are located on this portion of Sidney Street adjacent to the subject lands.*
 - d) When allocating or determining the preferred locations for high density residential development, Council should be guided by the following principles:
 - i) The lands should have direct frontage on or immediate access to arterial or major collector roads; developments with access only to collector streets should generally be smaller scale.
 - *The subject lands front onto on Sidney Street, an arterial road.*
 - ii) The main access routes to such developments should not be through areas of low-density residential development.

- *This site has direct frontage on Sidney Street.*
 - iii) The preferred locations for large scale high density residential developments would be along major arterial streets or at major intersections where access to two or more major transportation corridors is available.
- *The site is located in close proximity to the signalled intersection of Sidney Street and Bell Boulevard, one of the City's major east/west arterial roads while Sidney Street is one of the City's major north/south arterial roads.*
- *The site is also in close proximity to Tracy Street a signalized east/west road.*
 - iv) High density residential development should be directed to areas which are adequately serviced with open space and other required community facilities and services, all of which should be of sufficient size to meet the needs of the residents of the housing development.
- *The site is located adjacent to a future multi-purpose trail as proposed in the Transportation Master Plan. This trail, located directly across Sidney Street, will link the subject property to the City's Trail network and provide access to commercial areas on Bell Boulevard and employment areas in the industrial parks.*
- *The site is in proximity to the Parkdale Community Centre and Park and is also within walking distance to Cascade Park.*
 - v) While not a prerequisite, a preferred location for large scale high density residential development would be near or adjacent to non-residential land uses which service the residential area (neighbourhood commercial uses, schools, parks, churches).
- *An abundance of commercial uses and services exist along the Bell Boulevard corridor which is within walking distance to the property. Elementary schools,*

both separate and public-school systems, are also within walking distance, as are several community facilities and parks.

- vi) High density residential development is a preferred housing form to be established immediately abutting a non-residential land use in another land use category, or along very high traffic corridors.
- *Abutting the subject lands to the north is an existing non-residential use while Sidney Street is a high traffic corridor.*
 - i) This Plan supports the development of all forms of housing in all forms of tenure, being freehold, rental, cooperative, and condominium.
- *As noted, it is proposed that the ownership of the dwellings proposed for the subject lands will be by means of a condominium.*
 - j) Where any residential development is proposed to be established adjacent or in close proximity to uses or facilities which could have significant impact on such development (i.e. due to noise, light, or visual impact), Council should ascertain and provide for the most appropriate means of mitigating such impacts, including:
 - buffering through use of plantings, fencing, berming;
 - increased setbacks;
 - solid structural barriers; and/or
 - architectural design (orientation of building fenestrations).
- *Abutting the subject lands to the north is an existing non-residential use which is not anticipated to create a significant amount of impact on the proposed residential development. However, through the use of privacy fencing and landscaping as well as the proposed exterior cladding of the proposed apartment buildings and window standards it is felt that any potential noise from the adjacent property to the north will be negligible.*

5.1 Access to Public Roads

- a) All new development should have frontage on and direct access to an improved public road which is maintained on a year-round basis by the Municipality or the Ministry of Transportation, with sufficient capacity to accommodate traffic generated by new development.
- *The subject lands front onto on Sidney Street, an arterial road.*

5.2 Municipal Sanitary Sewer and Water Systems

- a) Development should not be permitted within the urban serviced area identified on Schedule 'B' of this Plan unless adequate municipal water and sewer services are available, except as may otherwise be permitted by specific policies of this Plan. Before committing services to any area or development proposal, Council should be satisfied that sufficient uncommitted reserve capacity exists in the municipal sewage and water systems to meet the needs of the proposed development.
- *The Ainley Group prepared a Servicing Review, where it was determined that there is sufficient servicing capacity within the existing system to service the proposed development.*

5.10 Other Services and Facilities

- a) Development should be encouraged in areas where other municipal services (public roads, garbage collection, fire and police protection services, transit services, and parks) are already available or can be readily provided.
 - b) In general, new development should not be approved which would create an undue financial burden for the Municipality unless Council is satisfied that the long-term benefits of providing for such development would outweigh the short-term costs.
- *The site is located in the Urban Serviced Area and therefore has access to a full range of existing services including: public roads, garbage collection, fire*

and police protection, transit services, parks and community facilities, academic institutions, and full water and sewer services.

- *The development will not create a financial burden to the municipality given that full municipal services already exist and/or require minor extensions to accommodate development.*

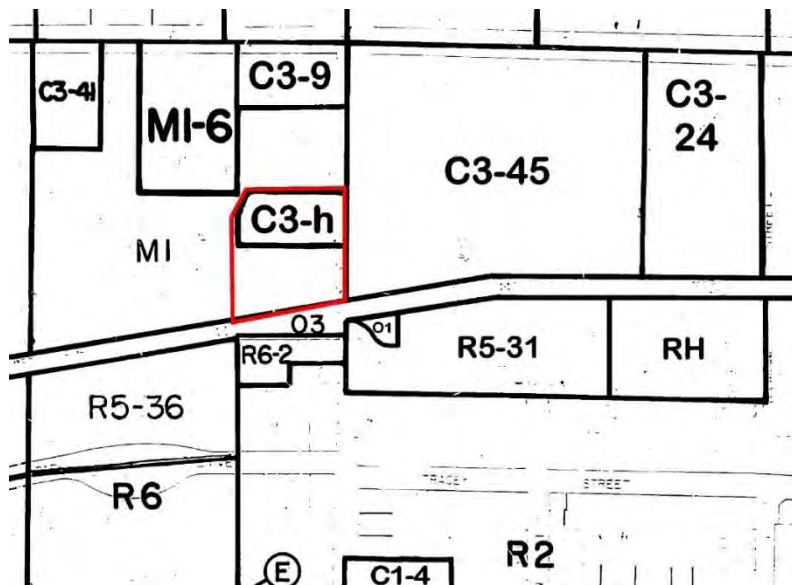
Given the above analysis of the City of Belleville Official Plan policies, it is concluded that the proposed 96-apartment units conforms to the high density residential policies of the current City of Belleville Official Plan and also adheres to the policies being put forward for inclusion in the City's new Official Plan.

5. ZONING BY-LAW No. 10245 ANALYSIS

Figure 5 below depicts the current Zoning Map for the subject lands and these lands are currently zoned Restricted Industrial (M1) and Highway Commercial holding (C3-h) on Schedule 'A', Map 1, to Zoning By-law No. 10245.

It is proposed to rezone the subject lands to a special R7 Zone (Residential Seventh Density Zone). The R7 Zone permits one or more apartment dwellings.

Figure 5: Current Zoning Map



The regulations for the four apartment buildings in the special R7-13 Zone are summarized in **Table 3** below.

Table 3: Proposed Zoning Standards

Standard	R7 Zone	R7-13 Zone
(i) Lot Frontage (minimum)	45.7 m	98.4 m
(ii) Lot Area per Dwelling Unit (minimum)	72.3 m ²	95.8 m ²
(iii) Front Yard Depth (minimum)	10.6 m	4.5 m
(iv) Rear Yard Depth (minimum)		4.0 m
(v) Interior Side Yard (minimum)		7.5 m
7.5 m. or ½ the height of the main building, whichever is the greater	7.5 m 11.0 m	
(vii) Lot Coverage (maximum)	20 %	30 %
(viii) Landscaped Area (minimum)	40 %	41 %
(ix) Where a lot contains two or more dwellings, the distance between each such dwelling shall be the average of the combined heights of such dwellings.	44.0 m	15.0 m
(x) The minimum distance between a driveway and/or parking area, and the exterior wall of the main building on the lot, shall be:		
where there are windows to habitable rooms	7.5 m	6.0 m
where there are <u>no</u> windows to habitable rooms	1.5 m	4.75 m
(xi) No off-street parking area or internal driveway shall be located closer than 6.0 m. to any street line nor 1.5 m. to any interior side or rear lot line	6.0 m 1.5 m	6.0 m 1.5 m

It is noted that the current City of Belleville Zoning By-law dates from the late-70's and the standards of development have not been updated. This has been recognized by City Staff and the process of preparing a new zoning by-law is underway.

As shown in bold in **Table 3** above, the special R7-13 Zone would recognize six changes from the standard R7 Zone regulations. These changes arise from the desire to intensify the residential use of the subject lands and do not comprise the final built form or the impact on abutting properties. Specifically,

- The front two buildings are to be brought forward to provide a better connection and relationship to Sidney Street; to connect the development to the street and the north/south pedestrian flow along the west side of the street.
- The rear yard setback recognizes a slight bend in the rear property line.
- The south interior side yard abuts a hydro corridor which essentially serves as a wide open space buffer.
- Lot coverage is off-set by the provision of a community building and landscaped courtyard to provide an amenity area for the residents.
- The reduced distance between buildings provides for intensification.
- The requirement for the setback of a parking lot or driveway from the main building is considered archaic and outdated given current building designs.

Lastly, as noted earlier in this Report, and as shown on **Appendix D**, the proposed use of the subject lands is well buffered from nearby existing residential uses and there will be no impact on existing residents.

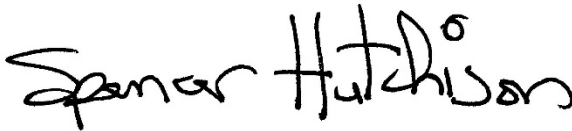
6. PLANNING OPINION AND CONCLUSION

This Planning Report was prepared in support of an application by GCL Developments Inc. for an Official Plan Amendment and Zoning By-law Amendment for the four (4) properties municipally known as 656 to 670 Sidney Street. On the three (3) southern parcels that comprise the subject lands are older single detached dwellings while the northern parcel is currently vacant. It is proposed that this property will be developed with four (4) apartment buildings with a total of ninety-six (96) apartment units.

The application for Approval of a for an Official Plan Amendment and Zoning By-law Amendment by GCL Developments Inc. for 656 to 670 Sidney Street in Belleville is consistent with the policies of the Provincial Policy Statement and the Belleville Official Plan; it will comply with the intent of the R7 Zone requirements in Zoning By-law 10245, and represents good planning.

7. REPORT SIGNATURE

RFA PLANNING CONSULTANT INC.



Spencer Hutchison, MCIP, RPP
Senior Associate Planner



APPENDIX 'A'

PROPOSED SITE PLAN



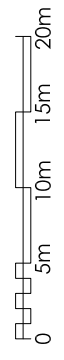
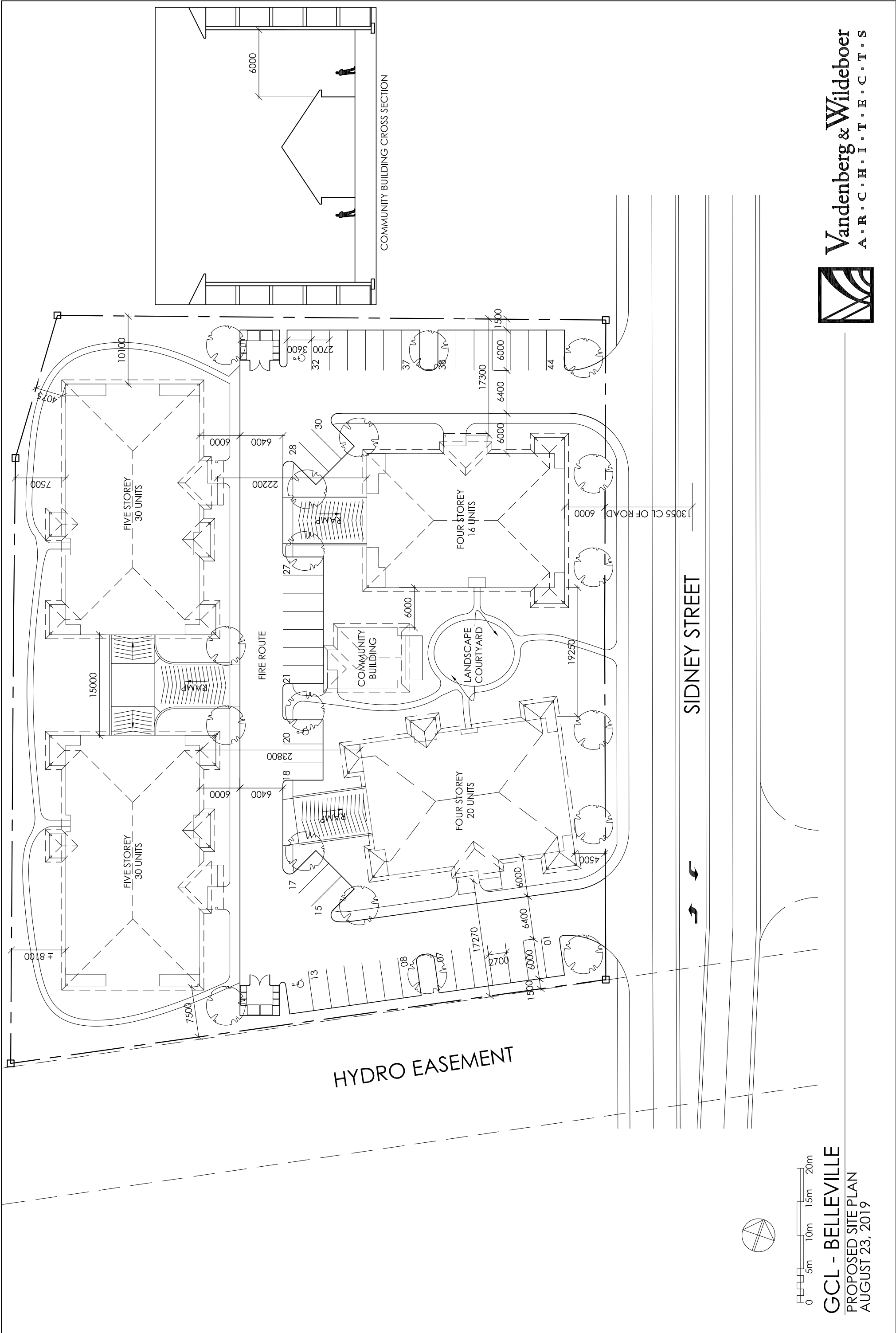
Submitted By:

RFA Planning Consultant Inc.

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

SEPTEMBER, 2019



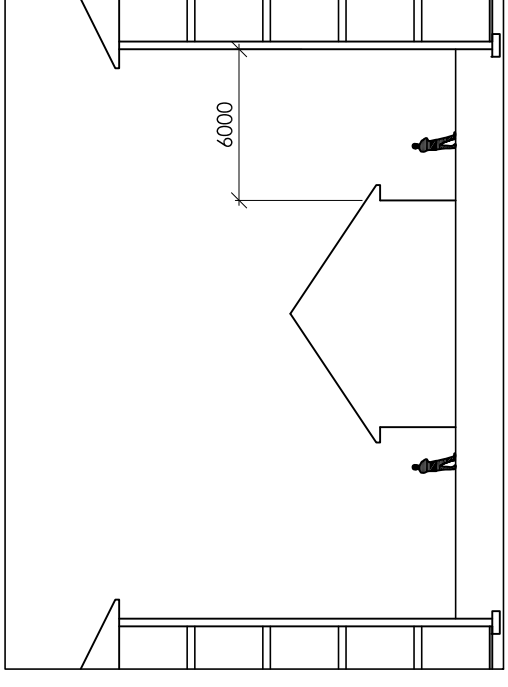


SIDNEY STREET



13065 CL OF ROAD 6000

COMMUNITY BUILDING CROSS SECTION



HYDRO EASEMENT

APPENDIX 'B'

CONCEPTUAL LANDSCAPE PLAN



Submitted By:

RFA Planning Consultant Inc.

