CITY OF BELLEVILLE
Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2020-14
March 2, 2020

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting For Proposed Zoning By-law Amendment (By-Law 10245)
665 Dundas Street East, City of Belleville
OWNER: Gerald DiRocco
APPLICANT: Shehzad Haroon
AGENT: RFA Planning Consultant Inc.

File: B-77-1103

Recommendation:

“That Report No. PP-2020-14 dated March 2, 2020 regarding Notice of Complete Application and Introductory Public Meeting For Proposed Amendment to Zoning By-Law Number 10245, as Amended – 665 Dundas Street East, 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 Applicant met with the City of Belleville Development Review Team on August 2, 2019 to review the submission requirements for a rezoning to add a Cannabis Production Facility as a permitted use at 665 Dundas Street East.

The City received a rezoning application for the subject land on January 29, 2020. The subject land and existing zoning is identified on the attached Location and Existing Zoning Map (Attachment #1).

The application proposes to rezone the land to permit a cannabis production facility. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

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.

In support of the application, the following was submitted:

- A Planning Rationale (Attachment #3);
- An Existing Conditions and Parking Plan (Attachment #4); and
- A Functional Servicing Brief (Attachment #5).

These documents are available for public review at the Engineering and Development Services Department Planning Division.

Site details for the subject land:

<table>
<thead>
<tr>
<th>Site Review</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>The subject land is located south of Dundas Street East, just east of Haig Road, and is municipally known as 665 Dundas Street East</td>
</tr>
<tr>
<td>Site Size</td>
<td>2.8 Hectares</td>
</tr>
<tr>
<td>Present Use(s)</td>
<td>Warehousing and storage of goods</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Cannabis production facility</td>
</tr>
<tr>
<td>Belleville Official Plan Designation</td>
<td>Industrial</td>
</tr>
<tr>
<td>Present Zone Category</td>
<td>General Industrial (M2) Zone</td>
</tr>
<tr>
<td>Proposed Zone Category</td>
<td>General Industrial (M2) Zone with special provisions</td>
</tr>
<tr>
<td>Land uses to the north</td>
<td>Commercial</td>
</tr>
<tr>
<td>Land uses to the east</td>
<td>Rural residential lot</td>
</tr>
<tr>
<td>Land uses to the south</td>
<td>Residential and Bay of Quinte</td>
</tr>
<tr>
<td>Land uses to the west</td>
<td>Former Bakelite brownfield industrial site</td>
</tr>
</tbody>
</table>

**Proposal**

The Applicant proposes a rezoning to add Cannabis Production Facility as a permitted use in the General Industrial (M2) Zone and to recognize the existing 14.5 metre front yard depth and 11 metre wide driveway.

The proposed Cannabis Production Facility will utilize approximately 5,982 square metres of the existing building, which may increase over time to occupy the entire building. A Cannabis Production Facility is not a listed use in any zone, and so a rezoning is required. The application proposes to meet all other provisions of the M2 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:

1.3.1 Planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities;

1.7.1 Long-term economic prosperity should be supported by:

a) promoting opportunities for economic development and community investment-readiness;

**Official Plan**

The land is designated "Industrial" in the City's Official Plan (Attachment #6 - Official Plan Designation Map). The site is also within “Special Policy Area #1 – Bayshore Planning Area”. Planning Staff will use the policies within the Official Plan to make a recommendation. Official Plan policy that will be considered includes:

- Lands within the Industrial Land Use designation shall be used predominantly for manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses. Other compatible uses such as commercial uses accessory to industrial uses, commercial uses which primarily serve the industrial area, wholesale establishments, office uses, equipment rental uses, data processing establishments, other quasi-industrial, service or business uses such as automotive services uses and utility or service companies, and commercial uses which require large sites for storage are permitted.

- This Plan encourages diversification of the types and sizes of industrial activities in the City. Certain lands designated Industrial Land Use are located immediately adjacent to residential areas or land uses that can be sensitive to the impacts of industrial activity. In such areas, the
range of uses should be limited to service industrial uses which are less likely to cause significant off-site impacts.

