



# Planning Justification Report

60 Millennium Parkway,  
Part Lot 24 and 25,

Registered Plan 22, Thurlow  
City of Belleville

Prepared For vanMeer Limited  
on behalf of Millennium Parkway Holdings Inc.

June 14, 2024



This Planning Justification Report has been prepared in support of a **Minor Variance** application affecting the subject lands, known legally as:  
**60 Millennium Parkway, City of Belleville**

EcoVue Project No: 24-2728



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# 1.0 Background

The following Planning Justification Report (PJR) is being submitted in support of an application for a minor variance affecting the subject lands, known legally as 60 Millennium Parkway, City of Belleville (**Figure 1 – Site Location**). The property owner intends to divide the property into two (2) lots and redevelop the north lot with a larger building.

A consent is required to divide the property and a minor variance is required because the reduced frontage of the south lot on Millennium Parkway will not meet the zoning requirements. This report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the proposed variance for the subject land is consistent with, and conforms to, the applicable Provincial and local land use planning documents.

## 1.1 Description of Subject Property and Surrounding Lands

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The subject property is located at 60 Millennium Parkway, a municipal road in a mainly commercial area of the City of Belleville, north of Highway 401. The total lot area of the property is approximately 1.238 hectares with approximately 78.1 metres of frontage on Millennium Parkway. The surrounding lands are comprised of commercial areas to the north, Highway 401 immediately to the south, and additional commercial uses south of the highway. Residential development is located approximately 280 metres to the north and to the northwest are mainly rural lands.

Immediately east of the property there is an existing stormwater management facility and drainage course.

The property currently contains two (2) one storey commercial buildings and associated parking areas which are each used for separate automobile dealerships. The buildings are oriented in a north/south direction so that the southerly building is behind the northerly building. The frontage on Millennium Parkway is adjacent to the northerly building.

## 1.2 Proposed Development

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The proposed consent will separate the northern building and associated parking from the southern building and its parking area (See Figure 2). The proposed severed parcel contains the northern building and has an area of approximately 6,096 square metres with 69.3 metres of frontage on Millennium Parkway. The proposed retained parcel contains the southern building and has an area of approximately 6,280 square metres with 8.8 metres of frontage on Millennium Parkway.

The proposed variance application is to permit reduced frontage of the retained parcel. This parcel will have 8.8 metres of frontage on Millennium Parkway, whereas the requirement in the City of Belleville Consolidated Zoning By-law No. 2024-100 is a minimum of 30 metres of frontage.

Access to both buildings is currently through a driveway located at the western boundary of the property. This access will be maintained after the properties are separated. The frontage of the retained parcel on Millennium Parkway is located in the area of the driveway.

After the property is separated, the intent is to continue to use both parcels for automobile dealerships. The building on the proposed severed parcel will be replaced by a larger structure. There are no plans to replace the building on the retained parcel.

### 1.3 Official Plan Designation and Zoning

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The subject property is designated Commercial in Schedule B to the City of Belleville Official Plan (See Figure 3). The Commercial designation is intended to recognize and encourage the concentration of commercial uses in the City. The Commercial designation permits the existing and proposed use of the land for automobile dealerships.

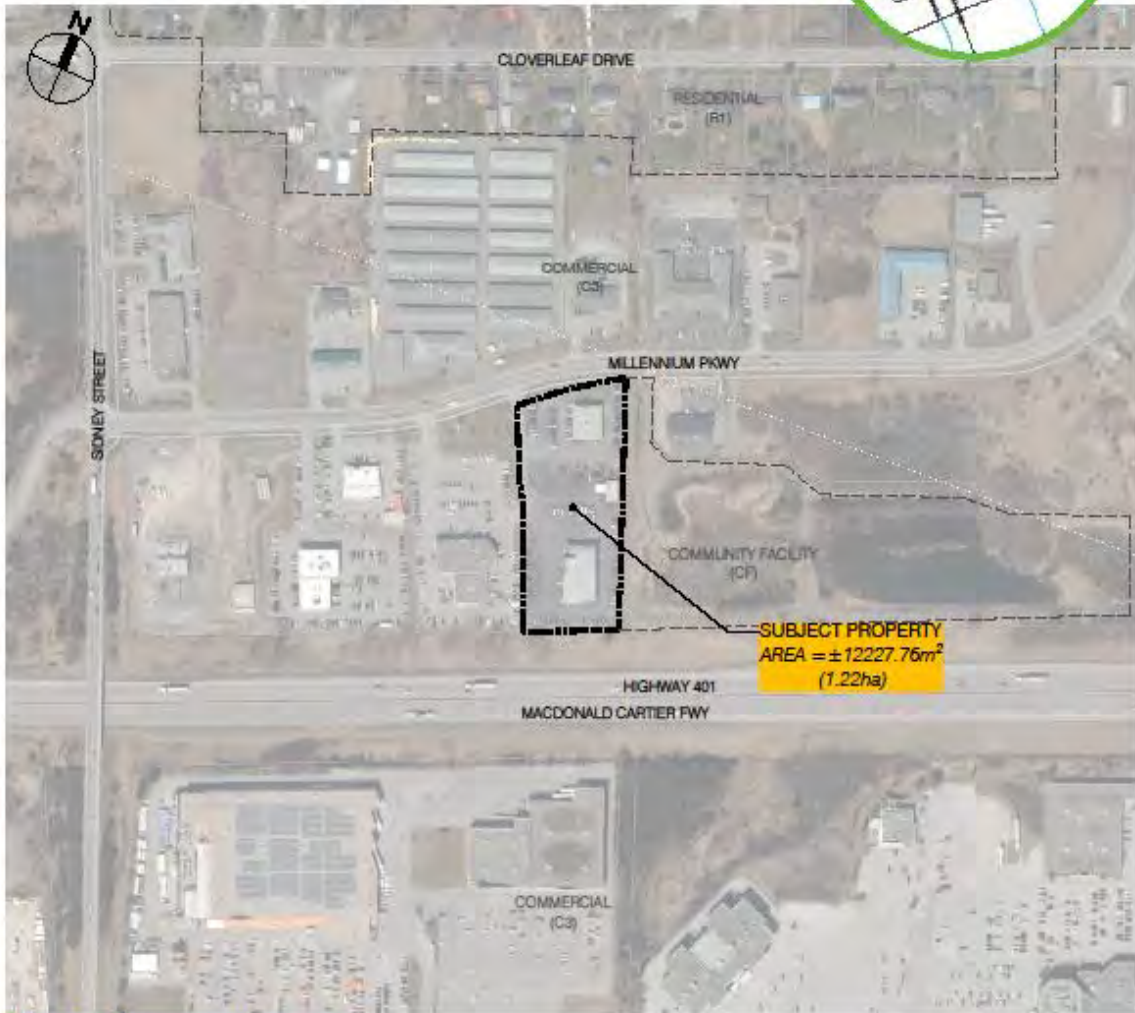
The property is zoned Regional Commercial, C-3, in the City of Belleville Consolidated Zoning By-law No. 2024-100 (See Figure 4). A broad range of commercial uses is permitted in the C-3 zone. Motor vehicle dealerships are one of the permitted uses.