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

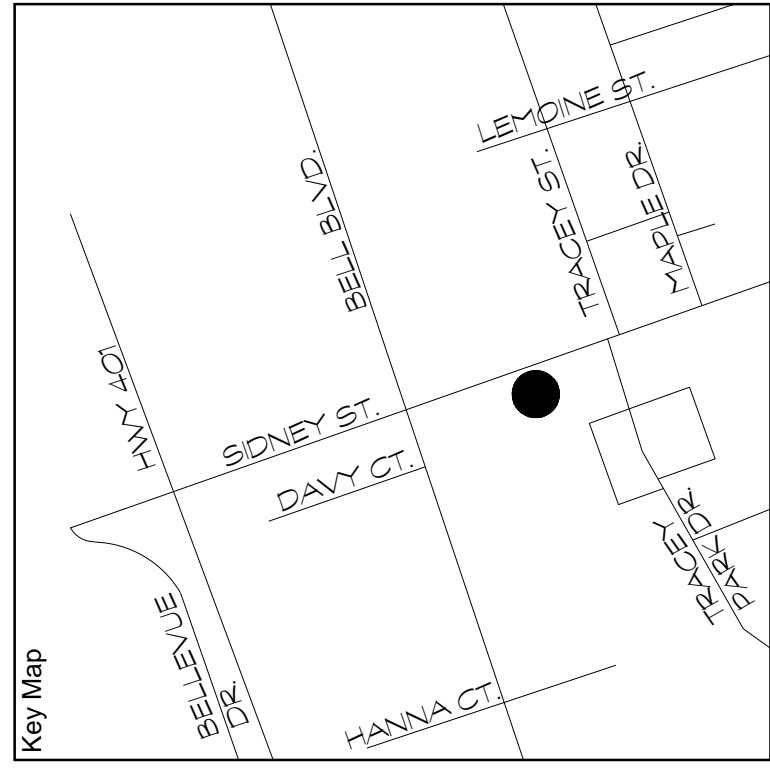
SEPTEMBER, 2019



Seal

North

No.	Issues and Revisions	Date
1.	CLIENT REVIEW	2019-08-28



Project Notes

This design and drawing are the property of The Scott Wentworth Landscape Group Ltd. and are not to be copied or used for any other construction purposes, without the Landscape Architect's express written consent.

The contractor shall check and verify all dimensions and report any discrepancies, error, or omissions to the Landscape Architect prior to commencing work.

Base plan information taken from Site Plan provided by: GCL Developments Ltd. / Menberg & Widdoer Architects
 Dated: August 2019

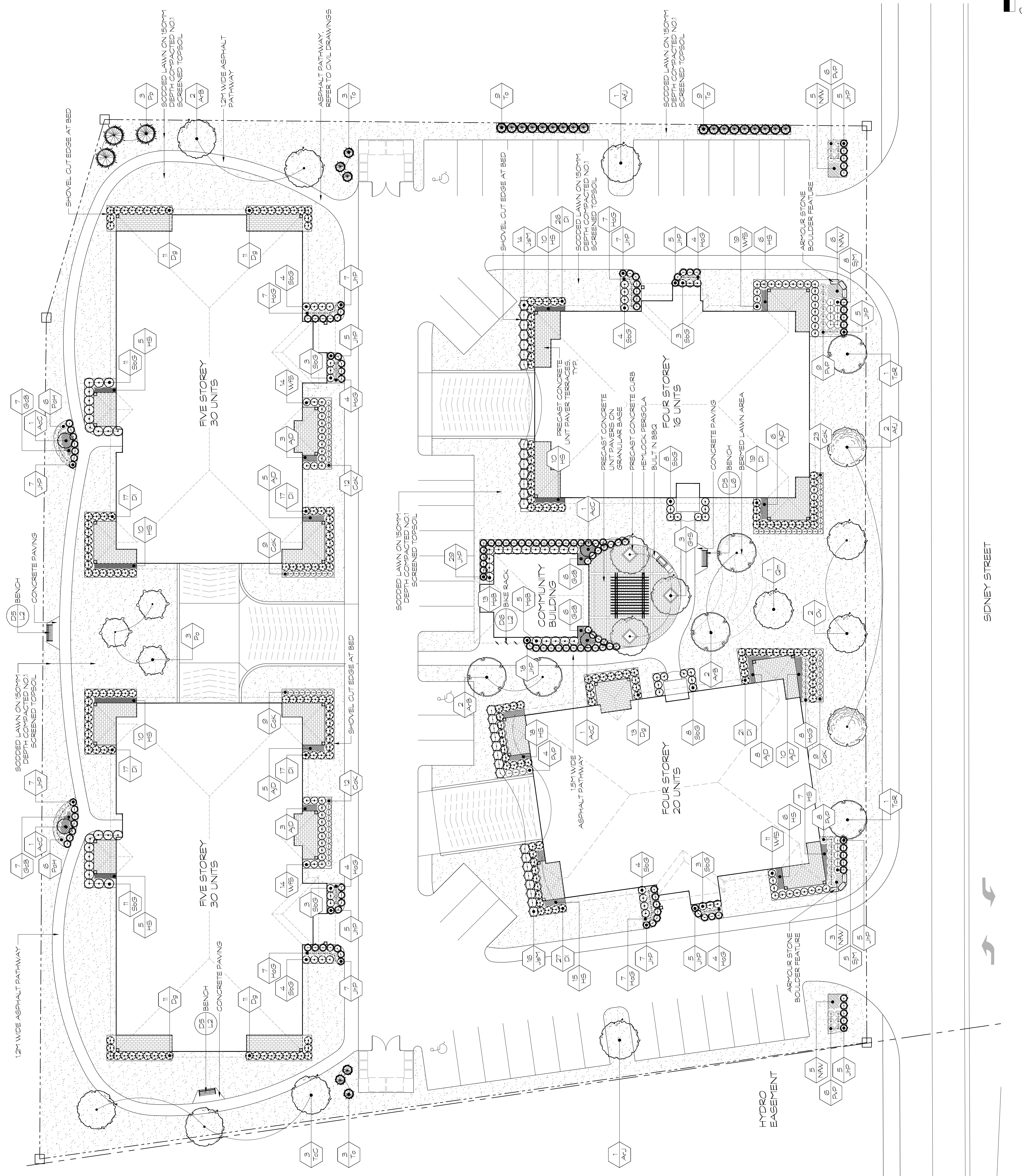
Wentworth Landscapes
 13392 Loyalist Parkway R. R. 1, Picton ON K0K 2T0
 613.547.3772

Consultants

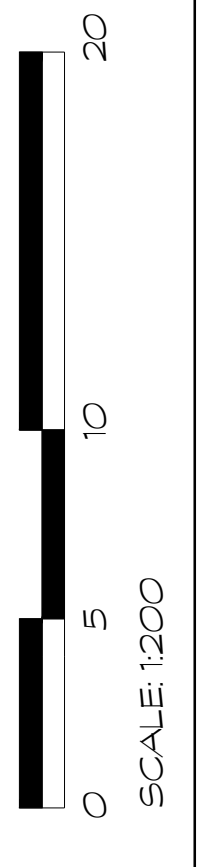


Client	GCL Developments Ltd.
Project	Sidney St. Development
Project Location	Sidney St. Belleville, ON
Drawing Title	Conceptual Landscape Plan
Scale	1:200
Date	2019-08-28
Designed By	SW
Approved By	SW
Project Number	19032
Plot Date	2019-08-28
Drawn By	DD
Drawing Number	L1

NOTE: REFER TO SHEET L2 FOR PLANT MATERIAL SCHEDULE



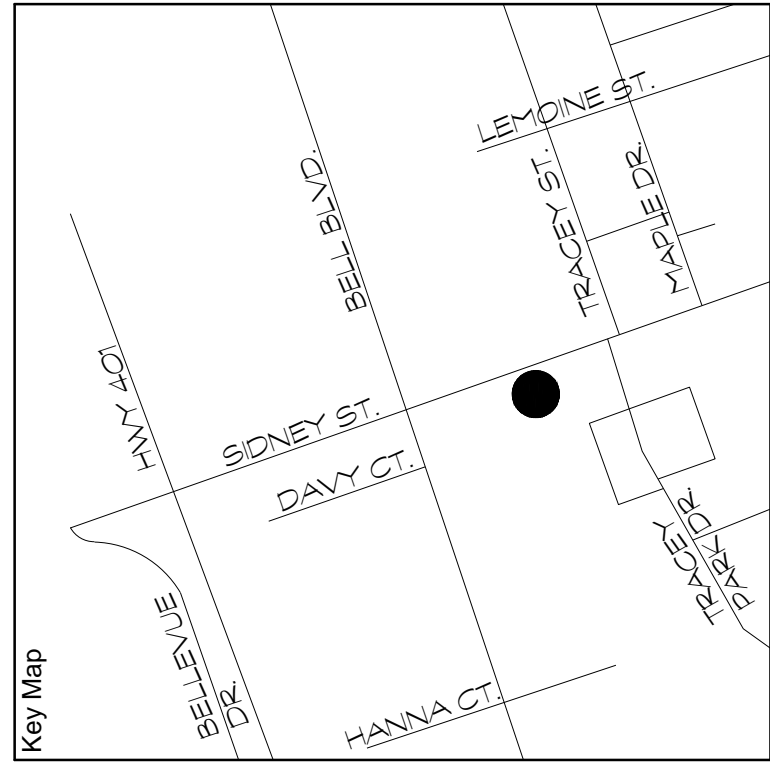
SIDNEY STREET



Seal

North

No.	Issues and Revisions	Date
1.	CLIENT REVIEW	2019-08-28



Project Notes
 This design and drawing are the property of The Scott Wentworth Landscape Group Ltd. and are not to be copied or used for construction purposes, without the Landscape Architect's express written consent.

The contractor shall check and verify all dimensions and report any discrepancies, error, or omissions to the Landscape Architect prior to commencing work.

Wentworth Landscapes
 13392 Loyalist Parkway R.R.1, Picton ON K0K 2T0
 613.547.3772

Consultants

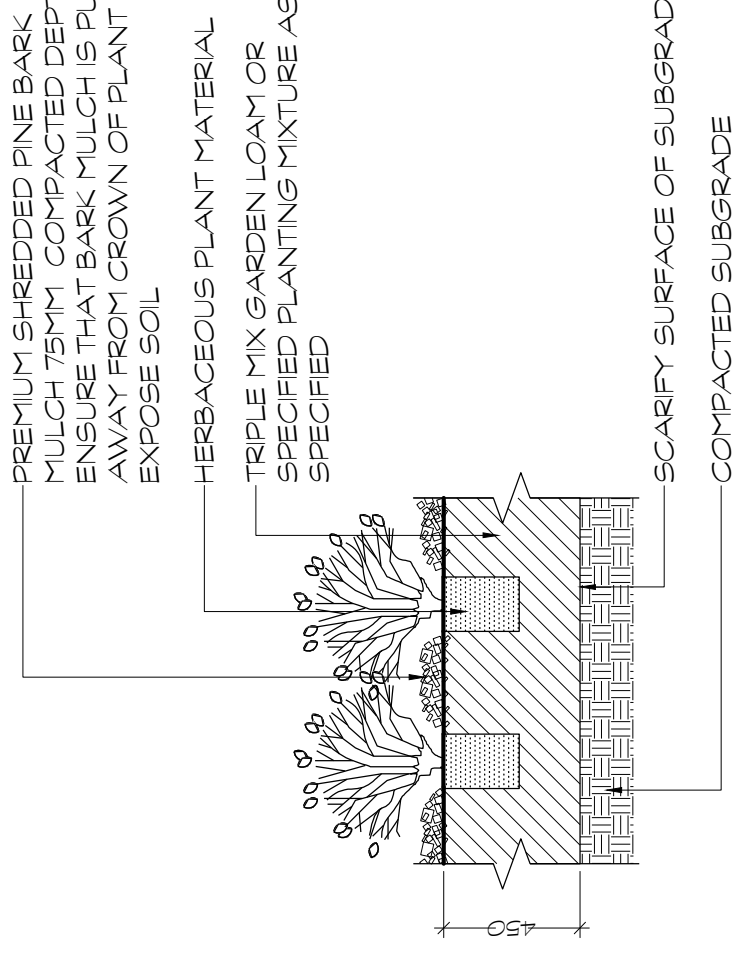


Client	GCL Developments Ltd.
Project	Sidney St. Development
Project Location	Sidney St. Belleville, ON
Drawing Title	Site Details
Scale	As Shown
Date	2019-08-22
Designed By	SW
Approved By	SW
Project Number	19032
Plot Date	2019-08-28
Drawn By	DD
Drawing Number	L2

NOTES
 -PLACE MULCH TO EVEN HORIZONTAL GRADE.
 -FIRMLY COMPACTED BACKFILLED TRIPLE MIX GARDEN LOAM OR SPECIFIED MIXTURE TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.

PLANT MATERIAL QUALITY STANDARDS
 ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, EIGHTH EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

WATERING
 HERBACEOUS PLANTS ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE PERIOD.

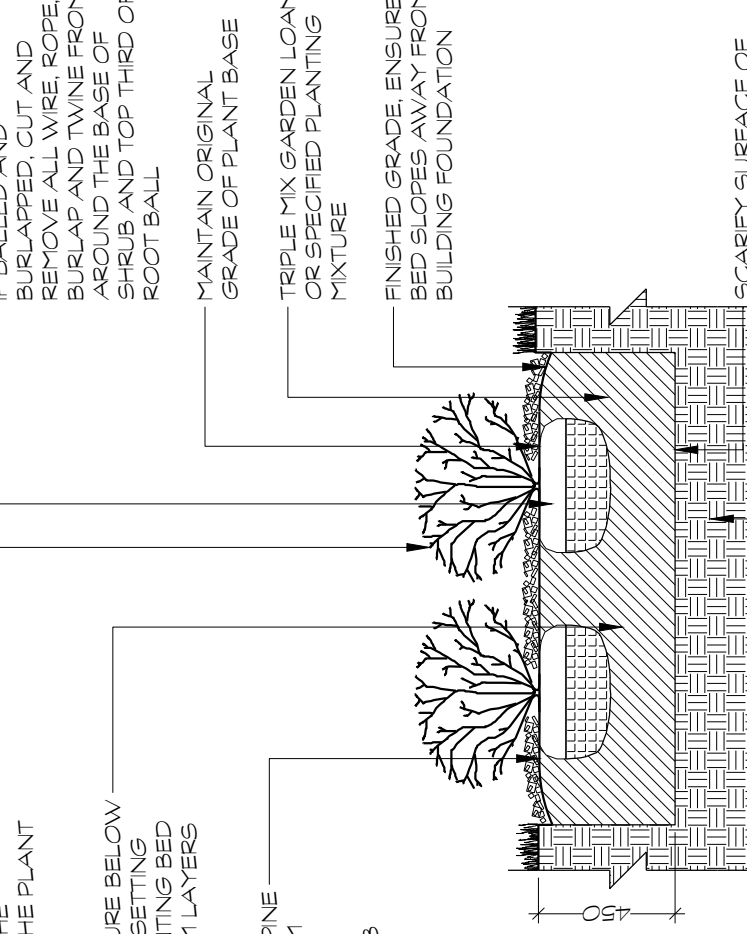


D4 HERBACEOUS PLANTING

NOTES
 -SHRUBS AND RETAINED REPRESENTS BOTH CONIFEROUS AND DECIDUOUS SPECIES
 -PLACE MULCH TO EVEN HORIZONTAL GRADE
 -SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTIGUOUS PLANTING BEDS TO AVOID SETTING MULCH WITH TRIPLE MIX GARDEN LOAM PLANTING MIXTURE AS SPECIFIED
 -FIRMLY COMPACTED BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT

PLANT MATERIAL QUALITY STANDARDS
 ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, EIGHTH EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

WATERING
 SHRUBS ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE PERIOD.

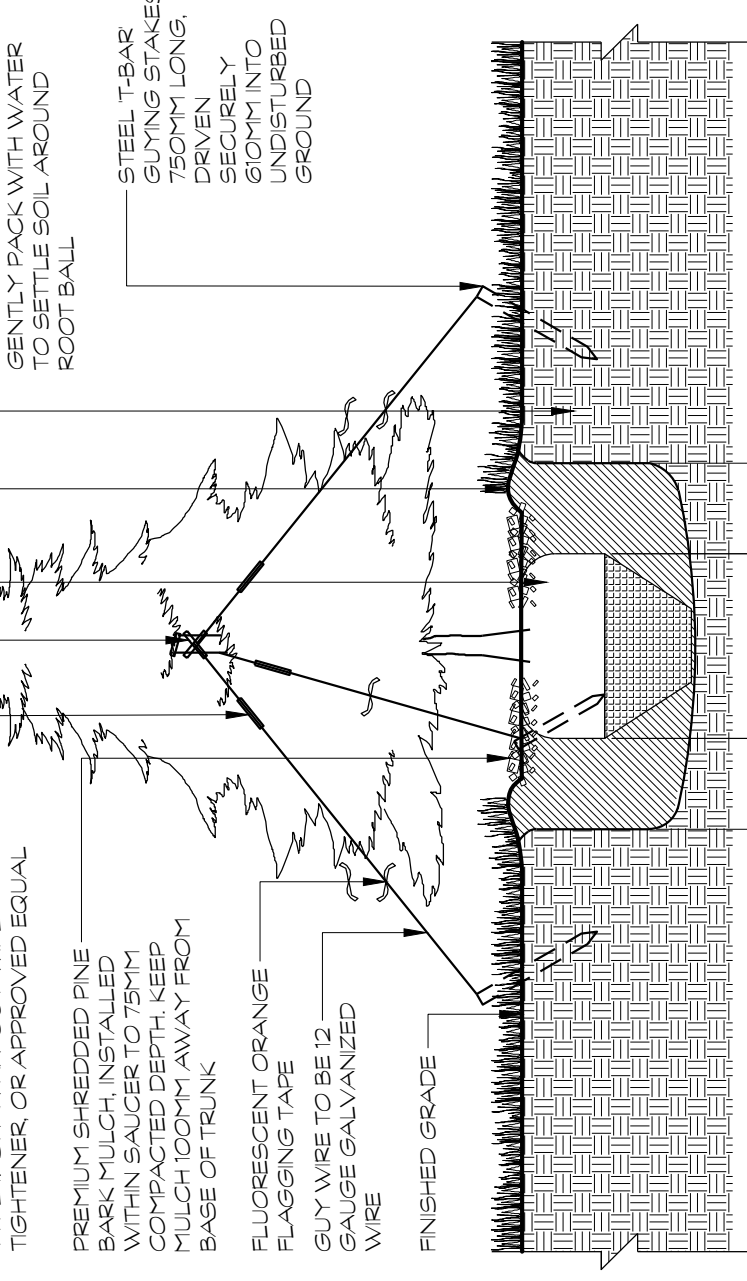


D3 SHRUB PLANTING

PLANT MATERIAL QUALITY STANDARDS
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WATERING
 TREES ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE PERIOD.

