



# City of Belleville

**Engineering & Development Services Department**

Approvals Section

Telephone: 613-967-3288

Fax: 613-967-3262

## **Notice of Decision for Amendment No. 5 to the Official Plan for The Corporation of the City of Belleville**

File Number: PLOZA20240009

84 Cannifton Road North, City of Belleville, County of Hastings

Date of Decision: June 10, 2024

Date of Notice: June 12, 2024

Last Date to File an Appeal: July 2, 2024

The Council of The Corporation of the City of Belleville made a decision to approve all of Amendment No. 5 to the Official Plan for the City of Belleville by adopting By-law Number 2024-124 at the Meeting held on the 10<sup>th</sup> day of June 2024.

### **Purpose and effect of Official Plan amendment:**

The purpose of the Official Plan Amendment is to redesignate the subject land from "Commercial Land Use" to "Residential Land Use" to permit development of nine (9) new residential lots containing three (3) one-unit detached dwellings and six (6) one-unit semi-detached dwellings.

Belleville Municipal Council considered all relevant submissions, reports from Planning Staff, and all other relevant background information surrounding the subject matter prior to making its decision. Based on all information available, Belleville Municipal Council approved the Official Plan Amendment.

### **When and how to file an appeal:**

Any appeal to the Ontario Land Tribunal (OLT) must be filed with the City Clerk no later than twenty (20) days from the date of this Notice as shown above. The last date for filing an appeal is as shown above.

The appeal should be sent to the attention of the City Clerk, City Hall, 169 Front Street, Belleville, Ontario, K8N 2Y8 and it must:

- (1) Set out the specific part of the proposed Official Plan Amendment to which the appeal applies,
- (2) Set out the reason(s) for the request for the appeal, and
- (3) Be accompanied by the fee prescribed by the Tribunal and the fee to be payable by certified cheque to the Minister of Finance. Who can file an appeal:

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

### **When the decision is final:**

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

### **Other related applications:**

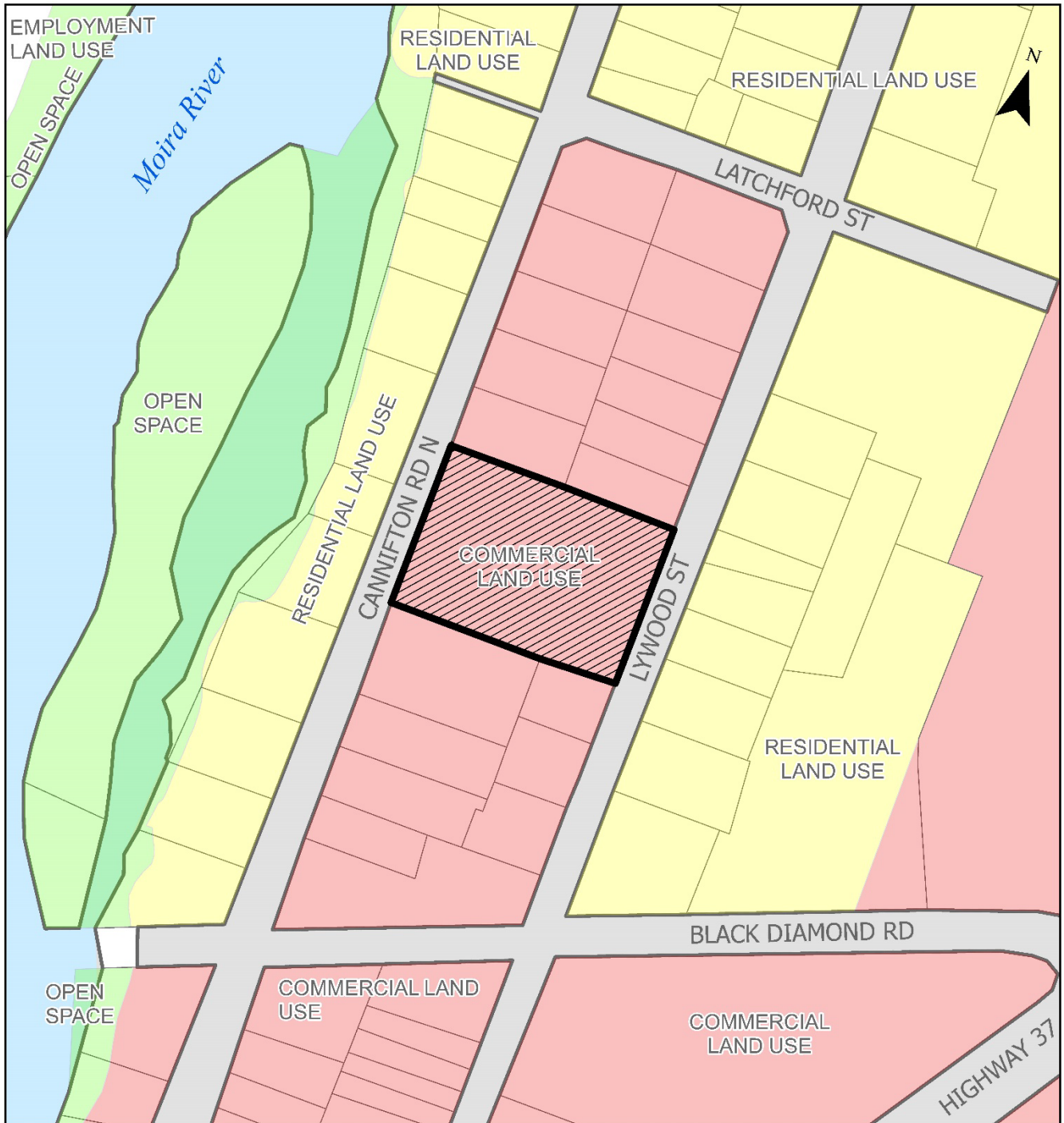
The Council of The Corporation of the City of Belleville passed By-law Number 2024-125 (File No. B-77-1208) to amend Zoning By-Law Number 2024-100, as amended, to implement Official Plan Amendment No. 5.