The proposal will not require any change in land use or in the Official Plan designation. The proposed severed and retained parcels conform to the requirements of By-law No. 2024-100 with the exception of the proposed lot frontage of the retained parcel. The proposed frontage is 8.8 metres, whereas the frontage requirement for the C-3 zone is 30 metres. An application for a minor variance has been submitted to obtain relief from the By-law's frontage requirement for the retained parcel.

The application for the consent and variance were considered through a pre-consultation with the City on April 22, 2024. Our understanding is that sufficient planning rationale has been provided to support the consent and it does not require further justification. The remainder of this report provides a detailed explanation of how the proposed minor variance meets the four "tests" provided for under Section 45(1) of the *Planning Act*.



Figure 1 - Site Location



Boyer Volkswagen Variance  
Millennium Parkway Holdings Inc.  
60 Millennium Parkway  
Part of Lot 01  
Concession 03  
Geog. Twp. of Thurlow  
City of Belleville  
County of Hastings

Project Number: 24-2728  
Horiz. Scale: 1:4,000  
Date: June 12, 2024



Figure 2 – Consent Sketch

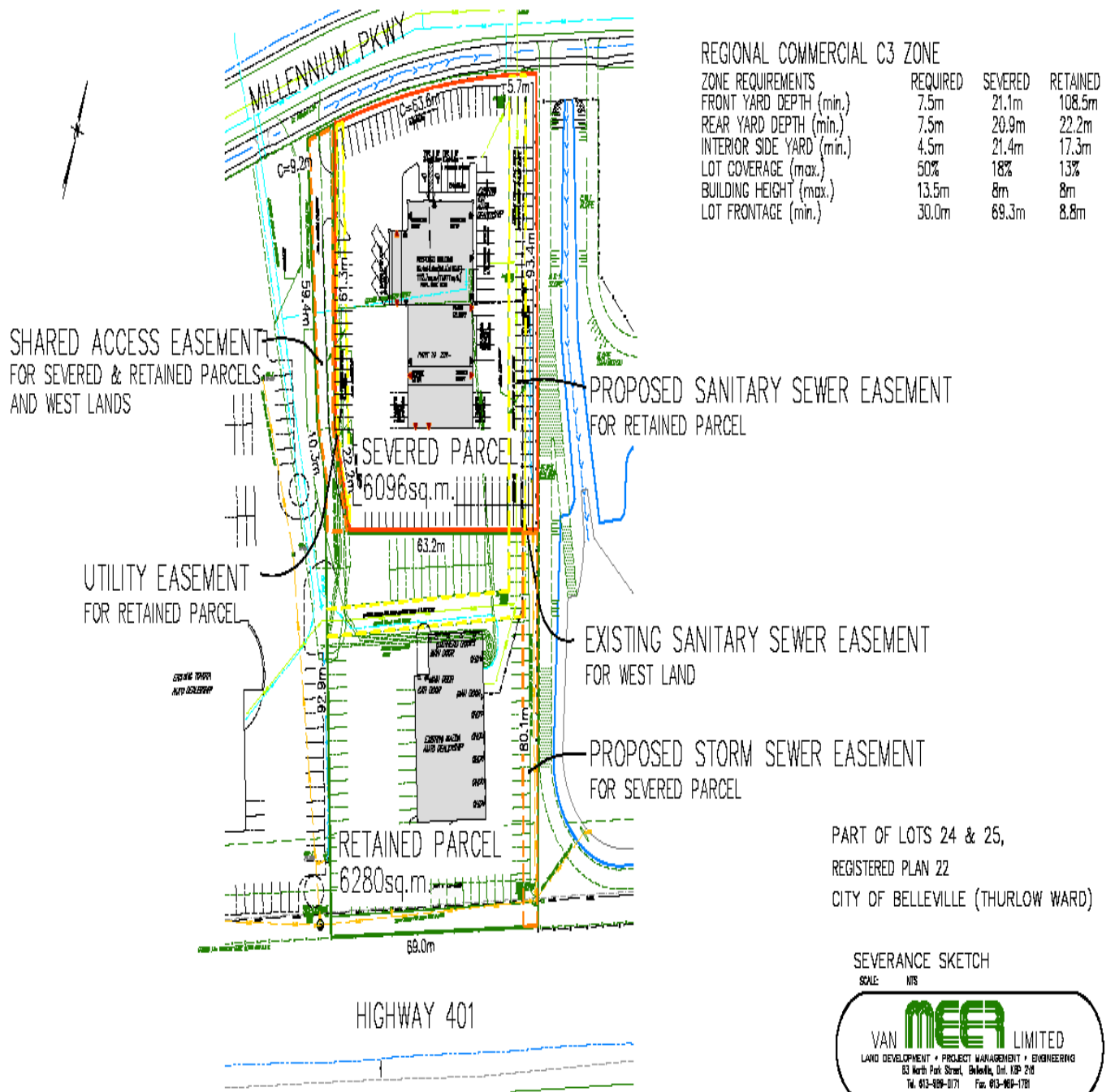
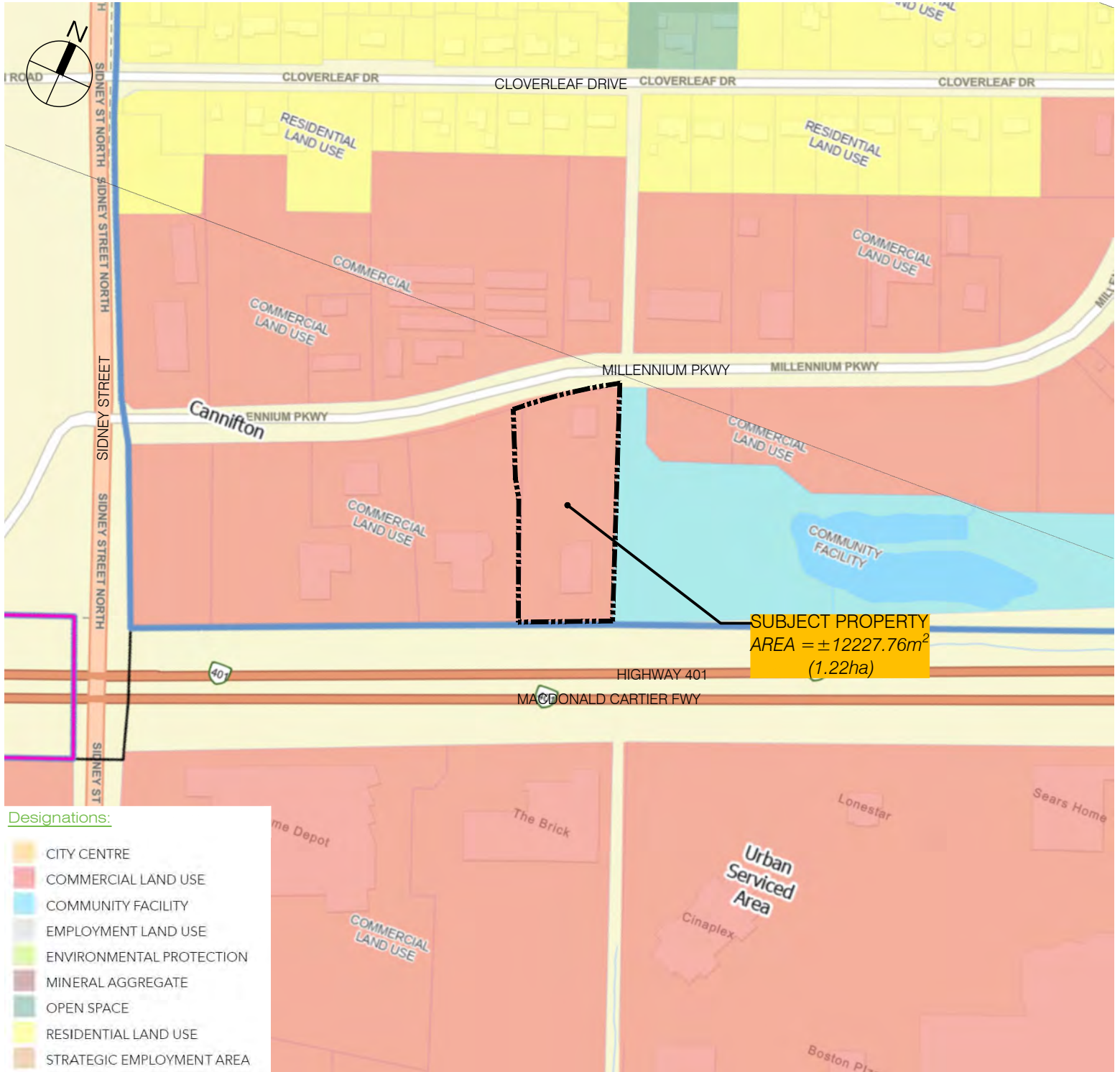