PLANTING DEPTH
 IN HEAVY CLAY OR POORLY DRAINED SOIL, ALL ROOT COLLARS TO BE POSITIONED 75-100MM HIGHER THAN THE SURROUNDING GRADE. PLACE TREE AT HEIGHT SO THAT ROOT COLLARS IS AT OR SLIGHTLY HIGHER THAN SURROUNDING GRADE.
 DO NOT CUT LEADER.

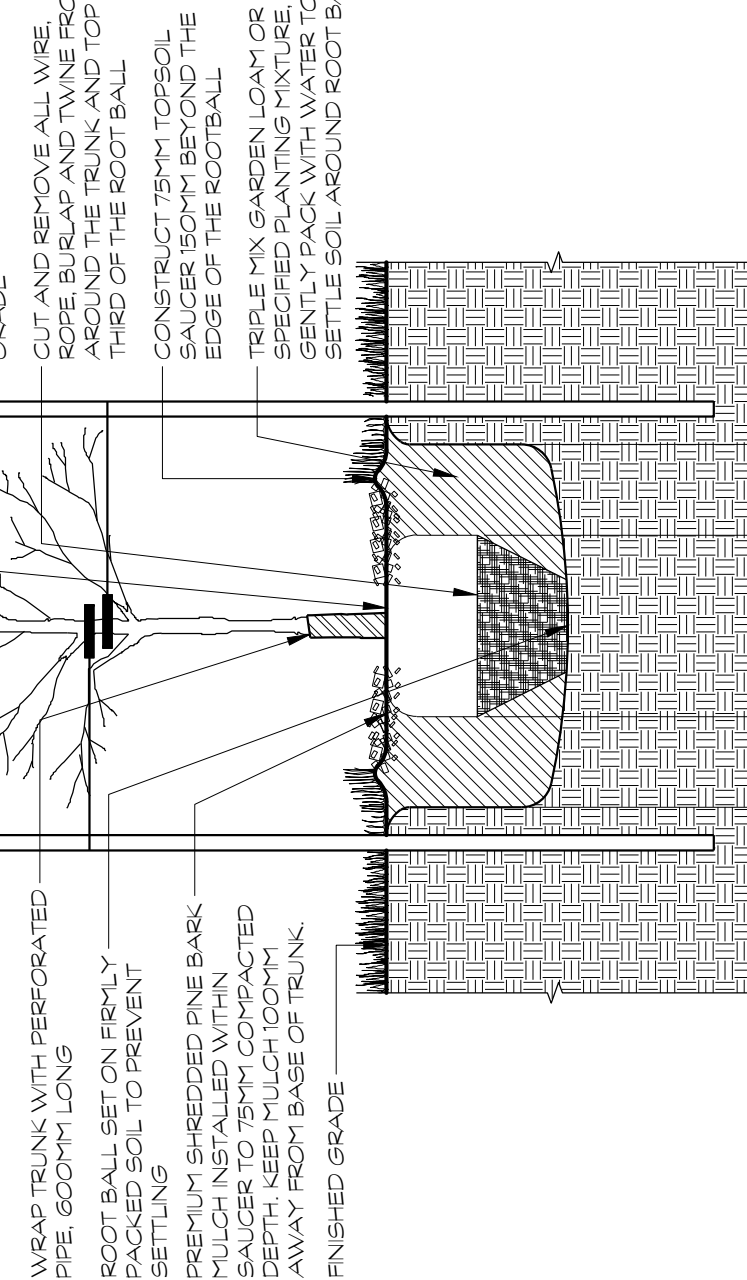


D2 CONIFEROUS TREE PLANTING

PLANT MATERIAL QUALITY STANDARDS
 ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, EIGHTH EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

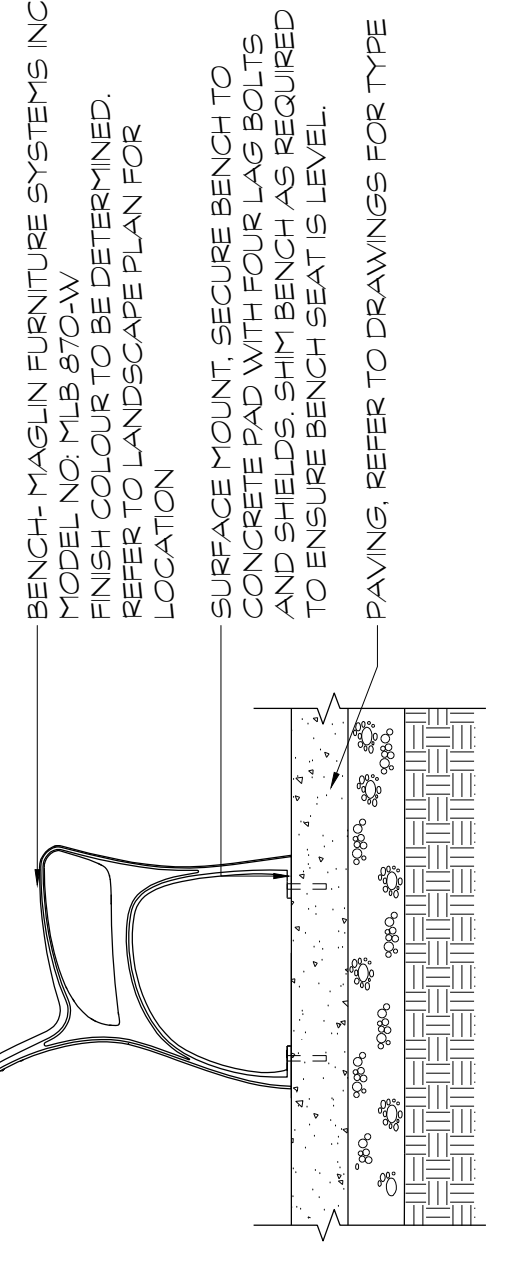
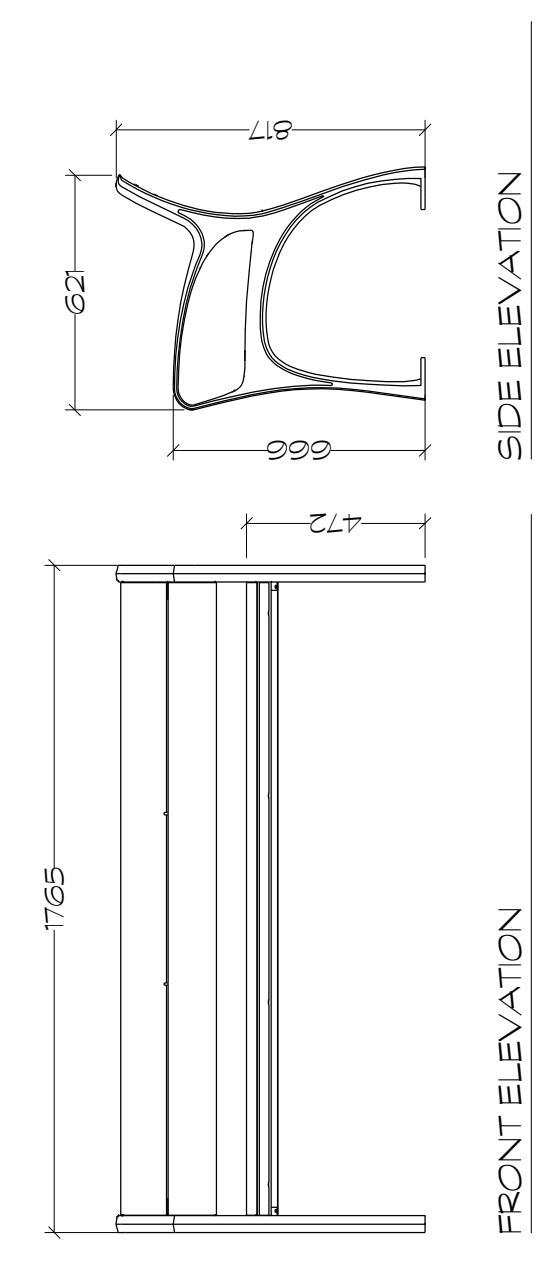
WATERING
 TREES ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED MAINTENANCE PERIOD.

PLANTING DEPTH
 IN HEAVY CLAY OR POORLY DRAINED SOIL, ALL ROOT COLLARS TO BE POSITIONED 75-100MM HIGHER THAN THE SURROUNDING GRADE. PLACE TREE AT HEIGHT SO THAT ROOT COLLARS IS AT OR SLIGHTLY HIGHER THAN SURROUNDING GRADE.
 DO NOT CUT LEADER.



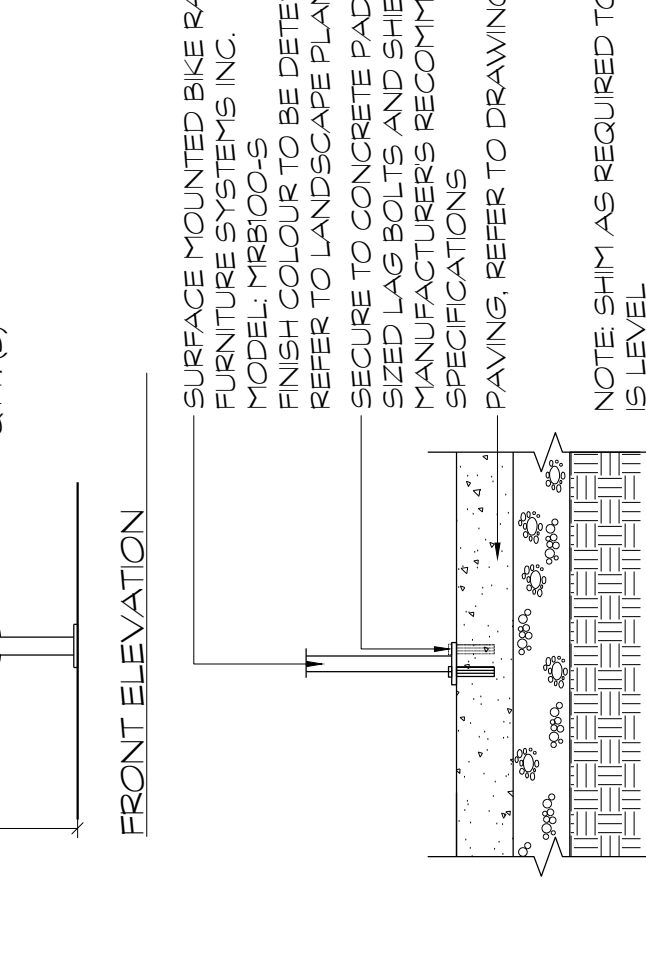
D1 DECIDUOUS TREE PLANTING

MAGLIN
 MAGLIN FURNITURE SYSTEMS INC.
 1400-716-5506
 WWW.MAGLIN.COM
 MODEL M1B 870-W
 QTY: (5)



D5 BENCH

MAGLIN
 MAGLIN FURNITURE SYSTEMS INC.
 1400-716-5506
 WWW.MAGLIN.COM
 MODEL MR300-S
 QTY: (3)



D6 BIKE RACK

PLANT MATERIAL SCHEDULE - SHEET L1 PLANT MATERIAL

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
Trees	6	Aster rubrum, Banaji	Banaji Red Male	60mm	WB	
ATB	4	Aster multiflorus	Common Blue Top	60mm	WB	
GB	3	Geckelia macrantha	Slavine Loose	60mm	WB	
Jm	30	Juniperus scopulorum	Medora Juniper	150cm	2gal	Potted
Ov	2	Ornithogalum	Star of David	60mm	WB	
Pp	3	Poa annua	Common Poa	150cm	WB	
Pt	3	Poa trivialis	Common Poa	150cm	WB	
Tc	3	Tilia cordata	Common Linden	60mm	WB	
Shrubs	14	Aster multiflorus	Common Blue Top	150cm	Potted	
Dg	57	Diervilla fraxinifolia	Common Dogwood	50cm	Potted	
Hb	15	Hydrangea paniculata	Bobo Hydrangea	50cm	Potted	
Jp	120	Juniperus horizontalis	Prince of Wales Juniper	30cm	Potted	
Sg	66	Spiraea japonica	Goldflame Spirea	60cm	Potted	
Sm	10	Magic Carpet Spirea	Magic Carpet Spirea	60cm	Potted	
Wc	24	White Cedar	White Cedar	50cm	Potted	
Herbaceous Plants	28	Spirea torota	Spirea White Wiegela	50cm	Potted	
AD	40	Aster multiflorus	Common Blue Top	150cm	Potted	
Gk	74	Galium aparine	Common Galium	150cm	Potted	
GB	26	Galium aparine	Common Galium	150cm	Potted	
HG	50	Horsetail	Common Horsetail	150cm	Potted	
NV	9	Nervous	Common Nervous	150cm	Potted	
Ph	12	Panicum virgatum	Common Panicum	150cm	Potted	
Pp	33	Poa annua	Common Poa	150cm	Potted	

APPENDIX 'C'

PRELIMINARY ELEVATION AND FLOOR PLANS



Submitted By:

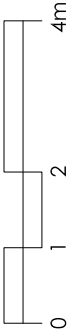
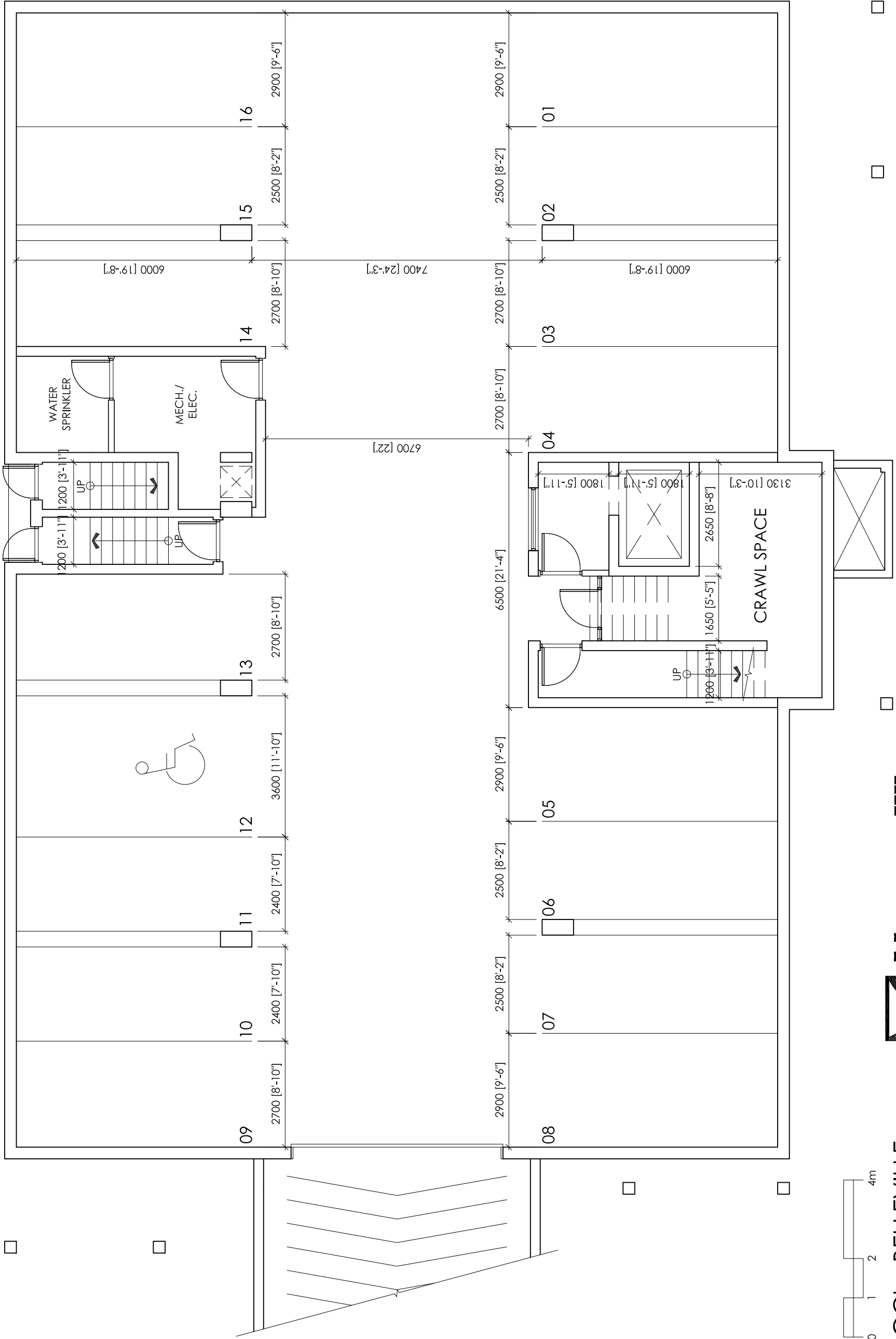
RFA Planning Consultant Inc.