- Where industrial development is proposed adjacent to lands designated or used for sensitive land uses such as residential development, the Municipality should determine, using the Ministry of Environment’s guideline on compatibility between industrial facilities and sensitive land uses, the separation distances or mitigative measures that should be employed to reduce the potential of land use conflict. Separation distances may vary depending upon the nature of the proposed industrial use and the sensitive land use.

- Where an existing industrial Land Use is located in close proximity to sensitive land uses, the Municipality should encourage the establishment of mitigative measures to reduce the impact of the industrial use on adjoining land uses (i.e. fencing, landscaping, berming, limited building fenestrations oriented towards the sensitive land uses).

**Zoning By-Law**

The subject land is currently zoned General Industrial (M2) Zone under Zoning By-Law 10245.

Permitted uses in the General Industrial (M2) Zone include:

- bulk storage yard;
- business and industrial incubator;
- business, professional and/or administrative office;
- commercial and/or industrial rental/service business;
- construction yard;
- heavy manufacturing, assembling, processing and/or fabricating of goods and/or materials;
- industrial and office equipment sales, rental, supply and service;
- light manufacturing, assembling, processing and for fabricating of goods and materials;
- motor vehicle body shop;
- municipal yard and/or public utilities yard;
- printing and/or publishing establishment;
- public use;
- railway uses;
- research and development facility;
- training facility and/or commercial school;
- truck and/or transport terminal;
- warehousing and storage of goods, including salvage yards; and
- wholesale business.
The application proposes to add Cannabis Production Facility as a permitted use. Generally speaking, manufacturing and production type uses are directed towards industrial zones including the General Industrial (M2) Zone. A Cannabis Production Facility is a defined use under Zoning By-Law 10245; however, it is not a listed use in any zone and therefore a rezoning is required.

The application also proposes the rezoning to recognize the existing 14.5 metre front yard depth and 11 metre wide driveway. The General Industrial (M2) Zone requires a front yard depth of 15 metres and Part C, Section 15 of Zoning By-Law 10245 permits a maximum driveway width of 9 metres. The differences are summarized in the chart below.

<table>
<thead>
<tr>
<th>Provision</th>
<th>Required</th>
<th>Proposed (existing)</th>
<th>Difference</th>
</tr>
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<tbody>
<tr>
<td>Front Yard Depth</td>
<td>15 m (min)</td>
<td>14.5 m</td>
<td>0.5 m</td>
</tr>
<tr>
<td>Driveway Width</td>
<td>9 m (max)</td>
<td>11 m</td>
<td>2 m</td>
</tr>
</tbody>
</table>

The application proposes to meet all other provisions of the Zoning By-Law.

**Public Comments**

On February 7, 2020 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 March 2, 2020.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for March 2, 2020.

Both notices state that additional information is available. These documents are available for review by any member of the public during business hours.

At the time of writing this report, one member of the public has contacted the Planning Division to inquire about the proposal. The resident inquired if the proposal included retail sales. Staff informed them that was not a part of the application.

No other 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, Veridian Connections, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, 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 Transportation and Operations and Parks and Open Space Departments 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.

Strategic Plan Alignment

The City of Belleville’s Strategic Plan identifies nine strategic themes including Industrial and Commercial Development. The strategic objectives of the Industrial and Commercial Development theme are:

- 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 received to amend the City of Belleville Zoning By-law 10245. 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 and Existing Zoning Map
Attachment #2 – Proposed Zoning map
Attachment #3 – Planning Rationale
Attachment #4 – Existing Conditions and Parking Plan
Attachment #5 – Functional Servicing Brief
Attachment #6 – Official Plan Designation Map
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 665 DUNDAS ST E

- SUBJECT LANDS
- PROPOSED ZONING CHANGE TO M2 (GENERAL INDUSTRIAL)
- WITH SPECIAL PROVISIONS

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
Planning Rationale

To: Thomas Demming, CPT, Principal Planner
From: RFA Planning Consultant Inc.
Cc: Shehzad Haroon, Applicant
Date: January 28, 2019
Re: Application for an Amendment to the Zoning By-law – 665 Dundas Street East, City of Belleville (Shehzad Haroon)

This memo is to summarize our planning opinion in support of the Application for an Amendment to the Zoning By-law for Shehzad Haroon, for conformity to the Provincial Policy Statement and the Belleville Official Plan general policies within the Industrial land use designation and the Bayshore Planning Area. We have also assessed the applicable Zoning By-law provisions and offer the following planning opinion in support of the applications.

