Public Meeting
8092 Highway 62, Belleville
Proposed Gas Station, Convenience Store and an Eating Establishment

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Project Description

Project Proposal

- The subject lands is located on the east side of the Highway 62 Road, south of Old Mac Road and west of Ashley Road.

- The project proposal includes a 4 pump Gas Canopy, a Convenience Store with an eating establishment.

- The site will contain 20 parking spaces.

- The building will be of contemporary design with EIFS finishes.

- The subject lands will require Zoning Bylaw Amendment to allow for an eating establishment.
Site and Surrounding areas

- The subject lands consist of a vacant parcel of land, located on the east side of the Highway 62 Road, south of Old Mac Road and west of Ashley Road.

- The lands have an area of 0.41 ha (1.01 ac) and frontages of 61.20 m (200.78 ft) on Highway 62. The lands have a gradual slope from the southwest to the southeast, with a grade change of approximately 2 meters.

- The subject site is abutted by a hardware store on the North side and green vacant lands on the South and East side.

- The site is accessible by Highway 62 running on the West of the site.
Belleville is located on the north shore of the Bay of Quinte, off Lake Ontario. It is located 190 kilometers east of Toronto and 360 kilometers west of Montreal on Highway 401.

Mix of urban and rural areas and vacation lands at the doorstep, Belleville offers its residents and businesses all the amenities of a big city with the charm and character of a small town.

Growth is putting pressure on the City’s servicing systems and networks and the City will need to invest in upgraded and new infrastructure to accommodate the needs of new development.

Belleville Commons is a name proposed for the area surrounding City Hall.

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**Provincial Policy statement**

- The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land.

- The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

- The proposed development is to occur in a designated Settlement Area, within the City of Belleville.

- It is intended that the development will contribute to the ongoing growth of the area by providing a highway commercial establishment on the highway 62 in close proximity to both residential and commercial land uses.

The proposed land uses are consistent with these policies and with the vision of the Province and how it has directed new development to occur within its municipalities.
City of Belleville Official Plan (2018)

- The subject land is designated "Hamlet" in the City’s Official Plan (Schedule A – Land-use Plan Rural Area, See Figure 4). These areas include the hamlets known as Foxboro, Point Anne, Plainfield, Latta, Halloway, and Roslin. The subject lands are located in the Foxboro.

In accordance with sections 3.1.2(c) and 3.1.2 (d):

- "Commercial and industrial uses should be compatible with surrounding uses, both existing and proposed, particularly with regard to appearance, traffic generation potential, noise and any other potential nuisance features.

- The lot size and shape for new commercial and industrial uses should be appropriate to allow the use and all related accessory uses, adequate ingress and egress, as well as buffering such as fencing, landscaping, and distance separation”.

The proposed gas bar, a convenience store and eating establishment will provide necessary services for this automobile traffic. With respect to the site design, ample parking areas and drive aisles have been provided to ensure that vehicular traffic can access and move around the site in a safe and efficient manner and will not have a negative impact on the anticipated pedestrian traffic. The proposal is consistent with the City of Belleville Official Plan (2018).
Zoning By-law Amendment

Reasons for the Application

- A Zoning By-Law Amendment application has been submitted to facilitate the proposed development. The subject lands are currently zoned “Special General Commercial-4 (C3-4) Zone, in Map A2 corporation of the Township of Thurlow Comprehensive Zoning By-law no. 3014.

- The proposed Zoning By-law Amendment is required to add exception to Special General Commercial-4 (C3-4) Zone under the provisions of Thurlow Zoning By-law (3014), as amended to add eating establishment use including drive-in or take-out for the subject property.

- No other site specific development standards are required to facilitate the construction of the proposed buildings.

The proposed eating establishment use (Burger King) is not permitted under Section 5.180.1.2 of non-residential use.

The Application proposes to amend Zoning By-Law 3014 to add eating establishment use within the Special General Commercial-4 (C3-4) Zone.
The following provisions shall apply to the use of land and the construction of buildings in all C3 Zones.

**Permitted Uses**
- Motor vehicle repair & service including Gasoline Bar
- Retail Commercial Establishment

**Setbacks**
- Front Yard Depth (minimum): 12m
- Rear Yard Depth (minimum): 7.5m
- Side Yard Width (minimum): 6m

**Parking**
- Convenience Store required: 6 cars
- Drive thru Restaurant required: 7 cars
- Total parking provided: 20 cars
Proposed Site Plan

Property Details:

- The Property is located at the east side of the Highway 62 Road.
- Total Site Area – 4051.13 sq m
- Frontage – 61.20 m
- Coverage – 260.18 sq m (6.41%)

Proposed Development includes:
1. Convenience Store with Burger King = 260.18 sq m
2. Gas Canopy = 4 pumps.

- The site is proposed to have two vehicular access points, both from Highway 62.
- The entrances also acts as a Fire Route for the Site.

- The fuel storage tanks and truck lay-by area would be located to the rear of the property along with the Moloks, away from the street edge.
- Accessible parking and bicycle parking are places near the main entrance of the retail store and connected by 1.8 m wide walkway to the main entrance of the building.

- Parking for the site is generally located between the gas bar and the retail and an eating establishment buildings. No exception to the zoning standard is required.
Proposed Site Plan

- The fuel storage tanks and truck lay-by area would be located to the rear of the property along with the screened Moloks, away from the street edge.

- Parking for the site is generally located between the gas bar and the retail and an eating establishment buildings. No exception to the zoning standard is required.

- A site plan control application is submitted with the subject application. Details regarding appropriate plant selection, soil volumes, and pedestrian walkway materials will be addressed during the site plan approval process.

- The design has tried to maximize the landscaped areas, especially along street frontages.

- Additionally, curb returns do not encroach on adjacent properties.
Renderings
Building A : Convenience Store

Proposed Site Plan

Proposed Floor Plan

Proposed Elevations
Building B : Gas Bar Canopy

Proposed Site Plan

Proposed Floor Plan

Proposed Elevations