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

SEPTEMBER, 2019



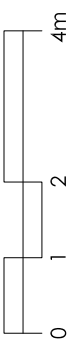
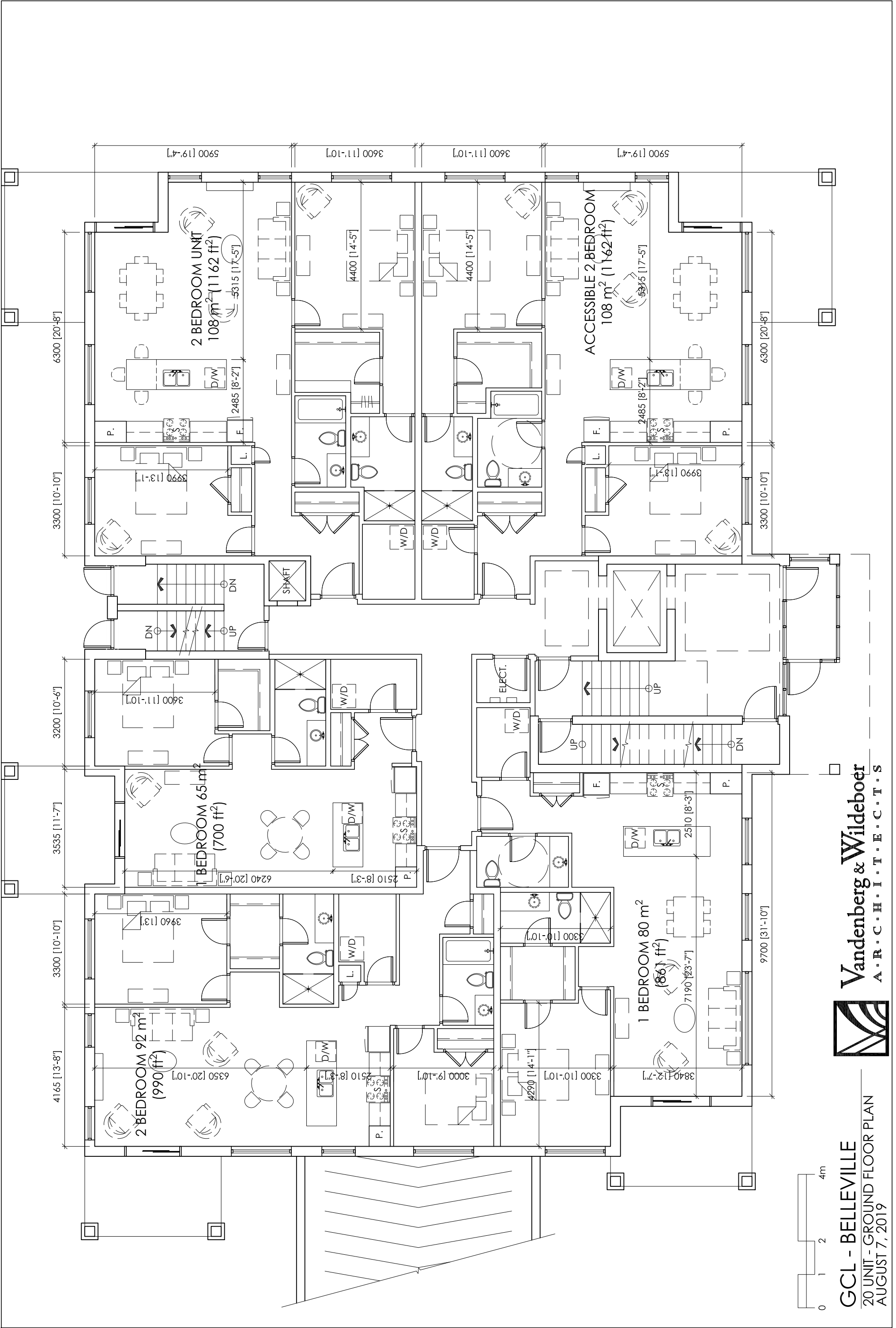




GCL - BELLEVILLE
 20 UNIT - PARKING PLAN
 AUGUST 7, 2019

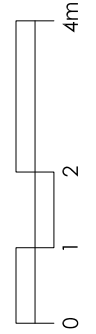
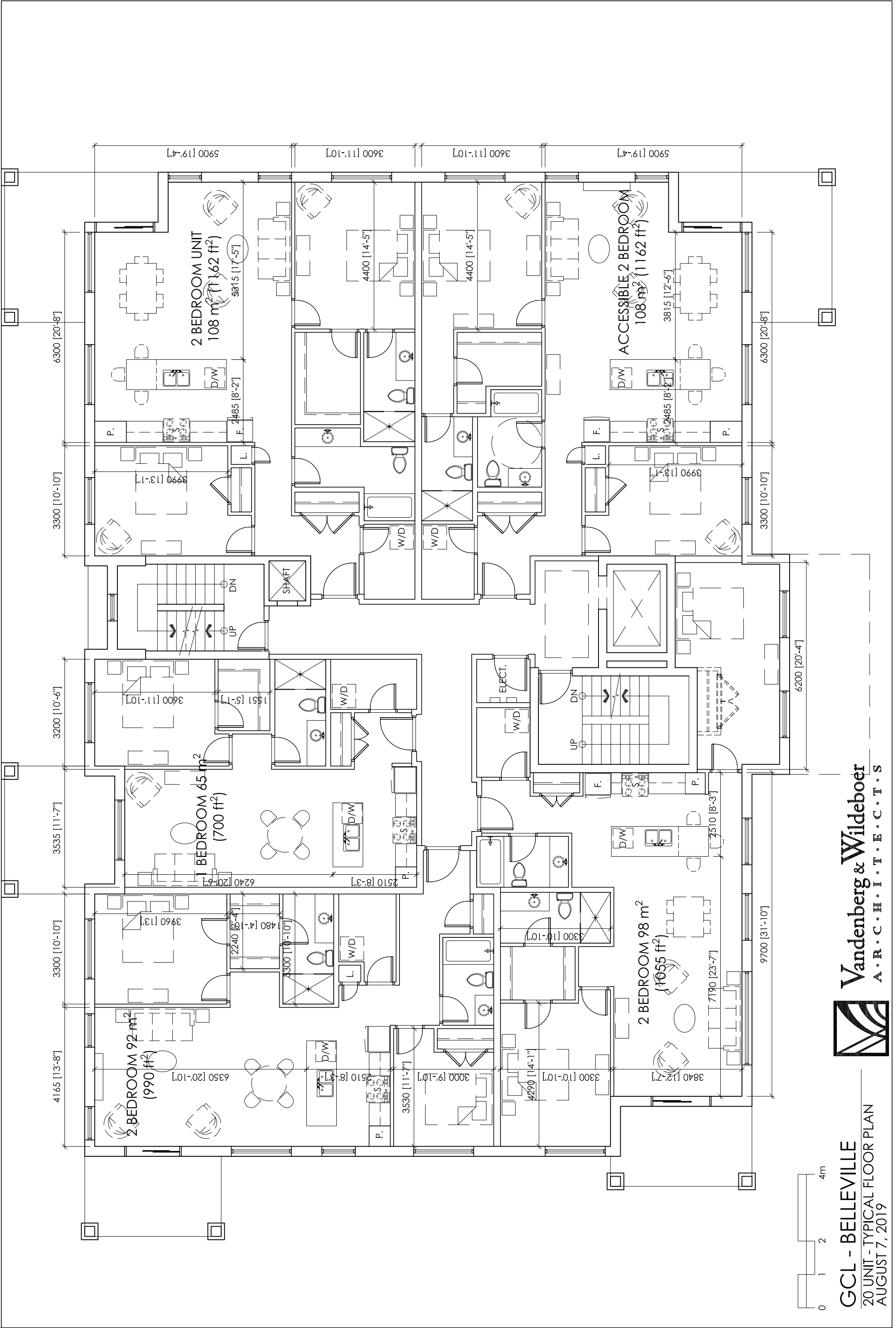


Vandenberg & Wildeboer
 A . R . C . H . I . T . E . C . T . S



Vandenberg & Wildeboer
A . R . C . H . I . T . E . C . T . S

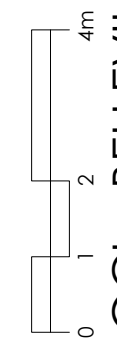
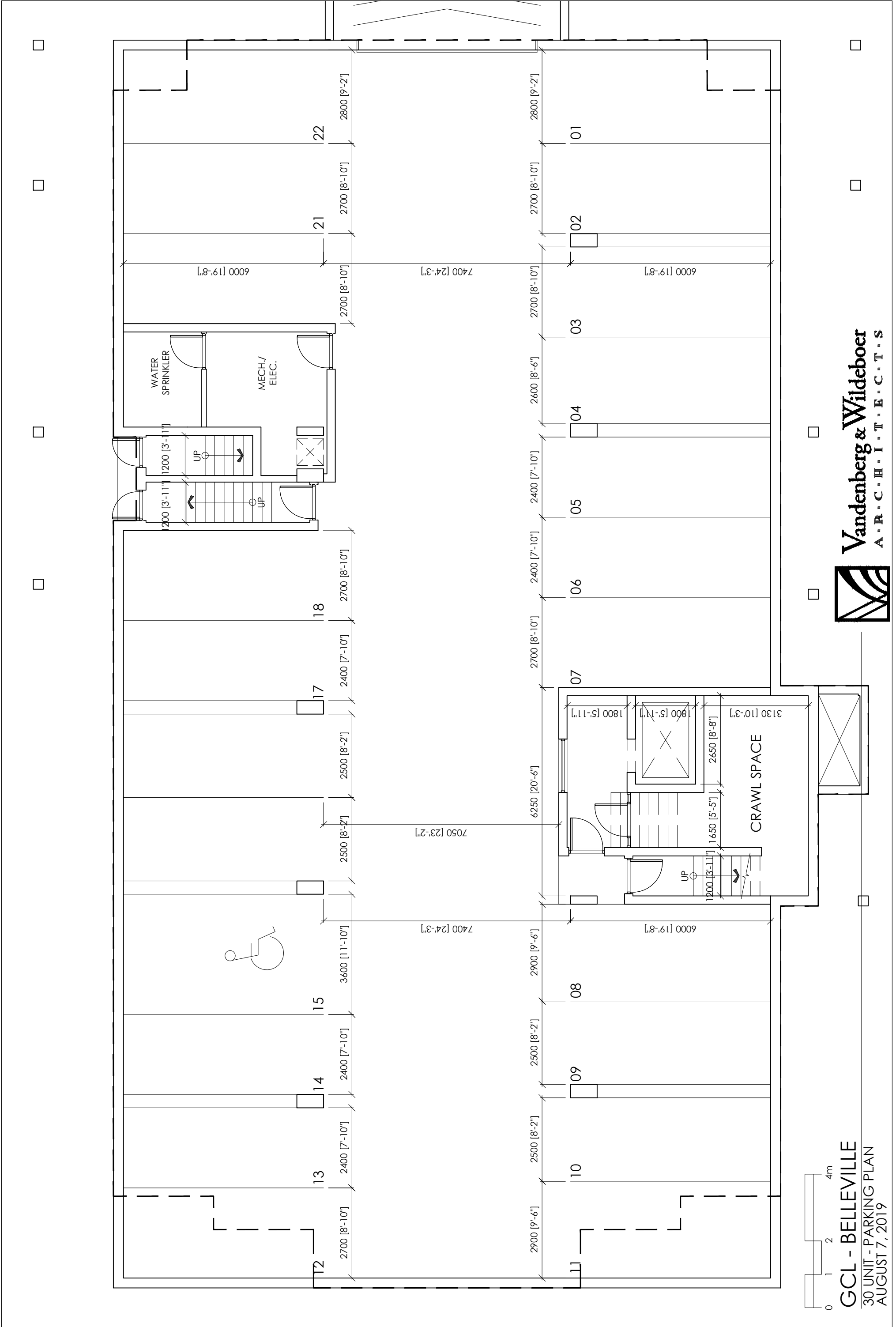
GCL - BELLEVILLE
20 UNIT - GROUND FLOOR PLAN
AUGUST 7, 2019



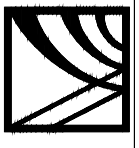
GCL - BELLEVILLE
 20 UNIT - TYPICAL FLOOR PLAN
 AUGUST 7, 2019