BACKGROUND

We were retained in September, 2019 by the applicant, Shehzad Haroon, to undertake a rezoning application for the subject property. The land described as Part of Lot 13, Concession Broken Front, Township of Thurlow, Parts 1, 2 and 3 Plan 21R-8596, Now in the City of Belleville, County of Hastings being formerly of PIN 40611-0010 (LT) due to a recent severance. The subject property has an area of 2.794 hectares (6.906 acres) with 189.30 metres (621.06 feet) of frontage on the south side of Dundas Street East. The land to be rezoned contains an approximate 11,799-square-metre (127,000-square-foot) principal building gross floor area. This gross floor area includes a mezzanine level. The subject property is serviced by municipal piped water and sanitary services. The west property line is bordered by hydro easement, which connects with another hydro easement abutting the south
property line. The east property line is bordered by a right-of-way, which crosses a second hydro easement and extends to provide legal access to four (4) waterfront lots immediately to the south of the subject property. A loading area is located within the eastern side yard of the building complex. A heavily vegetated buffer, approximately 54 metres in width, is located between the loading area and eastern property line and the nearest dwelling to the east. Another heavily vegetated buffer is located the length of the southern property line, approximately 60 metres in width, between the existing building complex and the lots to the south. Two tenants currently occupy a portion of the existing building. The property is the site of a former carpet manufacturer originally constructed in 1970s. Along with various renovations and additions, various general industrial uses have existed on the subject property for almost 50 years. Refer to enclosed Existing Conditions and Parking Plan for further detail.

On August 15, 2019, the Belleville Committee of Adjustment granted consent (File No. B 23/19) to separate and convey part of the subject property to an abutting parcel. The southerly area, legally described as Parts 4, 5, 6, 7 and 8 on Plan 21R-8596, has been severed and conveyed to the lands to the west (No. 621) known as the former Bakelite property.

The subject property is designated “Industrial Land Use” in the City of Belleville Official Plan and within the “General Industrial (M2) Zone” of Zoning Bylaw Number 10245. The surrounding land uses are a mix of industrial (former Bakelite brownfield site), residential, commercial.

The applicant met with the City of Belleville development review team on August 2, 2019 to review the submission requirements for a rezoning to add a Cannabis Production Facility as a permitted use on the subject property. Through a letter issued the same date by the City’s principal planner several technical studies and drawings were outlined as requirements to support a site-specific rezoning application. In support of the subject rezoning application, the following technical studies and drawings were prepared and have been submitted under separate cover:

- Site Plan (showing lot layout, fencing, lighting, parking and rights-of-way and easements); and
- Functional Servicing Brief.
We have prepared an Existing Conditions & Parking Plan – enclosed – which illustrates the existing conditions on and surrounding the subject property, the land proposed for rezoning, along with light and fencing detail.

The following photographs depict the existing conditions of the subject lands:

**Subject Lands** – green outline.
665 Dundas Street East – front yard, view looking west.

665 Dundas Street East – shipping/receiving loading area, view looking west.
665 Dundas Street East – 54-metre wide vegetated buffer, view looking east.

665 Dundas Street East – rear yard, view looking east; former carpet manufacturing building (left), 60-metre wide vegetative buffer (right).
665 Dundas Street East, City of Belleville (Shehzad Haroon)

665 Dundas Street East – side yard, view looking north.

665 Dundas Street East – north-west parking area, view looking north.
APPLICATION FOR REZONING

The purpose of the rezoning application is to add Cannabis Production Facility as a permitted use on the subject property and to recognize the existing 14.5-metre front yard depth and 11-metre wide access driveway. The front yard depth of the subject property on the opposite side of the street to a Residential Holding Zone is a pre-existing condition that predates the Zoning By-law, but is deficient. The existing access driveway width is approximately 2 metres wider that the Zoning By-law allows and relief is requested. The proposed Cannabis Production Facility will utilize approximately 5,982 square metres of the existing building, which may increase over time to occupy the entire building. A Cannabis Production Facility is not a permitted as-of-right use in any zone, which has necessitated the subject rezoning application. All other provisions of the M2 Zone can be met and no other special provisions are necessary.