Figure 3 Official Plan Designation

# Figure 3 - City of Belleville Official Plan Schedule B (Retrieved from Belleville Online GIS)

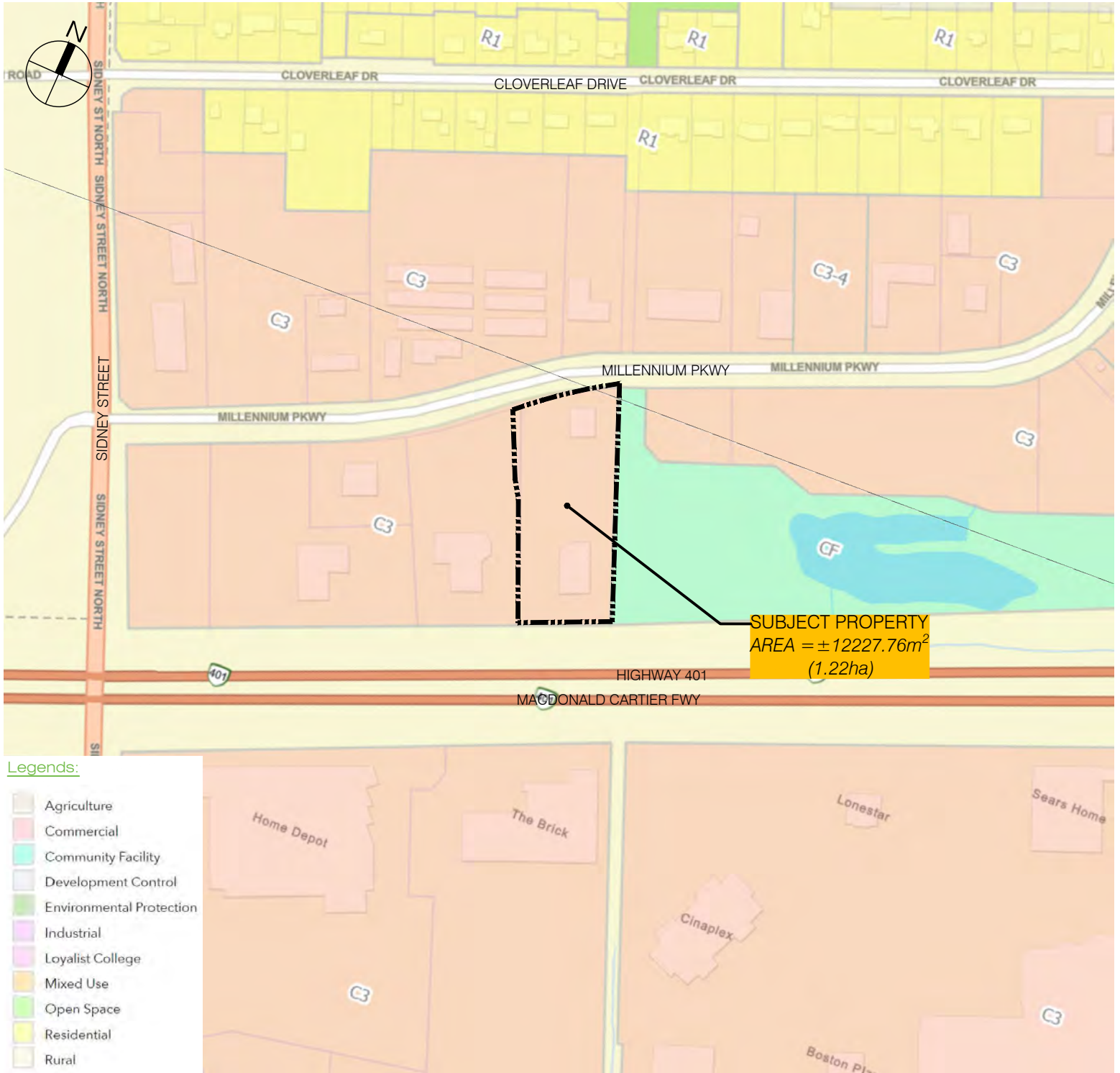


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# Figure 4 - City of Belleville Zoning Bylaw Schedule (Retrieved from Belleville Online GIS)



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# 2.0 Policy Review



Requirements for minor variance applications are found in the *Planning Act* R.S.O. 1990, c.P. 13, as amended (Act) which provides the legislative framework for municipal land use planning. The Act identifies matters of provincial interest, requires that decisions regarding applications be consistent with the Provincial Policy Statement (PPS) and conform to provincial plans, and directs planning authorities to prepare Official Plans and Zoning By-laws which provide policy direction and development standards at the municipal level.

These planning policy documents provide the fundamental elements that shape the physical and social structure of our communities. In this section of the report, the application is discussed in the context of these documents.

## 2.1 The *Planning Act*, R.S.O., 1990, c.P. 13

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All applications under the *Planning Act* (Act) must have regard for matters of provincial interest included in Section 2. (a) to (r) of the Act. Furthermore, Section 3 (5) requires planning decisions to be consistent with the Provincial Policy Statement (PPS).

The variance is not anticipated to raise issues with regard to matters of provincial interest. Consistency of the proposal with regard to the PPS is discussed in detail in Section 2.2 of this report.