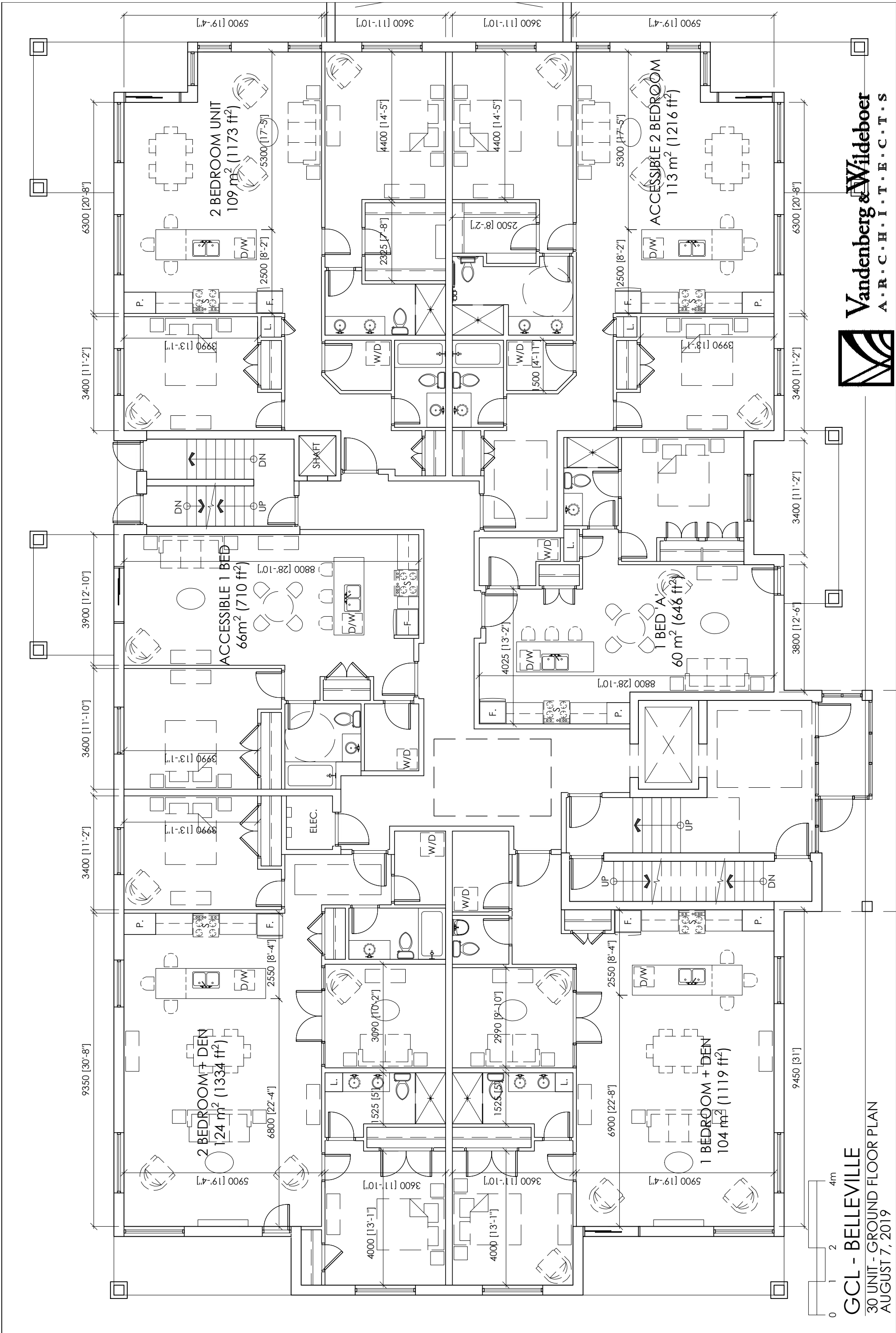
Vandenberg & Wildeboer
 ARCHITECTS



GCL - BELLEVILLE
 30 UNIT - PARKING PLAN
 AUGUST 7, 2019



Vandenberg & Wildeboer
 A · R · C · H · I · T · E · C · T · S

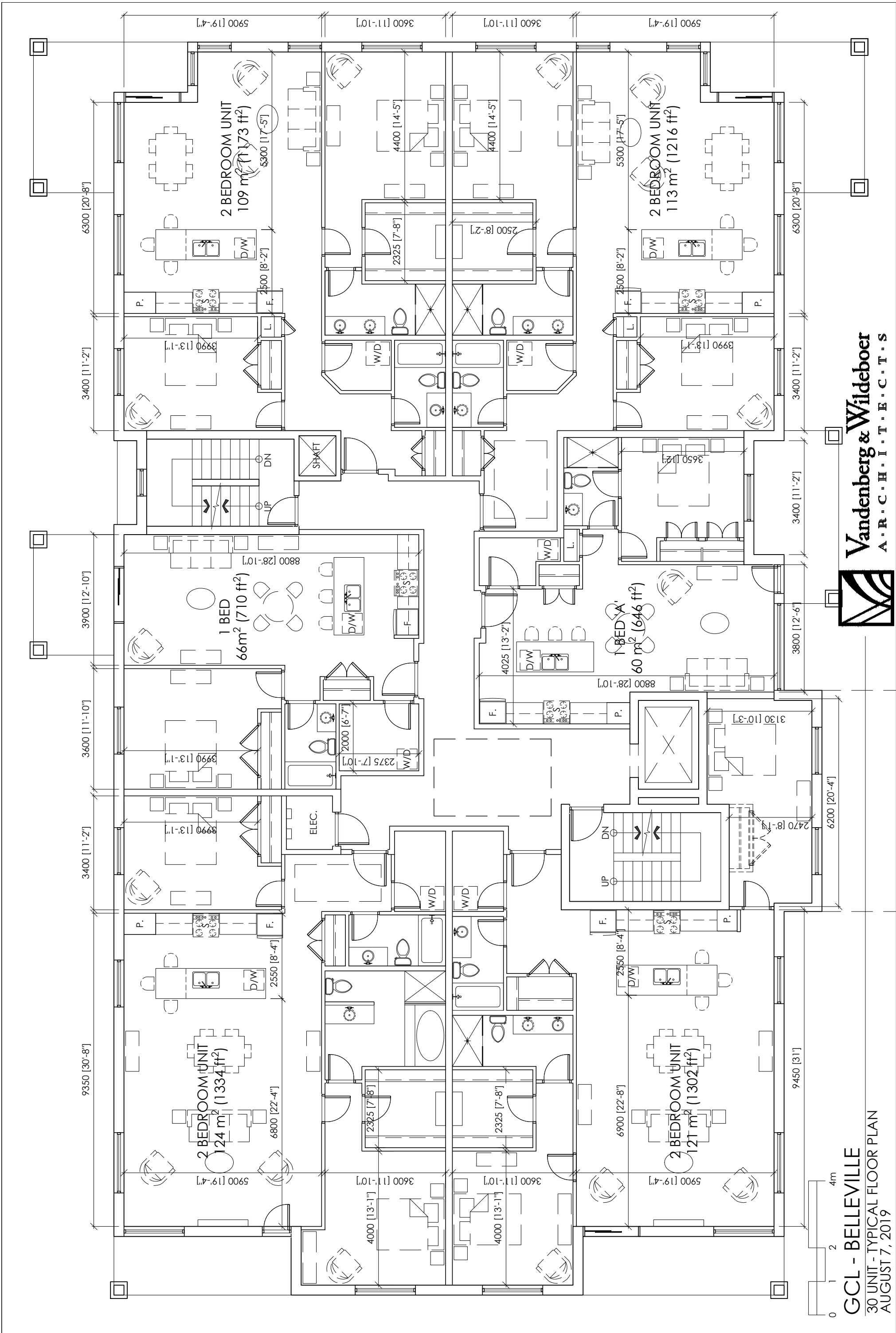


GCL - BELLEVILLE

30 UNIT - GROUND FLOOR PLAN
AUGUST 7, 2019

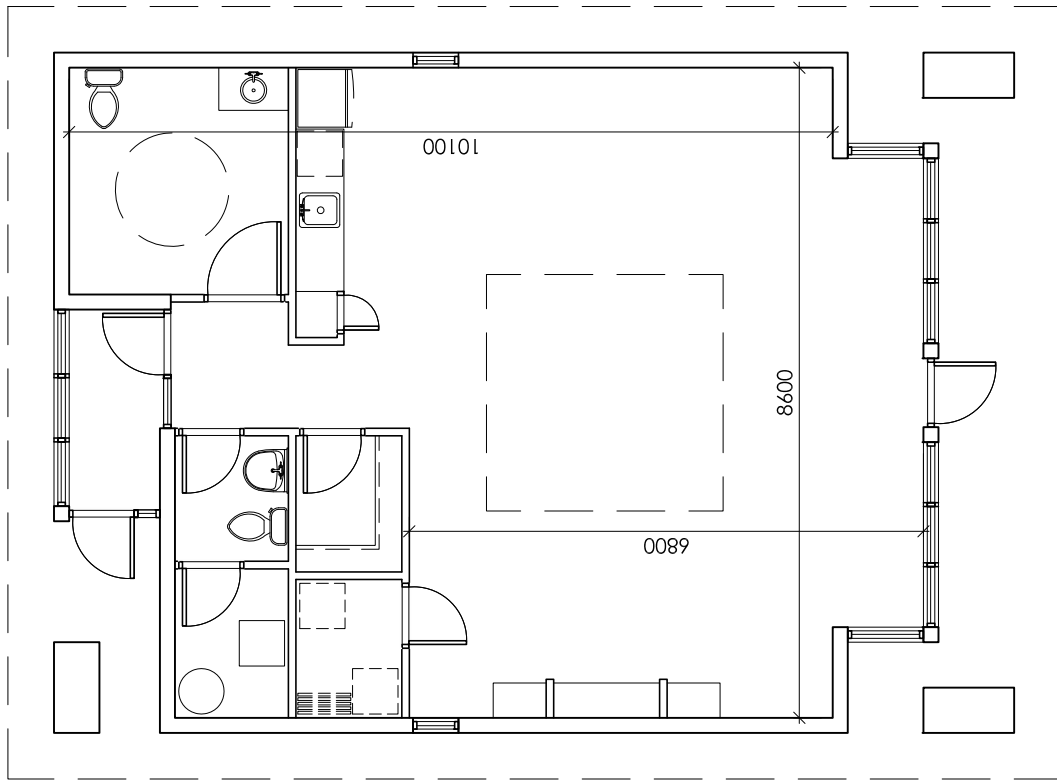


Vandenberg & Wildeboer
A · R · C · H · I · T · E · C · T · S

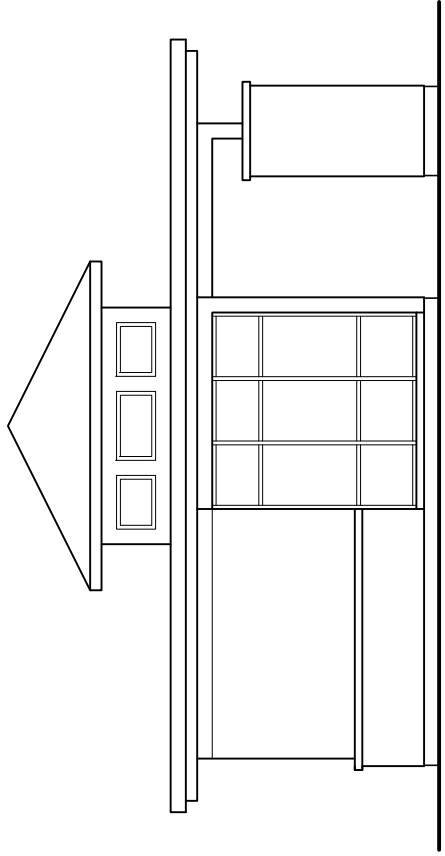


Vandenberg & Wildeboer
 A · R · C · H · I · T · E · C · T · S

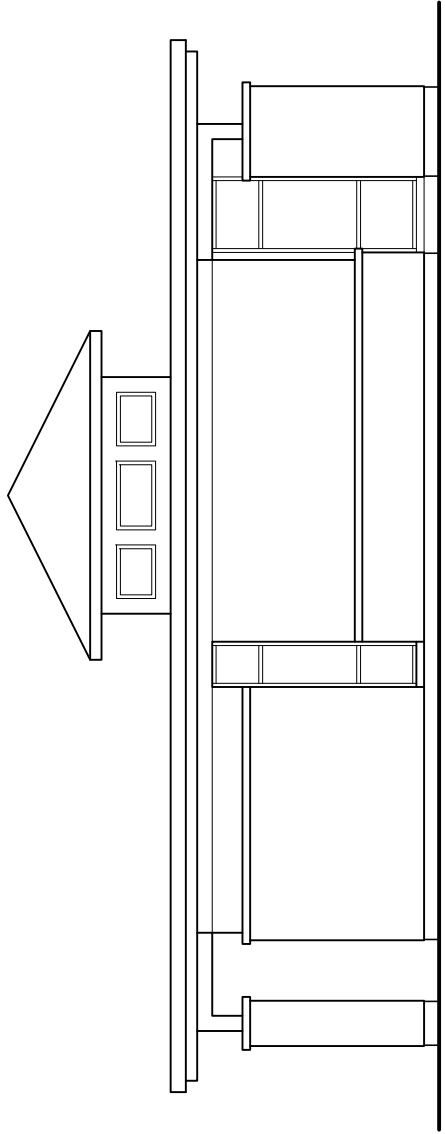
GCL - BELLEVILLE
 30 UNIT - TYPICAL FLOOR PLAN
 AUGUST 7, 2019



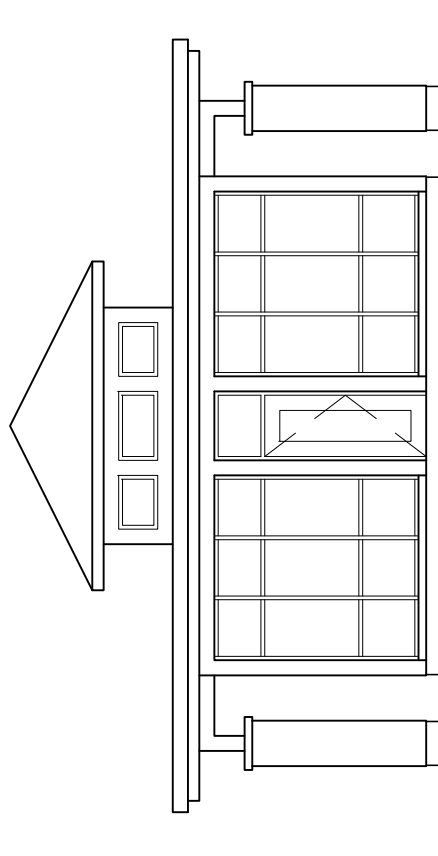
FLOOR PLAN



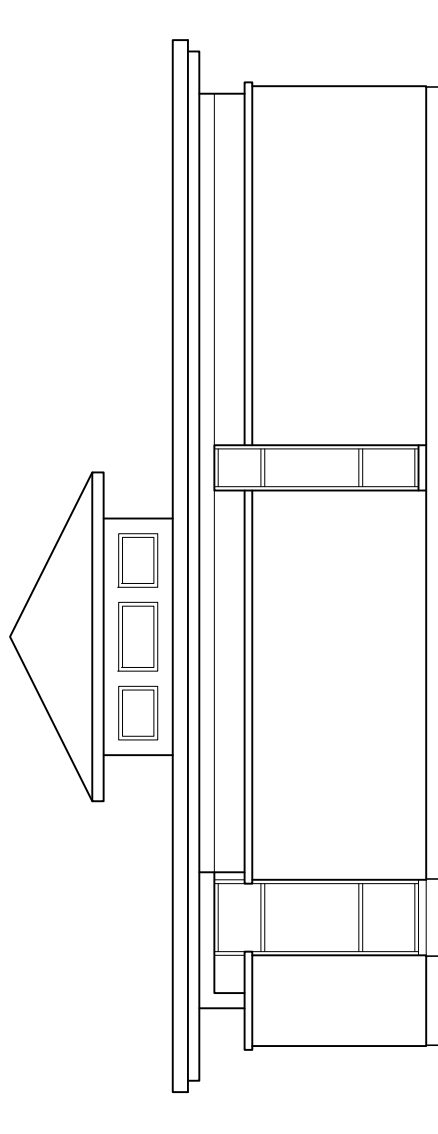
WEST ELEVATION



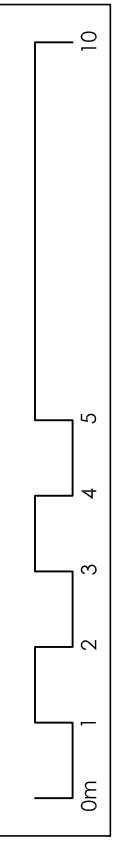
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



APPENDIX 'D'

AIR PHOTO OF LOCAL AREA



Submitted By:

RFA Planning Consultant Inc.

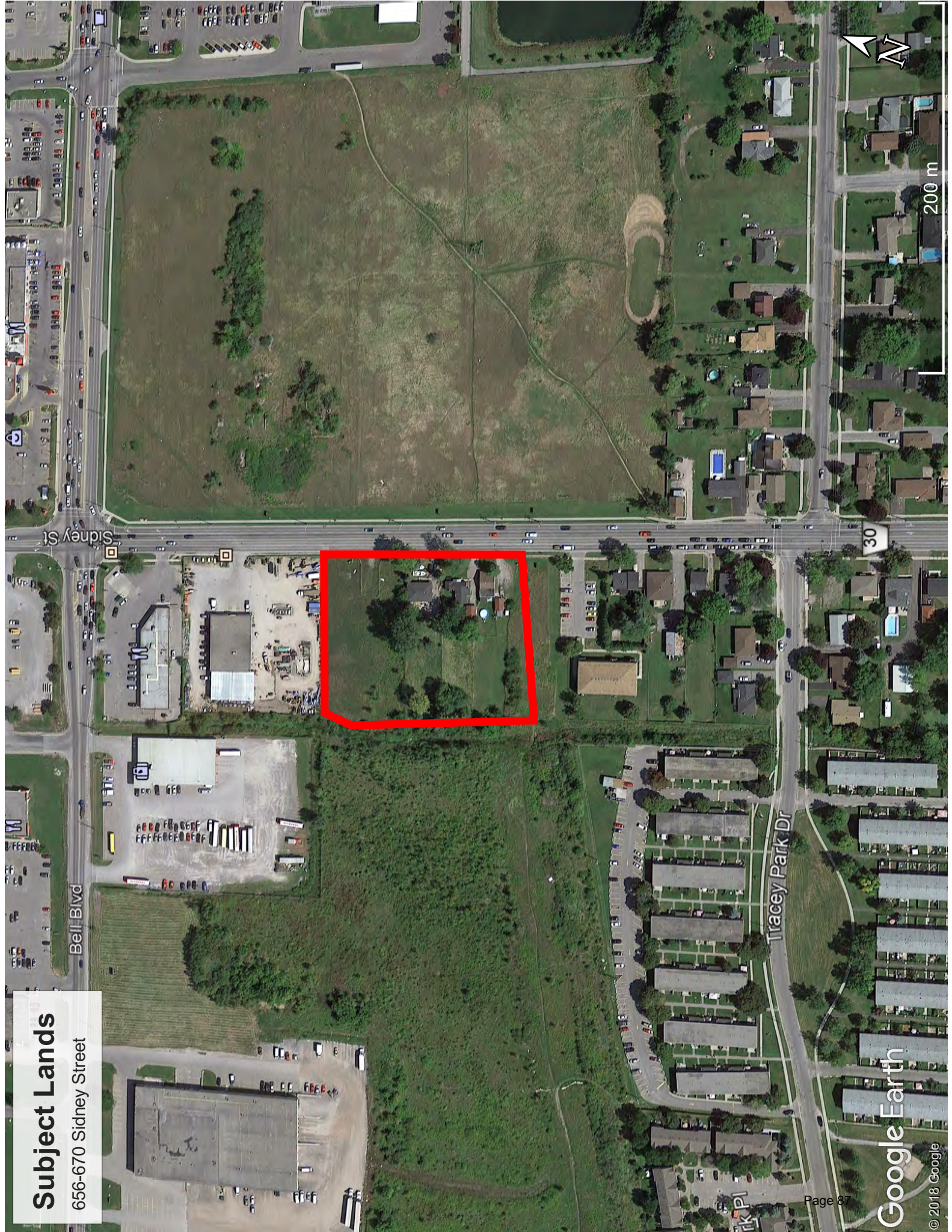
202-211 Dundas Street East, Belleville, Ontario, K8N 1E2