### **Additional information:**

Additional information about the application is available for public inspection during regular office hours at the Planning Section, Engineering & Development Services Department, 2nd Floor, City Hall, 169 Front Street, Belleville, Ontario, K8N 2Y8. Telephone (613) 967-3288, TTY: (613)967-3768 or by FAX (613) 967-3262.

### **Mailing address for filing a notice of appeal:**


City Clerk, City Hall, 169 Front Street, Belleville, Ontario, K8N 2Y8  
Submit Notice of Appeal to the attention of the City Clerk.



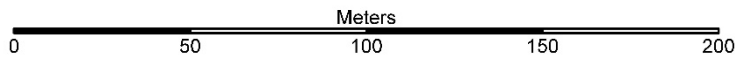
**OFFICIAL PLAN MAP**

APPENDIX 1 2024-124  
TO BY-LAW

LOCATION: 84 CANNIFTON ROAD NORTH

 SUBJECT LANDS

 OFFICIAL PLAN AMENDMENT FROM COMMERCIAL LAND USE TO RESIDENTIAL LAND USE







# City of Belleville

## Engineering & Development Services Department

Approvals Section

Telephone: 613-967-3288

Fax: 613-967-3262

## Notice of the Passing of a Zoning By-Law by The Corporation of the City of Belleville

File Number: B-77-1208

Application for proposed amendment to Zoning By-law Number 2024-100, as amended – 84 Cannifton Road North, City of Belleville, County of Hastings.

Owner: 2267178 Ontario Inc.

Applicant/Agent: RFA Planning Consultant Inc.

---

**Take notice** that the Council of The Corporation of the City of Belleville passed By-law Number **2024-125** on the **10<sup>th</sup>** day of **June, 2024**, under Section 34 of the Planning Act, R.S.O. 1990.

**And take notice** that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-Law by filing with the Clerk of The Corporation of the City of Belleville not later than the **2<sup>nd</sup>** day of **July, 2024**, a Notice of Appeal setting out the objection to the By-Law and the reasons in support of the objection. Said Notice of Appeal to include an Appeal fee made payable to the Minister of Finance by certified cheque or money order.

**And further take notice** that only individuals, corporations and public bodies may Appeal a Zoning By-Law to the Ontario Land Tribunal (OLT). A Notice of Appeal may not be filed by an unincorporated association or group, however, a Notice of Appeal may be filed in the name of an individual, who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a Public Meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party. If you wish to file an Appeal, you must complete and submit the 'Appellant Form' which can be downloaded from the Ontario Land Tribunal's website at <https://olt.gov.on.ca/appeals-process/forms/> or can be obtained from the Engineering & Development Services Department at Belleville City Hall.

An explanation of the purpose and effect of the By-Law describing the lands to which the By-Law applies and a key map showing the location of the lands to which the By-Law applies, are attached. The complete By-Law is available for inspection in the City Clerk's Office, City Hall, during regular office hours.

Dated at the City of Belleville this **12<sup>th</sup>** day of **June, 2024**.