In addition to the above, requirements for variances are set out in Section 45 (1) of the Act which states:

*45 (1) The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained.*

The above noted provision establishes the four tests for evaluating minor variances. They are

1. Is the variance desirable for the appropriate development or use of the land,
2. Does the variance maintain the general purpose and intent of the Official Plan,
3. Does the variance maintain the general purpose and intent of the zoning by-law,

#### 4. Is the variance minor?

As discussed in this report, the proposed variance is desirable for the use of the land. It will permit redevelopment of the proposed severed parcel and allow continuation of the existing permitted use of the lands. The variance also maintains the general intent of both the City of Belleville Official Plan and the Belleville Consolidated Zoning By-law. It is also minor since it does not represent a significant change to the use of the lands, it will permit the continued full functions of both the severed and retained parcel, and it will have little impact.

Greater detail of the way that the proposed variance meets the requirements of the four tests is provided in the remainder of this report.

## 2.2 Provincial Policy Statement

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The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020 and provides policy direction on matters of provincial interest as they are related to land use planning. All planning applications that are made after that date are subject to the provisions of the PPS. The PPS is issued by the Province under Section 3 of the Act and it is required that all decisions affecting planning matters “*shall be consistent with*” policy statements issued under the Act. Consideration has been given to the relevant provisions of the PPS with respect to the subject planning application.

### 2.2.1 MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS

Section 1.0 of the PPS contains policies designed to build strong and healthy communities in the Province of Ontario. Section 1.1.1 states in part, “[h]ealthy, 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 affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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; ...*

The proposed variance is consistent with the above policies. It will continue an efficient land use pattern which will permit the continued use of the land for commercial purposes and it is not expected to create any environmental or safety concerns.

Section 1.1.2 of the PPS requires municipalities to maintain a sufficient amount of land to accommodate a range and mix of land uses for a 25 year period, and in settlement areas requires land to be made available through intensification and redevelopment. The proposal represents a redevelopment of the property and intensification of the use which will be facilitated through the variance.

Section 1.1.3 provides policies for settlement areas. In Section 1.1.3.1 and 1.1.3.2, the PPS states that settlement areas are to be the focus of growth and development and that land use patterns in settlement areas are to be based on a range of uses and opportunities for intensification and redevelopment. The subject property is within the settlement area and the variance will facilitate the continuation of permitted use and the redevelopment of the property. Redevelopment is also encouraged through Section 1.1.3.4., 1.1.3.5 and 1.1.3.7.

In view of the above, our opinion is that the proposed variance is consistent with the applicable policies in Section 1.1.1, 1.1.2 and 1.1.3 of the PPS.

Section 1.3.2 includes policies for employment areas. While the subject property is not designated as an employment area it will provide employment opportunities through the businesses located on the property. The proposed variance will facilitate this use.

Regarding other sections of the PPS, the intent is for the proposed development to make use of existing infrastructure.

In addition, the proposal is not expected to cause significant impacts on natural heritage features. An existing stormwater facility and drainage course is located to the east of the subject property. No negative impact is expected to result from the proposal on this feature and approval from the Quinte Conservation Authority will be obtained if work is undertaken in the vicinity.

The remainder of the PPS is not directly applicable to the proposal. Based upon the above factors, our opinion is that the proposed variance is consistent with the PPS.

## 2.3 City of Belleville Official Plan

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As stated earlier, the subject property is designated Commercial in the CBOP. The Commercial designation permits the existing use of the property which will continue after the application is approved.



### 2.3.1 VISION

Section 2.1 of the CBOP includes a vision statement which says in part,

*The Municipality shall strive to create a balance of economic, social, cultural and natural environments for the development of a sustainable well-planned, financially sound community that values its natural and cultural heritage and offers opportunities for its residents to prosper.*

The proposed variance will assist in achieving this vision by continuing and improving an economic opportunity which will contribute to a financially sound community.

Interpretation of the Vision Statement is provided in Section 2.2. Section 2.2.1 refers to building on the City's primary strength, diversity, through a mix of small and large commercial and industrial business and employment opportunities. The proposed variance will contribute to this objective by facilitating the continuation and expansion of a commercial use.

Section 2.2.3 of the CBOP requires dealing with the City's growth pressure in part through intensification and redevelopment. Section 2.2.4 of the CBOP also encourages intensification and redevelopment. The proposed variance will assist in redevelopment of the subject property which will provide for a more intense commercial use.

Section 2.2. 5 states that employment opportunities should be provided in part by providing commercial uses in designated areas. The proposed variance will assist in allowing the continuation of the commercial use in an area designated Commercial in the CBOP.

Through Section 2.2.8 the CBOP encourages the expansion and diversification of the City's commercial services sector. The proposed variance will result in expansion of the commercial use on the severed parcel.

The remainder of the provisions in Section 2.2 are not directly relevant to the proposal. Based upon the above factors, our opinion is that the proposed variance conforms to Section 2.1 and 2.2 of the CBOP.

### 2.3.2 LAND USE POLICIES

The Land Use policies are contained in Section 3 of the CBOP. The essential intent of the CBOP as stated in this Section is as follows:

*The intent of this Plan is to provide for the orderly development of the City within the framework of the Vision Statement. This Plan serves to direct development in such a manner that adjacent land uses are*

*complementary and that activities which are not compatible or which demonstrate conflicting requirements are either separated or the impacts appropriately mitigated.*

The plan sets out land uses as stated above, so that they are complementary and do not conflict with other uses in the vicinity. The proposed development will not change land uses on the subject property, but will provide for continuation and some intensification of the existing commercial use. The subject property is mainly surrounded by other commercial uses with the stormwater facility and drainage course located to the east. Highway 401 abuts the subject property to the south. There should be no compatibility issues with the land uses surrounding the subject property.