SEPTEMBER, 2019



Subject Lands

656-670 Sidney Street





LOCATION MAP

OFFICIAL PLAN DESIGNATION

LOCATION: 656-670 SIDNEY ST

 - SUBJECT LANDS




CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1092



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 656-670 SIDNEY ST

 PROPOSED ZONING CHANGE FROM C3-h (HIGHWAY - COMMERCIAL HOLDING) TO R7 (RESIDENTIAL SEVENTH DENSITY) WITH SPECIAL PROVISIONS

 PROPOSED ZONING CHANGE FROM M1 (RESTRICTED - INDUSTRIAL) R7 (RESIDENTIAL SEVENTH DENSITY) WITH SPECIAL PROVISIONS

B-77-1092



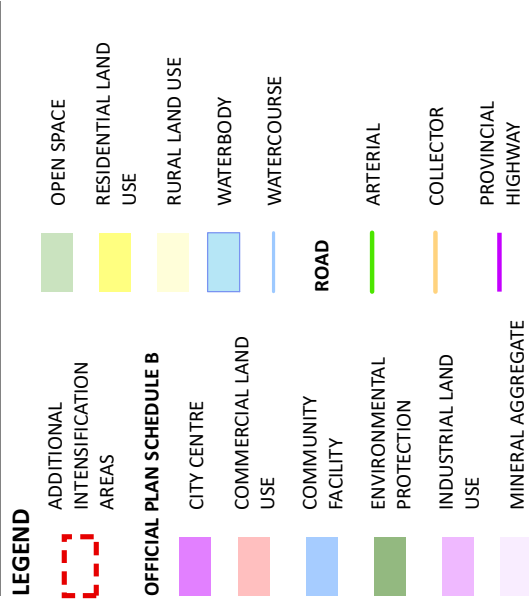
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



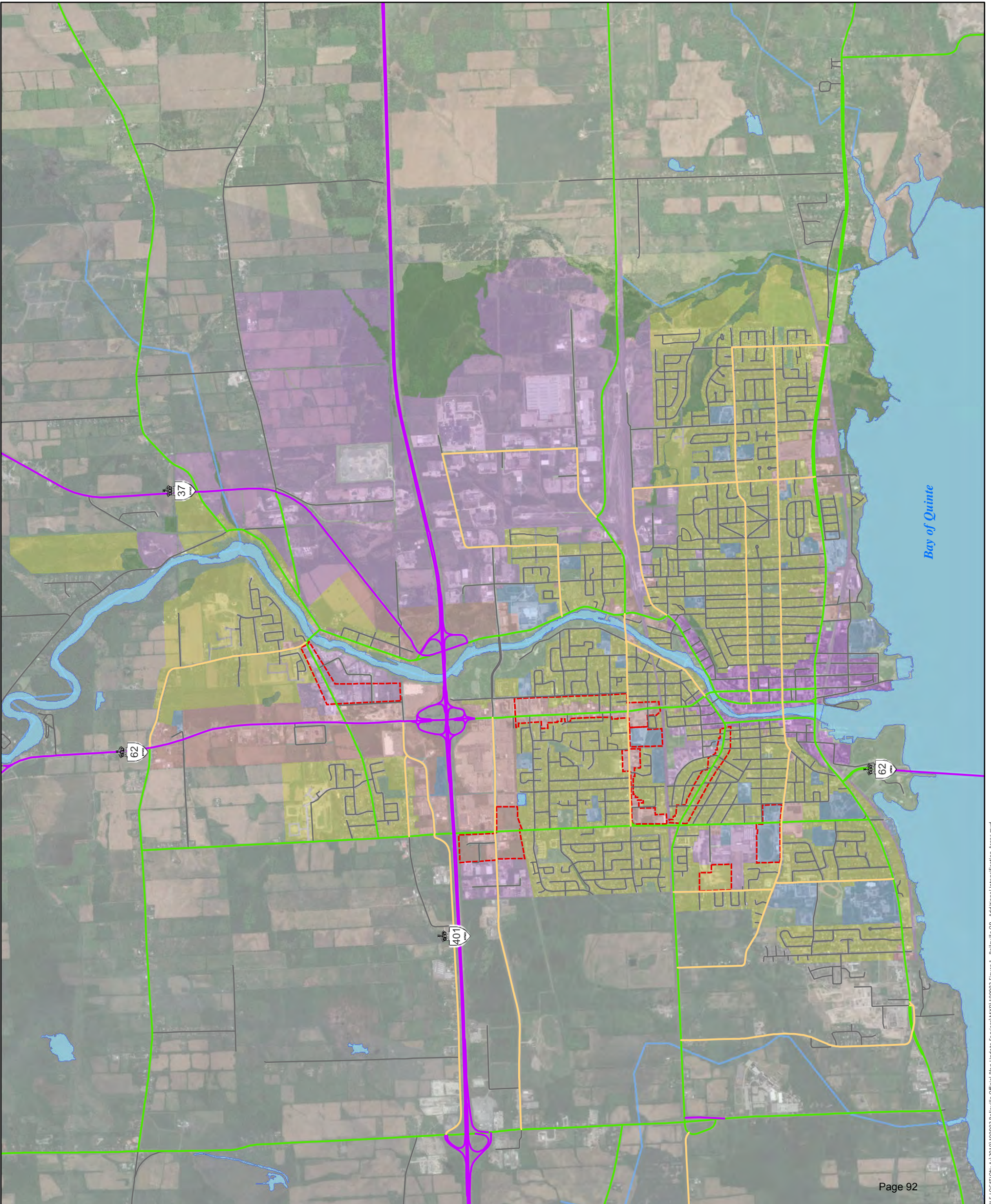


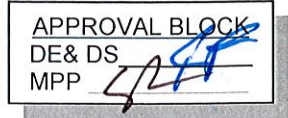
**CITY OF BELLEVILLE
OFFICIAL PLAN UPDATE**

**Figure 1
Additional Intensification Areas**



MAP DRAWING INFORMATION:
ESRI Basemaps, City of Belleville, MNR (2019), Canvec (2018)
MAP CREATED BY: RBB
MAP CHECKED BY: MB
MAP PROJECTION: NAD 1983 UTM Zone 18N





CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-64
October 7, 2019

To: Belleville Planning Advisory Committee

Subject: Recommendation Report
Proposed Zoning By-Law Amendment (By-Law 2076-80)
490 Dundas Street West
City of Belleville
APPLICANT/OWNER: The Pentecostals of Quinte
AGENT: Barry Johnson, RBJ Concepts Inc.

File: B-77-1088

Recommendation:

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

“THAT Application B-77-1088 to amend Zoning By-Law 2076-80, as amended, regarding 490 Dundas Street West, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law 2076-80, as amended, be amended by adding dwelling units as a permitted accessory use to a maximum of eight (8) units within the main non-residential building within the Highway Commercial (CH-11) Zone.”

Strategic Plan Alignment:

This application aligns with the City of Belleville’s Strategic Plan including:

Strategic objectives of the Residential Development theme:

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

Background:

The application for the proposed amendment to Zoning By-Law Number 2076-80 was received by the City of Belleville on July 30, 2019. The Applicant intends to add dwelling units as a permitted use within the existing church for accommodation of travelling clergy and church members.

An initial public meeting was held in accordance with the requirements of the Planning Act on September 3, 2019. The purpose of this meeting was for Committee Members to formally hear and receive public comments.

The Planning Advisory Committee reviewed Report No. PP-2019-56 (Attachment #1). Now that input from the public, commenting agencies, and municipal departments had been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff has prepared a recommendation report.

The subject land is identified on the attached Location Map (Attachment #2). Site Details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 490 Dundas Street West, which is located north of Dundas Street West, east of Holmes Road, and west of Avondale Road
Site Size	2.1 hectares
Present Use	Church and daycare
Proposed Use	Same plus dwelling units
Belleville Official Plan Designation	Employment Lands
Present Zone Category	Highway Commercial (CH-11) Zone
Proposed Zone Category	Highway Commercial (CH-11) Zone
Land uses to the north	Stormwater pond
Land uses to the east	Long term care facility (Hastings Manor)
Land uses to the south	Dental office, auto repair, radio station
Land uses to the west	Single detached dwellings

A proposed site plan was provided in addition to the application (Attachment #3). This document has been available for public review at the Engineering and Development Services Department. This document shows that the building footprint will not change.

Proposal

The Application proposes to amend Zoning By-Law 2076-80 to add eight (8) dwelling units as a permitted accessory use within the Highway Commercial (CH-11) Zone. The eight (8) dwelling units would be accessory, and contained within the permitted "church" use currently existing on the subject lands.

Provincial Policy Statement

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

Planning Staff is of the opinion that the application is supported by and is consistent with the PPS for the following reasons:

- It promotes efficient development and land use patterns which sustain the financial well-being of the Province and the municipality over the long term;
- It promotes cost-effective development patterns and standards to minimize land consumption and servicing costs;
- The subject land is within a settlement area which is identified by the PPS as the focus of growth and development; and
- The proposal adds to the range of dwelling units in the municipality.

Loyalist Secondary Plan

The land is designated "Employment Lands" in the City's Loyalist Secondary Plan (Attachment #4 – Loyalist Secondary Plan Designation Map). Planning Staff use the policies within the Secondary Plan to make recommendations.

The Employment Land designation is intended to be used for a range of commercial and industrial land uses. The existing church was built in 1963 and is considered legal non-conforming to its land use designation.

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

- The rezoning would not aggravate any situation detrimental to adjacent complying uses;
- The proposed dwelling units do not constitute a danger to surrounding uses and persons by the traffic flow they would generate;
- The proposed dwellings will not interfere with the development or enjoyment of adjacent areas;
- The proposed dwellings would be similar to adjacent complying uses;
- The Secondary Plan supports innovative residential development;
- The Secondary Plan supports compatible housing intensification and infill development, such as:
 - accessory apartments or conversions of large residential structures to multiple use in appropriate areas;
 - infilling on existing lots of record and maximizing use of underutilized lots;

- o conversion of non-residential buildings to residential use in appropriate areas.

Zoning By-law

The property is currently zoned Highway Commercial (CH-11) Zone under Zoning By-Law 2076-80. A church is a permitted use within the Highway Commercial (CH) Zone.

An existing single detached dwelling or one dwelling unit in a commercial building is a permitted accessory use in the Highway Commercial (CH) Zone. Part M, Section 4 (1) (a) states that where a dwelling unit is attached to a commercial building the unit shall not be located in front of the commercial building.

An amendment to the Highway Commercial (CH-11) Zone is required to permit additional dwelling units within the building.

Public Comments

On August 9, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for September 3, 2019.

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

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

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation, and the Health Unit.

At the time of writing this report, Elexicon Energy and Hydro One have provided they have no issues or concerns with the proposal. No other comments or concerns have been received regarding this application.

Internal Department Circulation

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

The Approvals Division, Belleville Fire and Rescue, Environmental Services, Parks and Open Spaces, and Recreation, Culture, and Community Services Department have provided correspondence and they have no concerns.

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

Considerations:

Public

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

Financial

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

Impact on and input from other Departments/Sources

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

Analysis:

Staff are of the opinion that the proposal to add dwelling units within the existing church for accommodation of travelling clergy and church members is consistent with the Provincial Policy Statement and conforms to the Loyalist Secondary Plan as it adds additional residential units without impacting the surrounding land uses.

Accessory dwelling units are already a permitted use within the Highway Commercial (CH) Zone. While the CH Zone only permits a single accessory dwelling unit, Staff are of the opinion that intended use of these dwelling units will have minimal impact on the main use, the surrounding uses, and that sufficient parking can be accommodated.

The Zoning By-Law 2076-80 does state the accessory dwelling units must

not be in front of the non-residential use. Staff are of the opinion that locating the dwelling units above the non-residential use meets this provision.

The Applicant is proposing to renovate the space to add eight (8) dwelling units. Staff recommend limiting the total number of dwelling units that would be permitted to eight (8).

Conclusion:

Planning Staff is of the opinion that the proposed development is supported by and is consistent with both the Provincial Policy Statement and the policies of the Loyalist Secondary Plan.

Additionally, this proposal meets a number of strategic objectives from the City's Strategic Plan.

Staff supports and recommends approval of this application.

Respectfully submitted



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

Attachments

- Attachment #1 – Report No. PP-2019-56
- Attachment #2 – Location Map
- Attachment #3 – Site Plan
- Attachment #4 – Loyalist Secondary Plan Designation Map



APPROVAL BLOCK
DE& DS _____
MPP _____

CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-56
September 3 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended
490 Dundas Street West
City of Belleville
APPLICANT/OWNER: The Pentecostals of Quinte
AGENT: Barry Johnson, RBJ Concepts Inc.

File: B-77-1088

Recommendation:

"That Report No. PP-2019-56 dated September 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended – 490 Dundas Street West, City of Belleville, County of Hastings be received as information, and;

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

Background:

The application for the proposed amendment to Zoning By-Law Number 2076-80 was received by the City of Belleville on July 30, 2019.

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

The Applicant intends to add dwelling units as a permitted use within the existing church for accommodation of travelling clergy and church members. Attachment #1 includes pictures showing the existing built form and the

general location of the proposed dwelling units on the second floor.

The subject lands are identified on the attached Location Map (Attachment #2). Site Details for the subject lands:

Site Review	Description
Site Location	The subject lands are municipally known as 490 Dundas Street West, which is located north of Dundas Street West, east of Holmes Road, and west of Avondale Road
Site Size	2.1 hectares
Present Use	Church and daycare
Proposed Use	Same plus dwelling units
Loyalist Secondary Plan Designation	Employment Lands
Present Zone Category	Highway Commercial (CH-11) Zone
Proposed Zone Category	Highway Commercial (CH-11) Zone
Land uses to the north	Stormwater pond
Land uses to the east	Long term care facility (Hastings Manor)
Land uses to the south	Dental office, auto repair, radio station
Land uses to the west	Single detached dwellings

A proposed site plan was provided in addition to the application (Attachment #3). This document has been available for public review at the Planning Department. This document shows that the building footprint will not change.

Proposal

The Application proposes to amend Zoning By-Law 2076-80 to add dwelling units as a permitted accessory use within the Highway Commercial (CH-11) Zone.

Provincial Policy Statement

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

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet

long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;

g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and

h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

1. efficiently use land and resources;

2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

3. minimize negative impacts to air quality and climate change, and promote energy efficiency;

4. support active transportation;

5. are transit-supportive, where transit is planned, exists or may be developed; and

6. are freight-supportive; and

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Loyalist Secondary Plan

The land is designated "Employment Lands" in the City's Loyalist Secondary Plan (Attachment #4 – Loyalist Secondary Plan Designation Map). Planning Staff use the policies within the Secondary Plan to make recommendations.

The Employment Land designation is intended to be used for a range of commercial and industrial land uses. The existing church was built in 1963 and is considered legal non-conforming to its land use designation. Section 6.9 of the Loyalist Secondary Plan provides the following regarding non-conforming uses:

- a) Any existing use that does not comply with the relevant policies contained in this Secondary Plan would be deemed non-conforming in terms of this Secondary Plan.
- b) Non-conforming uses may be zoned in recognition of the existing use provided:
 - the zoning would not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
 - such uses do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic flow they generate;
 - such uses do not pollute the air, water or soil to the detriment of health and safety of residents; and
 - they do not interfere with the development or enjoyment of adjacent areas in accordance with this Secondary Plan.

Where an existing use meets the above criteria, such zoning may provide for the current use and any other uses which are deemed to be similar to or more compatible with adjacent complying uses than the current use.