The applicant, Shehzad Haroon, has applied to Health Canada to obtain a licence for standard production in accordance with the new Cannabis Act (Canada) and its cannabis regulations, which came into effect October 17, 2018. Health Canada will not issue a licence unless it meets municipal zoning regulations. In accordance with By-law Number 2019-56, Cannabis Production Facility means “a premises used for primarily growing and processing of cannabis authorized by a license issued by Health Canada. Testing, research, storing, and/or distribution of cannabis may be permitted as an accessory use.” The proposed Cannabis Production Facility will operate as defined in the Zoning By-law. It is important to note that manufacturing, assembling, processing and/or fabricating of goods and/or materials are permitted as-of-right uses on the subject property. This is consistent with the proposed Cannabis Production Facility, but where cannabis is a regulated product under Health Canada. The subject rezoning is required in accordance with City of Belleville policy on this basis only.

CONFORMITY TO THE PROVINCIAL POLICY STATEMENT (2014)

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 Official Plan Amendment is consistent with the 2014 PPS.
The subject proposal will benefit the financial well-being of the Province and municipality over the long term since the commercial use will add to the local tax base by contributing to the viability of an underutilized industrial site and distributing its products throughout the province under applicable legislation (PPS 1.1.1(a)). The development is an adaptive re-use of an existing industrial site with municipal services, which is a cost effective development pattern that mitigates land consumption and servicing costs (PPS 1.1.1e)). Due to the nature of the proposed cannabis production facility, the subject property was selected as the required electricity infrastructure is available to the site to meet current needs and there are no apparent concerns for the electricity infrastructure to meet projected needs to due the previous carpet manufacturing operation (PPS 1.1.1g)).

The proposed use is considered regeneration growth within a settlement area, which shall be promoted (PPS 1.1.3.1). The proposed use will be a pharmaceutical-grade facility, which will consist of a “clean” operation that is not anticipated to contribute to any negative impact to air quality. The projected $1.8 million in required renovations is intended to implement modern energy efficiency standards (PPS 1.1.3.2a)3.) along with Health Canada requirements, specifically security and air filtration system to remove potential odours emitted to the outside. Municipal transit stops are located nearby along the Dundas Street East and Haig Road, approximately 290 metres and 230 metres from the site, respectively. An increase in the number of employees working on-site may support the existing transit system through adding potential users (PPS 1.1.3.2a)5.). The subject property is considered freight-supportive due to its close proximity (approximately four kilometres) to the nearest Highway 401 transportation corridor on-ramp.

The business will provide additional employment opportunities. At full capacity it is anticipated that the proposed facility will employ approximately 40 shift workers. (1.3.1a)). The site is located within Belleville’s Bayshore industrial area, which provides facilities along the Canadian Pacific Railway corridor for diverse economic activity and restricted light industrial/employment uses that do not have characteristics that warrant a location in a heavy/general industrial area or that have been long established and intermixed with sensitive (residential) land uses (1.3.1b)). It is important to consider the proposed development as a Class I industrial use in accordance with the Ministry of the Environment, Conservation and Parks (MOECP) Guideline D-6 for compatibility between industrial facilities and sensitive land uses. The proposed cannabis production facility will not have outside storage and will be small scale, self-contained within a building, which produces, stores and packages
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product with daytime operations only and infrequent movement of product and/or heavy trucks. This, combined with the fact that sensitive uses are currently limited and intermixed with employment uses between Newberry Street and Haig Road, the proposed development is a compatible employment use within a mixed-use area. To reiterate, general industrial uses have existed on the subject property for approximately 50 years. The site is already developed, is within a built-up area of the Bayshore industrial area – a designated employment area – and it is considered compact development on this basis (PPS 1.3.1c)). The necessary infrastructure is provided to support current and projected needs (PPS 1.3.1d)).