Matt MacDonald, City Clerk

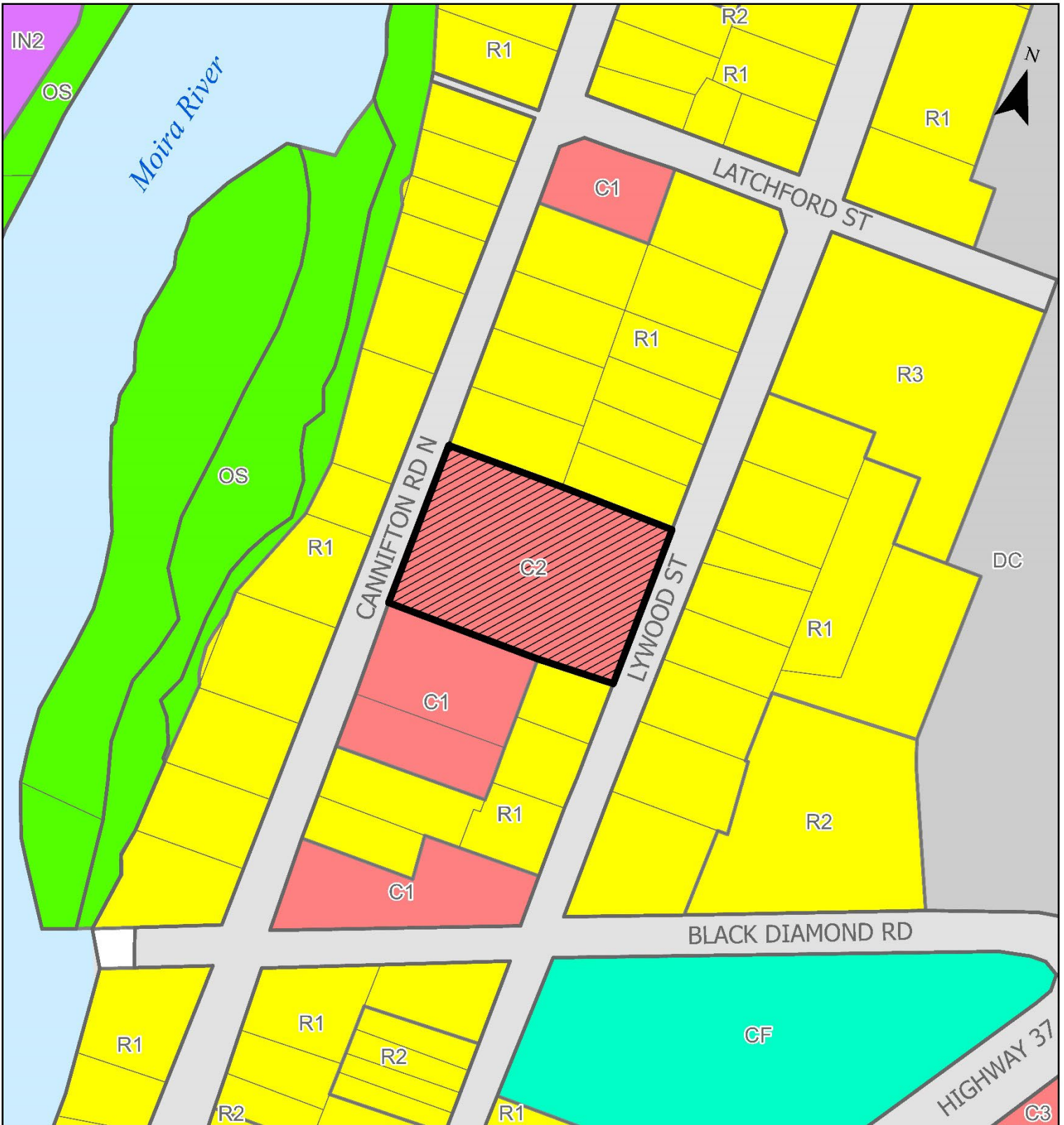
## **Statement of Purpose and Effect of By-law Number 2024-125**

The purpose of By-law Number 2024-125 is to amend Zoning By-law Number 2024-100, as amended, as it affects the lands municipally known as 84 Cannifton Road North, City of Belleville, County of Hastings, by rezoning the land from Community Commercial (C2) Zone to Residential Type 2 (R2) Zone.

The effect of By-law Number 2024-125 is to facilitate the development of three (3) one-unit detached dwellings and six (6) one-unit semi-detached dwellings on a total of nine (9) new residential lots. An existing two-unit dwelling is proposed to remain on the remaining lot.

Belleville Municipal Council considered public correspondence provided by one (1) member of the public at the statutory public meeting. A detailed response to the public correspondence was included in the report from Planning Staff. The report from Planning Staff was presented to the Planning Advisory Committee, prior to the approval of the proposed amendment.

Based on all information available, Belleville Municipal Council approved the Zoning By-law Amendment, as described above.




# ZONING MAP

APPENDIX 1  
TO BY-LAW 2024-125

LOCATION: 84 CANNIFTON ROAD NORTH

 SUBJECT LANDS

 REZONING FROM COMMUNITY COMMERCIAL (C2) ZONE TO RESIDENTIAL TYPE 2 (R2) ZONE