Concerning housing, the Loyalist Secondary Plan also provides the following applicable policy:

6.15.2 Housing Renewal and Innovation

- a) This Secondary Plan supports innovative residential development; City Council should endeavour to increase awareness of innovative approaches to housing to foster exceptional solutions to the City's housing needs.

6.15.4 Housing Intensification

This Secondary Plan supports compatible housing intensification and infill development, such as:

- accessory apartments or conversions of large residential structures to multiple use in appropriate areas;
- infilling on existing lots of record and maximizing use of underutilized lots;
- subdivision of oversized residential lots;
- establishment of boarding houses in commercial areas and neighbourhoods of mixed land uses; and
- conversion of non-residential buildings to residential use in appropriate areas.

Zoning By-law

The property is currently zoned Highway Commercial (CH-11) Zone under Zoning By-Law 2076-80. A church is a permitted use within the Highway Commercial (CH) Zone.

Within the area zoned CH-11 , a retailing warehouse outlet, business, professional and/or administrative offices, and day nursery are permitted use in addition to those uses permitted by Highway Commercial (CH) Zone and the existing minimum lot frontage, front yard depth, and interior side yard width for the existing building shall be permitted. Notwithstanding, the existing building may be extended or enlarged provided the existing yards are not reduced in depth or width and where any such yards are larger in depth or width than the minimum required by the Highway Commercial (CH) Zone, such yards may be reduced to the minimum yards required by the Highway Commercial (CH) Zone.

The Application proposes to amend Zoning By-Law 2076-80 to add dwelling units as a permitted accessory use within the Highway Commercial (CH-11) Zone.

The current Highway Commercial (CH) Zone does permit one dwelling unit in a commercial building.

Public Comments

On August 9, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for September 3, 2019.

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

On August 12, a corrected notice was mailed out with a minor correction to the original notice clarifying that the property has a frontage of 90.5 metres on to Dundas Street West.

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

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

The Ministry of Environment provided comments that the property is in close proximity to a stormwater pond but otherwise had no concerns.

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

Internal Department Circulation

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

The Manager of Approvals, Parks & Open Space Supervisor, and Director of Recreation, Culture and Community Services have provided that they have no concerns with the application.

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

Considerations:

Public

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

Financial

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

Impact on and input from other Departments/Sources

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

Strategic Plan Alignment

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

Strategic objectives of the Residential Development theme include:

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

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 2076-80. A recommendation report will be brought forward upon receipt of all agency and public comments.

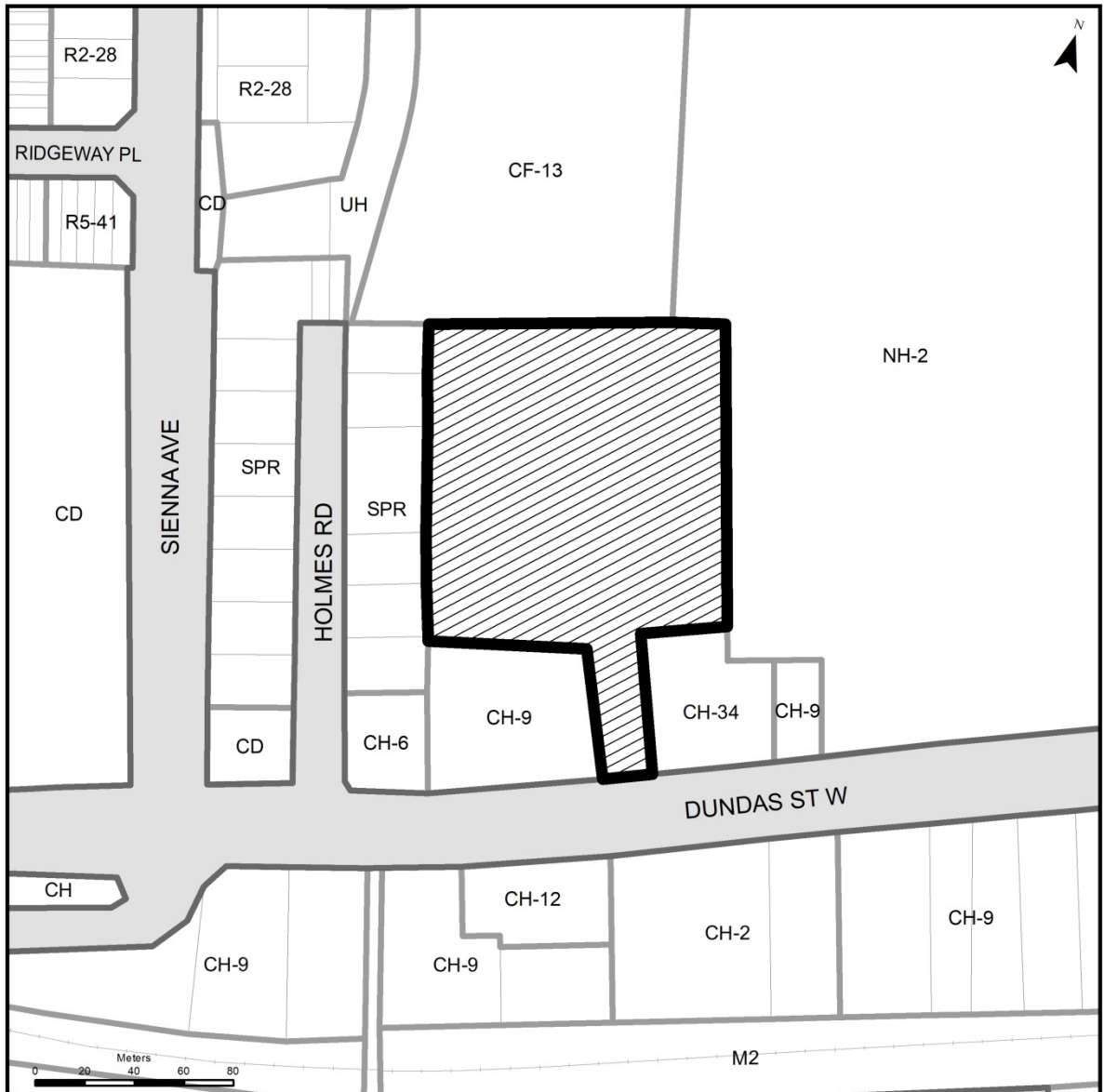
Respectfully submitted



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


Attachments

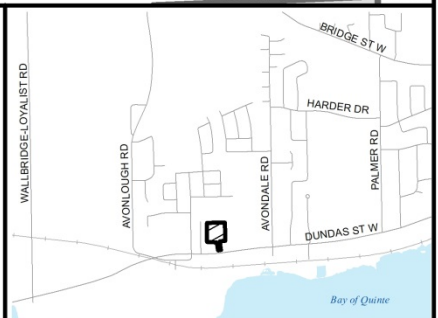
- Attachment #1 – Photos of Existing Structure
- Attachment #2 – Location Map
- Attachment #3 – Site Plan
- Attachment #4 – Loyalist Secondary Plan Designation



PROPOSED ZONING BY-LAW AMENDMENT

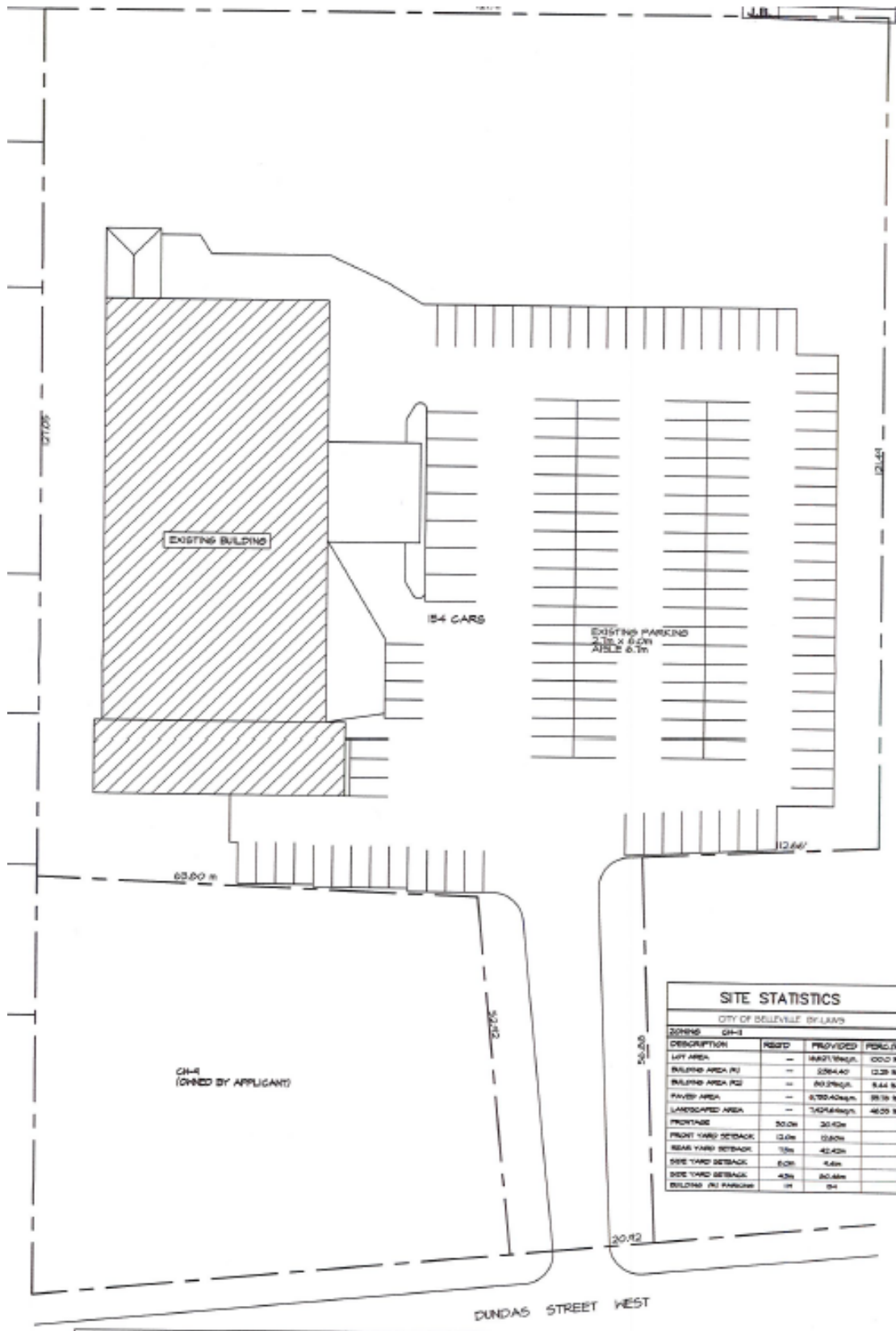
LOCATION: 490 DUNDAS ST W

 PROPOSED ZONING CHANGE FROM CH-11 (HIGHWAY COMMERCIAL WITH SPECIAL PROVISIONS) TO AMENDED CH-11 ZONE

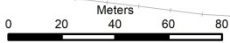
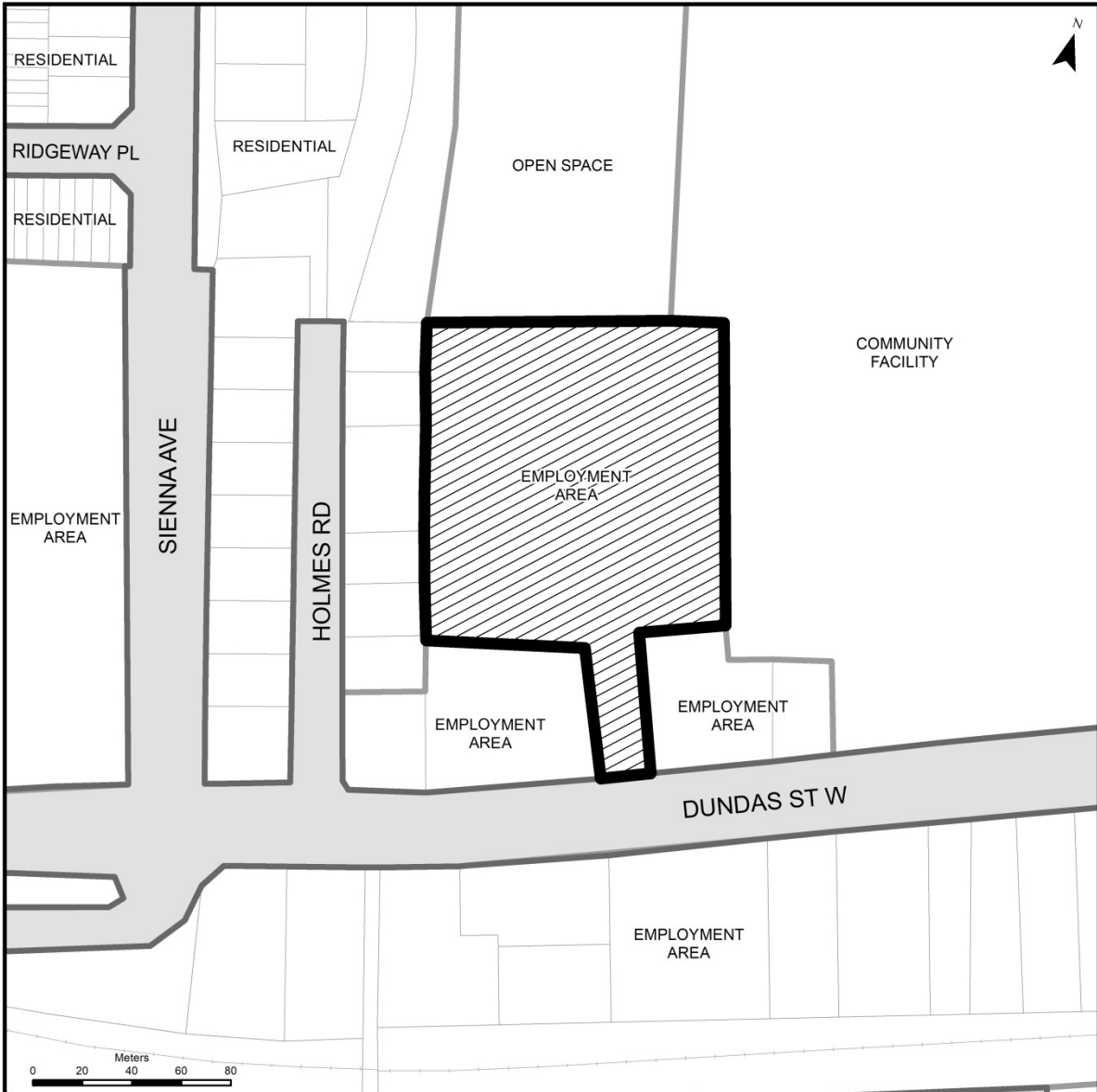


CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1088



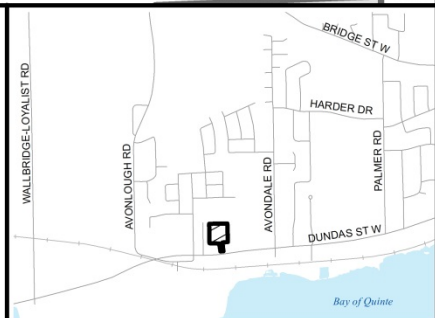
SITE STATISTICS			
CITY OF BELLEVILLE BY-LAWS			
ZONING	CH-4	REQ'D	PROV'D
DESCRIPTION			
LOT AREA	18821 Sqm	10000	10000
BUILDING AREA (F1)	22844	1238	1238
BUILDING AREA (F2)	80246	844	844
PAVED AREA	67804	3878	3878
LANDSCAPED AREA	7424	4622	4622
FRONTAGE	30.0m	30.4m	
FRONT YARD SETBACK	13.0m	12.8m	
REAR YARD SETBACK	7.0m	42.4m	
SIDE YARD SETBACK	6.0m	4.6m	
SIDE YARD SETBACK	4.0m	30.4m	
BUILDING (F1) PERCENT	1%	6%	



LOCATION MAP

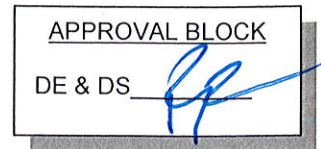
LOCATION: 490 DUNDAS ST W

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1088



CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering & Development Services
Report No. PP-2019-71
October 7, 2019

To: Belleville Planning Advisory Committee

Subject: Update on the Undertaking of a new Affordable Rental Housing Community Improvement Plan (CIP), Update of the City's Existing Downtown CIP and overall co-ordination of the City's three CIP Programs Resulting in a Consolidated Master CIP Document that will Prioritize Affordable Rental Housing.