#### 2.3.2.1 COMMERCIAL LAND USE

Section 3.9 includes policies for the Commercial land use designation. The purpose of the Commercial designation as stated in this section is to recognize and encourage the concentration of commercial uses into nodes or areas of commercial activity. The subject property is within one of these areas of concentration which extends on both sides of Highway 401 and along Highway 62.

Section 3.9.1 (a) states the following:

- a) Commercial development is dependent upon vehicular access. Points of ingress and egress should be established to ensure safe movement of:*
- *vehicular traffic on the public street;*
  - *vehicular traffic on the subject and adjoining lands;*
  - *and pedestrian and cyclist traffic along the street.*

*Further, commercial development should have sufficient parking on-site to meet the needs of customers and staff.*

The proposal provides for appropriate access and egress to both the retained and severed parcels and for safe vehicular movement on the property. The reduced frontage of the retained parcel will be used for access purposes along with an easement over a portion of the western frontage of the severed parcel.

The points of access and egress to the property have already been established for the existing commercial use and are not intended to change as a result of the proposal. Safe access and egress is currently available. The access is also used by another automobile dealership located immediately to the west which will continue after the subject application is approved. Easements are proposed to permit use of the access by the three parties.

Section 3.9.1 (b) includes policies for location of storage areas, providing appropriate landscaping and lighting, for the location of loading, service and parking areas, and to provide for safe pedestrian access and circulation. The proposed development will comply with all of these requirements which will be implemented through the site plan process.

Section 3.9.1 (b) (v) states the following:

*Where two commercial lands share an adjoining lot line, the municipality may require an easement between the two commercial land uses as a condition of development approval to improve circulation where street access is limited.*

The intent of the proposal is to include an easement for the subject and retained parcels and for the property to the west over the entrance to Millennium Parkway. The easement will allow the access to be used by the three properties.

Section 3.9.1 (c) provides requirements for developments adjacent to Highway 401 and requires a high standard of urban design for the side of the property facing the highway. The proposed variance is not expected to affect the side of the property adjacent to Highway 401, but there will be compliance with this policy as may be required.

Section 3.9.5 sets out policies for the North Front/Highway 62 Corridor. While the subject property does not front on Highway 62 it is contiguous with the commercial area that fronts on Highway 62. The uses on the subject property are consistent with the intended uses in the Corridor area stated in Section 3.9.5 (b). The proposed variance will not result in a change in use of the subject property, but will assist intensification of the use of the severed parcel.

The proposed variance will not result in conflict with any other of the commercial land use policies in Section 3.9 of the CBOP. Our opinion is that the proposed variance conforms to the Land Use policies of the CBOP.

### 2.3.3 SERVICING AND UTILITIES

Section 5.0 of the CBOP includes policies for servicing and utilities. The subject property is serviced by municipal sewer and water.

Section 5.2 (a) states:

*All new development must 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 parcels created through the consent will both comply with this policy. The proposed variance will permit the reduced frontage of the retained parcel. However, it will still have frontage and direct access to Millennium Parkway.

Section 5.6 includes policies for stormwater management. The proposed variance facilitates the development of the severed parcel. Any requirements for stormwater management will be implemented.

The remainder of the policies in this section are not directly relevant to the proposal. Based upon the above, our opinion is that the proposed variance conforms to the applicable policies in Section 5.0 of the CBOP.

#### 2.3.4 TRANSPORTATION

Section 6 of the CBOP provides transportation policies.

Through Section 6.1.1 requirements are identified for development in the vicinity of provincial highways. These apply to the site because of proximity with Highway 401, but the proposed variance is not expected to raise any issues due to proximity with the Highway. The proposal will comply with the applicable requirements in this section.

Section 6.1.2 (b) states that direct access to municipal roads will only be permitted where traffic can be accommodated in a safe manner. The proposed variance will facilitate the continued commercial use of the subject property which already has direct access to Millennium Parkway. The functioning of the access to Millennium Parkway is not expected to change significantly as a result of the proposal.

Section 6.3 includes policies for parking and loading facilities. The existing parking areas which are located around the perimeter of the automobile dealership buildings will largely be maintained. All parking requirements of the City will be met. These matters will be dealt with through site plan approval as may be required.

### 2.3.5 OTHER POLICIES

Most of the remaining policies in the CBOP are not directly applicable to the proposal.

The policies in Section 7.6 regarding Urban Design section will be implemented as appropriate through the site plan approval process. Also, the proposal will comply with the policies in Section 8.2 regarding site plan control as they may be applicable.

As stated earlier in this report, one of the tests for minor variances under Section 45 (1) of the Act is that they maintain the general purpose and intent of the Official Plan. Based upon the above considerations and in view of the intent of the CBOP as stated in Section 2.1 regarding the vision and Section 3 regarding land uses, our opinion is that the proposed variance for reduced lot frontage of the retained parcel maintains the purpose and intent of the CBOP.

## 2.4 Zoning By-Law No. 2024-100

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The City of Belleville Consolidated Zoning By-law No.2024-100 (CBZB) provides standards for the development of properties in accordance with the land use designations identified in the CBOP.

The subject property is zoned Regional Commercial (C-3) in the CBZB. Table 4-1 of the CBZB lists the permitted uses in all commercial zones.