Recommendation:

"That Report No. PP-2019-71 dated October 7, 2019 regarding Update on the Undertaking of a new Affordable Rental Housing Community Improvement Plan (CIP), Update of the City's Existing Downtown CIP and overall co-ordination of the City's three CIP Programs Resulting in a Consolidated Master CIP Document that will Prioritize Affordable Rental Housing be received as information."

Strategic Plan Alignment:

The City of Belleville's Strategic Plan identifies nine strategic themes. The recommendation within this report aligns with all nine strategic themes and objectives: Infrastructure; Industrial and Commercial Development; Residential Development; Transportation and Mobility; City Centre Revitalization; Culture and Recreation; Tourism and Waterfront Revitalization; Community Health, Safety and Security; Environment.

Executive Summary:

The City has awarded Dillon Consulting an assignment to develop a new Affordable Rental Housing Community Improvement Plan (CIP), Update the City's Existing Downtown CIP and the overall co-ordination of the City's three CIP programs resulting in a consolidated Master CIP Document that will prioritize programs related to affordable rental housing..

Dillon is currently preparing the new Official Plan policies and will be consolidating and modernizing the City's existing Zoning By-laws. A focus of the Official Plan has been to update policies to enable more affordable housing in the City. The new Affordable Housing CIP, and update to the existing existing Downtown CIP, consolidated under a master

document alongside the Brownfield CIP will be an important tool to encourage the affordable housing policies of the new Official Plan.

Dillon has also put forward an expedited schedule which will result in a completed project by the end of January 2020. This expedited schedule will provide the opportunity for Council to consider budgetary requirements to implement the CIP as part of the 2020 budget process.

Background:

At the Belleville Housing Summit which was held on March 18 and 19 of 2019, Council passed a number of Resolutions and amendments. A key recommendation approved by Council to encourage the development of affordable housing is the following:

“THAT Council direct staff to develop a Terms of Reference for the undertaking of a housing community improvement plan that will provide incentives for affordable rental units in addition to leveraging the opportunities of the existing Brownfields Community Improvement Plan and Downtown Community Improvement Plan.”

For implementation of this direction from Council, Staff identified the following methodology to achieve this:

1. The Brownfields CIP is a specialized program that requires the expertise of an environmental specialist knowledgeable in Brownfield CIPs. The consultant who prepared the original Brownfield CIP documents is still actively working with the City as a peer reviewer for active applications. The City will proceed with the update of this document through our Brownfield Consultant. This Brownfield CIP must also be reviewed to determine if there are any opportunities to incentivize and prioritize the provision of affordable rental dwelling units.
2. In regards to the area which is addressed through the Downtown CIP, there has been an identification of potential residential dwellings in the existing downtown buildings that could be developed in the upper stories or at the rear of existing ground floor units which could be incentivized through the update of the Downtown CIP. While the Downtown CIP is very successful in promoting façade improvements, there is an overall requirement for the Downtown CIP to be updated and provide a holistic approach to Downtown improvements to ensure all incentives are considered and promoted to incentivize housing opportunities along with other opportunities. There is also a requirement that the Downtown CIP complements and coordinates with the other CIP programs of the City to achieve and prioritize the development of affordable rental housing. While the Downtown CIP provides incentives for a unique area of the City, it was the conclusion of staff that the Consultant undertaking the Affordable Housing CIP would also be able to undertake the update to the Downtown CIP which would look at additional incentives.

3. Prepare an RFP that would prioritize the Affordable Housing CIP that would consider incentives including but not limited to:

- Development Charge Grants
- Planning and Building Fees
- Tax Increment Grant Program
- Incentives to promote mixed use development in alignment with the City's new intensification policies
- Parking requirement reductions
- Parkland Fee reductions
- Second Unit grants and/or loans for new or retrofits

The RFP also provided for other Core Requirements to be considered including:

- Urban Design and Sustainability
- Social & Cultural Well-Being
- Implementation, Governance, Marketing & Monitoring
- Financial Analysis

Finally, the Main Consultant who is preparing the Affordable Housing CIP and update to the Downtown CIP will also be responsible for providing an overarching piece that connects all CIP programs with the goal of co-ordinating the plans looking at creative methods that the three CIPs can be used in combination to provide increased financial incentives for affordable rental housing.

Analysis:

Dillon will begin work on the City's CIP program that will:

- Implement the updated policies and schedules of the Official Plan Update and housing requirements identified during the City's Housing Summit
- Include an 'Investment-Focussed CIP Ready for the Early-Adopters' strategy that will help early-adopters get their affordable housing projects organized (e.g., applications complete and approvals-in-principle) and launched as soon as Council makes the funding available.
- Contain an expedited work schedule resulting in a completed CIP by the end of January 2020. This expedited schedule will provide the opportunity for Council to consider budgetary requirements to implement the CIP as part of the 2020 budget process.

Considerations:

Public

The proposal from Dillon contains a number of items to ensure engagement and public consultation including: preparing a Communications & Engagement Plan, Stakeholder

Interviews, three (3) PAC Meetings, two (2) Public Open Houses, Summary Report of Stakeholder and Public Input as part of Phase 1 work and another report as part of Phase 3 work, and a Statutory Public Meeting/Presentation of Final CIP to Council.

Impact on and input from other Departments/Agencies/Sources

Representatives from various departments will be circulated key submission documents so that they will have the opportunity to review and provide any comments.

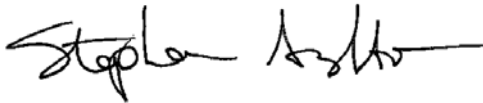
The City's Finance Department will have a key role in the process and will provide input into the financial analysis and recommendation in addition to ensuring that Council will have the opportunity to consider financial incentives for the 2020 budget deliberations.

Financial/Analysis:

Item 5-08 from the 2019 Operating Budget was approved in the amount of \$50,000. The remaining budget assigned to the CIP project will be utilized for the Brownfields CIP update that will be done separately from the Affordable Rental Housing CIP and Downtown CIP Update. This will result in a consolidated master document that will be an important tool to encourage and prioritize the affordable housing policies of the new Official Plan.

This work will address Council's Housing Summit Resolution which states "THAT Council direct staff to develop a Terms of Reference for the undertaking of a housing community improvement plan that will provide incentives for affordable rental units in addition to leveraging the opportunities of the existing Brownfields Community Improvement Plan and Downtown Community Improvement Plan."

Respectfully submitted



Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	# of DAYS	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.
B-77-1021	Reginald & Janette Barkema/ G.D. Jewell Engineering Inc. c/o Steve Harvey	Trinity Court - Part Lot 2, Concession 3, Formerly Township of Thurlow Zoning By-Law amendment to permit a range of single detached residential lots and townhomes	PP 17-26 APS 18-07		Mar 21/17	Apr 11/17	May 1/17 Mar 5/18	Deferred at PAC, Draft Plan of Subdivision approved - Zoning By-law to be addressed later						
B-77-1040	Rosebush Properties Inc./ Bel-Con Design-Builders Ltd.	330 College Street East Zoning By-Law amendment to permit a convenience store and associated gas bar in addition to the permitted uses of the zone	PP 18-02		Jan 10/18	Feb 13/18	Mar 15/18	Deferred at PAC, awaiting revised Site Plan based on CN comments						
B-77-1058	Paramathas Joseph Agent: Chris Nava	55 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-36		Aug 21/18	Sept 6/18	Oct 1/18	N	Oct 9/18	DENIED		Oct 12/18	Nov 9/18	APPEALED
B-77-1059	Panagiotis Karaglaous Agent: Chris Nava	59 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-37		Aug 21/18	Sep 6/18	Oct 1/18	N	Oct 9/18	DENIED		Oct 12/18	Nov 9/18	APPEALED
B-77-1069	Agent/Applicant/Owner: City of Belleville "CANNABIS"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to update definitions relating to cannabis	PP-2019-07 PP-2019-22	2019-56 2019-57 2019-58	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	y	Apr 8/19	Y	76 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1072	Owner/Applicant: Jenland Properties Agent: Fortenn Consultants Inc.	Lots 35 & 36, Concession 2 (Bell Blvd) Zoning By-law amendment to rezone lands to allow additional uses including retail	PP-2019-11 PP-2019-26	2019-59	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	76 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1073	Agent/Applicant: Alexander Wilson Architect Owner: Integrated Real Estate Investment Platform Inc.	2 Dundas Street Zoning By-law amendment to rezone lands to permit mixed use commercial & Residential development with reduced parking requirements	PP-2019-10 PP-2019-23	2019-60	Jan 25/19	Feb 13/19	Mar 4/10 Apr 1/19	Y	Apr 8/19	Y	73 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1074	Owner/Applicant: Covington Crescent J/V Agent: Ainley Group	Part of Lots 1 & 2, Concession 3 (Covington Crescent) Zoning By-law amendment to rezone lands to permit 40 townhouse units and remove walk path to merge two adjacent residential lots	PP-2019-16 PP-2019-25 PP-2019-31	2019-92	Jan 29/19	Feb 13/19	Mar 4/19 Apr 1/19	N	Apr 8/19 Apr 30/19	**TABLED** Y By-law Approved May 13 Council	104 Days	May 15/19	Jun 4/19	APPEAL WITHDRAWN Jul 8/19
B-77-1075	Owner/Applicant: Staikos Homes Agent: vanMEER limited	20 to 80 Wims Way Zoning By-law amendment to rezone lands to permit single detached dwellings and to permit townhouse units with reduced setback requirements and increased lot coverage	PP-2019-17 PP-2019-24	2019-61	Jan 30/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	68 Days	Apr 10/19	Apr 30/19	May 1/19

Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	# of DAYS	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.
B-77-1076	Owner/Applicant: 2589989 Ont. Inc. Agent: RFA Planning Consultants	250 Sidney Street Zoning By-law amendment to Zoning By-law 10245 to add Cannabis Processing Facility as a permitted use to the Restricted Industrial Zone	PP-2019-15 PP-2019-49	2019-134	Jan 30/19	Feb 13/19	Mar 4/19 Jul 2/19	Y	Jul 8/19	Y	159 Days	Jul 10/19	Jul 30/19	Jul 31/19
Applicants to submit additional information														
B-77-1077	Agent/Applicant/Owner: City of Belleville "PUBLIC USES"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to define public uses and to add general provisions in relation to those uses	PP-2019-08 PP-2019-23	2019-62 2019-63 2019-64	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	76 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1078	Owner/Applicant: Schnell Investment Agent: Siegbert Schnell	150 St. Paul Street Zoning By-law amendment to Zoning By-law 10245 to permit mixed use (commercial/residential) in an existing building	PP-2019-27 PP-2019-37	2019-93	Feb 7/19	Mar 6/19	Apr 1/19 May 6/19	Y	May 13/19	Y	95 Days	May 15/19	Jun 4/19	Jun 5/19
B-77-1079	Agent/Applicant: RFA Planning Owner: Heritage Park J/V	427 Farnham Road Zoning By-law amendment to Zoning By-law 3014 to permit 13 townhouse units with reduced setbacks and increased lot coverage	PP-2019-28 PP-2019-45 PP-2019-46	2019-135	Feb 27/19	Mar 6/19 May 10/19	Apr 1/19 Jun 3/19 Jul 2/19	Y	Jul 8/19	N		Jul 12/19	Aug 1/19	APPEALED
Applicant to review public concerns and re-submit Public Meeting for Revised Application														
B-77-1080	Agent/Applicant/Owner: Ray & Jean O'Neill	4807 Old Highway 2 Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture to Rural Residential and Rural as a condition of a consent	PP-2019-33 PP-2019-40	2019-112	Mar 27/19	Apr 17/19	May 6/19 Jun 3/19	Y	Jun 10/19	Y	98 Days	Jun 12/19	Jul 2/19	Jul 3/19
B-77-1081	Agent/Applicant/Owner: City of Belleville "AGRI-TOURISM"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to define agri-tourism	PP-2019-34		Mar 27/19	Apr 17/19	May 6/19 Jun 3/19							
Gathering more Information														
B-77-1082	Applicant: Tom Reid Owner: Tom Reid & Eleanor McEvoy Agent: Eleanor McEvoy	288 Pine Hill Crescent Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture to Rural Residential as a condition of consent	PP-2019-35 PP-2019-41	2019-113	Apr 1/19	Apr 17/19	May 6/19 Jun 3/19	Y	Jun 10/19	Y	93 Days	Jun 12/19	Jul 2/19	Jul 3/19
B-77-1083	Owner/Applicant: Meyers Creek Meyers Creek Development Group Agent: Joe Shunock	125 South Church Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands to permit a methadone dispensary	PP-2019-36 PP-2019-38	2019-114	Apr 2/19	Apr 17/19	May 6/19 Jun 3/19	Y	Jun 10/19	Y	92 Days	Jun 12/19	Jul 2/19	Jul 3/19
B-77-1084	Owner/Applicant: Mark Glassford	9 & 13 Wilkie Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands to recognize the existing dwelling units on the property	PP-2019-42		May 1/19	May 15/19	Jun 3/19							
Staff Still Reviewing Comments														

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B-77-1085	Applicant/Agent: Clint Hamilton Owner: Robert Rollins	1437 & 1455 Mudcat Road Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture (PA) and Rural (RU) to Rural Residential (RR) and Prime Agriculture with special provisions to prohibit future severences as a condition of Consent	PP-2019-43 PP-2019-47	2019-136	May 10/19	May 13/19	Jun 3/19 Jul 2/19	Y	Jul 8/19	Y	59 Days	Jul 10/19	Jul 30/19	Jul 31/19	
B-77-1086	Applicant/Owner: James McMahan Dentistry Agent: Taskforce Engineering Inc.	260 & 262 Dundas Street East Zoning By-law amendment to Zoning By-law 10245 to rezone lands from Residential Second Density (R2-3) and Highway Commercial (C3-1) to Highway Commercial (C3-59) with special provisions to reduce the front yard setback to 7.5 metres and Iso permit uses listed under the Non-Retail Commercial (C5) Zone.	PP-2019-51 PP-2019-58	2019-163	Jul 3/19	Jul 12/19	Aug 6/19 Sept 3/19	Y	Sep 9/19	Y	68 Days	Sep 11/19	Oct 1/19		
B-77-1087	Applicant/Owner: John Royle Agent: Keith Watson, OLS	18 St. Paul Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands from Residential Second Density (R2-1) to Residential Third Density (R3-2) to permit a semi-detached dwelling with reduced yard setbacks.	PP-2019-55		Jul 5/19	Aug 9/19	Sept 3/19		Staff waiting for Health & Safety By-law before making a recommendation						
B-77-1088	Applicant/Owner: Pentecostals of Quinte Agent: RBJ Concepts Inc.	490 Dundas Street West Zoning By-law amendment to Zoning By-law 2076-80 to rezone lands to add dwelling units as a permitted accessory use to the Highway Commercial (CH-11) Zone.	PP-2019-56 PP-2019-64		Jul 30/19	Aug 9/19	Sept 3/19 Oct 7/19								
B-77-1089	Applicant/Owner: David Putman and Beth Putman Agent: Keith Watson, OLS	41 Casey Road Zoning By-law amendment to Zoning By-law 3014 to rezone a portion of lands from Prime Agricultural (PA) Zone to Rural Residential (RR) Zone as a condition of Consent Applications B13/19 and B14/19	PP-2019-65		Aug 28/19	Sep 13/19	Oct 7/19								
B-77-1090	Applicant/Owner: Jane Ann Bouma Agent: N/A	5027 Old Highway #2 Zoning By-law amendment to Zoning By-law 3014 to rezone subject lands from Prime Agricultural (PA) Zone and Hazard (H) Zone to Rural Residential (RR) Zone as a condition of Consent Application B19/19 and B20/19	PP-2019-66		Sep 3/19	Sep 13/19	Oct 7/19								

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B-77-1091	Applicant: Adam Holgate Owner: Holgate Tire & Battery (John Holgate)	209 Cannifton Road North Zoning By-law amendment to Zoning By-law 3014 to extend a temporary use by-law to permit the two existing storage containers for a period of two years	PP-2019-67		Sep 4/19	Sept 13/19	Oct 7/19							
B-77-1092 and B-50-3-28	Applicant: GCL Developments Ltd. Owner: Belleville Community Developments Ltd.. Agent: RFA Planning Consultant	656, 660, 664 & 670 Sidney Street Requesting the subject lands be re-designated from "Commercial" to "Residential" in the Official Plan and to amend Zoning By-law 10245 to rezone subject lands from Restricted Industrial Zone (M1) and Highway Commercial Zone (C3-h) to Residential Seventh Density Zone (R7) with special provisions to permit four apartment buildings with a total of 96 dwelling units	PP-2019-68		Sept 4/19	Sept 13/19	Oct 7/19							