A variety of uses are listed in Table 4-1 for the C-3 zone which include motor vehicle dealership, motor vehicle body shop, motor vehicle filling station, motor vehicle repair garage and motor vehicle washing establishment. These are all permitted uses which may take place on the retained and severed parcels. Therefore, the existing and proposed use of the retained and severed parcels is permitted in the CBZB.

Table 4-4 of the CBZB provides Zoning standards for the C3 zone. The only standard which is not met by either the retained or severed parcel is the standard for frontage of the retained parcel.

The required frontage is 30 m. in the C-3 zone, whereas frontage of 8.8 m will be provided.

The purpose of the frontage requirement is mainly to provide for safe road access, provide a suitable area for commercial use, and allow for exposure and separation of commercial properties. While the proposed frontage is considerably less than the CBZB standard, these functions will be maintained.

Access to the retained parcel is essentially remaining unchanged through the proposal. It can be appropriately provided through the 8.8 m. wide frontage in conjunction with easements over adjacent

lands. The automobile dealership on the proposed retained parcel has been functioning behind the other dealership and has been using the access at the western boundary which includes the area of the proposed 8.8 m. frontage for the retained parcel.

While the retained parcel will have reduced frontage on Millennium Parkway it will have approximately 69 metres of frontage on Highway 401. Access is not available to Highway 401, but the frontage will provide exposure for the commercial operation.

Therefore, based upon the above, our opinion is that the proposed variance is appropriate.

The CBZB includes General Provisions in Section 15. The proposal complies with all of these provisions. A zoning matrix which lists the relevant standards and identifies the compliance of the proposal is provided in Appendix A.

Section 17 of the CBZB includes parking requirements. The standards for non residential off street parking facilities are identified in Table 17-2 of the CBZB. The proposal will meet the parking requirement in the CBZB and provide additional parking for vehicle display. A breakdown of the parking requirement is provided in the zoning matrix.

As noted above, the proposal maintains most By-law standards. The proposal essentially maintains the existing condition of the retained parcel. The general intent of the CBZB to provide suitable access and exposure for commercial uses will be maintained. The automobile dealership on the retained parcel should have sufficient area and exposure and the reduction in frontage is not expected to compromise the commercial use.

Based upon the above factors our opinion is that the proposed variance maintains the general purpose and intent of the CBZB.

## 2.5 Summary of Planning Opinion

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Based upon the above factors, our opinion is that the proposed variance meets the four tests under Section 45 (1) of the Act.

As discussed in this report the proposed variance maintains the general purpose and intent of the Official Plan. It will permit the continued permitted commercial use of the property and will facilitate redevelopment of the severed parcel and intensification of the use.

The proposed variance will maintain the general purpose and intent of the Zoning By-law. The variance will provide sufficient frontage for continued use of the access to the property. The intent of requiring road frontage will not be compromised by the reduction in the standard for the retained parcel. The commercial use of the retained parcel should not be compromised.

The proposed variance is desirable for the appropriate use of the property. It will facilitate the continued commercial use and permit the redevelopment and intensification of the use of the severed parcel.

Furthermore, the proposed variance is minor. The test of minor includes both consideration of the magnitude of the variance and its impact. While the degree of the variance is considerable, the effect of it will be to essentially maintain the existing condition with regard to access to the retained parcel. No negative impacts of the proposed variance are anticipated. The variance will result in positive impact by facilitating the redevelopment and intensification of use of the severed parcel which is consistent with the direction in the PPS and the CBOP. Therefore, our opinion is that the proposed variance is minor.

In consideration of the above, our opinion is that the proposed variance meets the four tests under Section 45 (1) of the Act.



# 3.0 Summary



This planning report describes the proposed minor variance associated with an application for consent for the property at 60 Millennium Parkway, Belleville. The consent will divide an existing commercial parcel in two and the variance will provide for the continued commercial use of the lands and redevelopment and intensification of the use on the severed parcel.

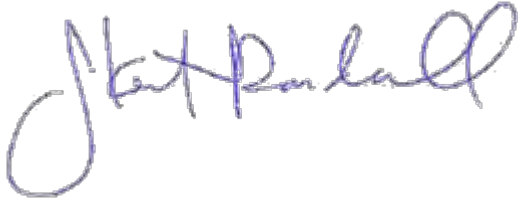
We have reviewed the variance application in relation to the requirements under the Act, the PPS, the City of Belleville Official Plan (CBOP), and the City of Belleville Consolidated Zoning By-law No 2024-100 (CBZB).

Based on the foregoing, it is our opinion that:

- The proposed variance is consistent with the applicable policies of the Provincial Policy Statement, 2020.
- The proposed variance conforms to the applicable policies of the City of Belleville Official Plan.
- The proposed variance meets the general purpose and intent of the CBZB.
- The proposed variance is desirable for the appropriate use of the property,
- The proposed variance is minor.
- The proposed variance represents good planning and is in the public interest.
- The application for the minor variance should be approved.

Respectfully submitted,

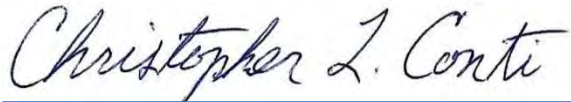
ECOVUE CONSULTING SERVICES INC.



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J. Kent Randall B.E.S., MCIP, RPP

Principal Planner



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Chris Conti, M.E.S.

Senior Planner

# 4.0 Appendices



# 4.1 Appendix A: Zoning Matrix

(Prepared by vanMeer Limited)

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**ZONING MATRIX - Voyer Volkswagen, 60 Millennium Parkway, Belleville**

**Regional Commercial - C3 Zone**

**Planning Rationale**

	Severed Parcel	Retained Parcel	
Building Area			
Sales	364.1 m <sup>2</sup>	203.0 m <sup>2</sup>	
Service Bays	457.8 m <sup>2</sup>	378.1 m <sup>2</sup>	
Other	1,110.1 m <sup>2</sup>	237.6 m <sup>2</sup>	
Gross	1,932.0 m <sup>2</sup>	818.7 m <sup>2</sup>	
Service Bays	10	9	
<b>Provisions</b>			
Permitted Uses	<b>Consolidated Zoning By-Law 2024-100</b> Motor vehicle body shop, Motor vehicle dealership, Motor vehicle fuelling station, Motor vehicle repair garage, Motor vehicle washing establishment		
Lot Frontage (min)	69.3 m	8.8 m	All permitted uses with the Zoning By-Law are proposed to be retained  A reduced frontage is being requested for the retained parcel
Lot Area (min)	6,096 m <sup>2</sup>	6,280 m <sup>2</sup>	Minimum Lot Area is not a requirement
Front Yard Depth (min)	21.1 m	108.5 m	The Front Yard Depth Exceeds minimum requirement
Rear Yard Depth (min)	20.9 m	22.2m	Minimum Requirement being Exceeded
Interior Side Yard Width (min)	21.4 m	17.3 m	Minimum Requirement being Exceeded
Maximum Height	18.3 m	29.0 m	Minimum Requirement being Exceeded
Lot Coverage (max)	8 m	8 m	Less than Maximum Allowed
Landscape Open Space (min)	18%	13%	Less than Maximum Allowed

## ZONING MATRIX - Voyer Volkswagen, 60 Millennium Parkway, Belleville

### Regional Commercial - C3 Zone

### Planning Rationale

	Severed Parcel	Retained Parcel	Planning Rationale
Parking Requirements (min)	7.3	4.06	
2.0 per 100.0 m <sup>2</sup> of gross floor area of sales/showroom areas plus:			
1.0 per 100.0 m <sup>2</sup> of other area, plus	11.1	2.376	
2.0 per service bay	20	18	
Total	35	25	Being Provided
Vehicle Display Parking	109	73	Being Provided
Parking Dimensions (min)			
Drive Aisle Dimensions (min)	2.4 m by 6.0 m	2.7 m by 6.0 m	
Driveway width (min)	7.0 m	6.7 m	
Driveway width (max)	3.0 m		
9.0 m	7 m		Being Provided
Where parking is in any front yard, the parking area shall be separated from any adjacent street line by a minimum 1.5 metre wide landscaped area and such area shall include a curb or similar barrier, except for a driveway or driveways	Being Provided	Being Provided	Being Provided
Accessible Parking			
Where number of parking spaces is between 13 to 100 parking spaces	2	2	
Where an even number of accessible spaces is required	Being Provided	Being Provided	Being Provided
Where an odd number of accessible spaces is required	N/A	N/A	N/A
Where only one accessible space is required	N/A	N/A	N/A
Loading Zone Requirements			
Between 415 m <sup>2</sup> to 2,300 m <sup>2</sup>	1	1	Being Provided
Loading Zone Dimensions (min)	Being Provided	Being Provided	Being Provided
12.0 m long by 3.6 m wide with a vertical clearance of not less than 4.5 m			
Bicycle Parking			
All Other non-residential uses	2	1	Being Provided
1.0 per 1,500.0 m <sup>2</sup> of gross floor area			

## ZONING MATRIX - Voyer Volkswagen, 60 Millennium Parkway, Belleville

### Regional Commercial - C3 Zone

Car Sharing Provision (min)  
Permitted in C3 Zone

May occupy up to three required parking spaces, but shall not occupy more than 50% of the required parking spaces nor shall they occupy any accessible parking space.  
For every car-sharing space provided, the parking requirement may be reduced by three (3) spaces, however the requirement for accessible parking spaces is not reduced.

### Overlay Zones

Intake Protection Zone - IPZ  
Wellhead Protection Area - WHPA  
Environmental Constraints - EC  
Railway Influence - RI  
Downtown - DT  
Mature Areas - MA  
Accessory Buildings or Structures  
Adequate Servicing

Public water supply and sanitary sewage disposal systems with adequate capacity

Frontage on Public Street  
Exterior Side Yard Requirement  
Commercial Lot Occupancy

More than one main commercial building may be constructed on a lot in a C3 or C6 Zone provided that:

The minimum lot frontage of a lot in a C3 Zone is 52.5 metres

The minimum distance between main commercial buildings in a C3 Zone is 7.5 metres

	Severed Parcel	Retained Parcel	Planning Rationale
	N/A	N/A	N/A
	N/A	N/A	N/A
	N/A	N/A	N/A
	N/A	N/A	N/A
	N/A	N/A	N/A
	N/A	N/A	N/A
	N/A	N/A	N/A
	N/A	N/A	N/A
	N/A	N/A	N/A
	Available	Available	Public Services Available
	Being Provided	Being Provided	Being Provided
	N/A	N/A	N/A
	43.7 m	43.7 m	Existing Frontage Lot Line is 78.79 m. Splitting down centre will not achieve the minimum required Buildings Proposed to be On Separate Parcels



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