Municipal sewage and water services are provided to the site, which is the preferred form of servicing for settlement areas (1.6.6.2). The site is already developed with municipal services; however, during pre-consultation, City planning staff expressed capacity and pressure concerns and requested a servicing assessment to support the subject rezoning application. A Functional Servicing Brief has been prepared by the Greer Galloway Group and concludes that relative to the existing servicing demands of the facility, the calculated demands of the proposed cannabis production facility equate to approximately three (3) residential connections and are negligible. The site is already developed and there are no apparent concerns with respect to minimizing or preventing increased contaminant loads or minimizing erosion. It is intended to maintain the landscaped yards, save and except a minor parking area expansion, which will also assist in maximizing the extent and function of vegetation and pervious surfaces (1.6.6.7).

CONFORMITY TO THE OFFICIAL PLAN

The subject property is designated “Industrial Land Use” on Schedule ‘B’ Land Use Plan – Urban Serviced Area, which forms part of the City of Belleville Official Plan. The site is also within “Special Policy Area #1 – Bayshore Planning Area”. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. The relevant Industrial Land Use and Bayshore Planning Area policies have been assessed below for conformity to the Official Plan.

Within the Industrial Land Use designation, activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses are permitted uses. Other compatible uses such as commercial uses accessory to industrial uses, commercial uses which primarily serve the industrial area, wholesale
establishments, office uses, equipment rental uses, data processing establishments, other quasi-industrial service or business uses such as automotive services uses and utility or service companies and commercial uses which require large sites for storage are permitted (OP 3.12.1). Industrial Land Use areas are intended to serve as major concentrations of industrial activity and employment and are considered major enterprise zones. It is also intended that the Plan provide flexibility to enable firms to respond quickly to changing economic conditions (OP 3.12). On this basis, the proposed adaptive re-use of an existing industrial building is a response to the emerging, high-growth cannabis industry and is supported by the Plan. The proposed Cannabis Production Facility may be considered a service industrial use as activities will be located within an enclosed building, with limited to no outdoor storage and will not produce levels of noise, dust or odours characteristic of general industrial uses (OP 3.12).

The lot area is 2.8 hectares and the overall lot coverage is 39%. The subject property appears to have sufficient area to accommodate the buildings and parking/loading areas along with landscaping, and meets or exceeds the M2 Zone provisions, save and except the front yard setback and driveway width. The existing parking areas on-site are unmarked/delineated and the number of spaces is unknown. Due to the proposed use, it is known that an expansion to the existing parking area is required to accommodate both the resultant warehouse uses and employees for the proposed cannabis production facility. Off-street parking for manufacturing or warehousing uses with employees working in shifts has been calculated. At full capacity, it is anticipated that there will be approximately 40 employees working at the proposed facility per shift, resulting in a need for 60 parking spaces to meet the off-street parking requirements. The precise number of non-shift employees and company vehicles is currently unknown (OP 3.12.2a)).

The existing industrial complex has existed in various forms for approximately 50 years, and any impact from industrial uses in the immediate vicinity is considered to be a pre-existing condition. Notwithstanding this, the building will be outfitted with specialized air filtration systems to mitigate any odours that may occur as a result of the proposed Cannabis Production Facility. There are otherwise no apparent land use concerns that may result from the proposed development and the location (OP 3.12.2b)/c)). Furthermore, separation distance to residential uses to the east and south exceed the M2 Zone requirements, by 1.6 times (35.5 metres) and 1.2 times (27.5 metres), respectively. Distances to the Residential Holding Zone to the north is a pre-existing condition, where the required front yard of the complex is deficient.
Application for an Amendment to the Zoning By-law

665 Dundas Street East, City of Belleville (Shehzad Haroon)

at approximately 14.5 metres. The existing separation between the M2 Zone and RH Zone is approximately 40 metres, 2 times the required 20-metre minimum for Class I industrial facilities. Separation distances are generally measured from property line to property line in accordance with the MOECP Guideline D-6. As these parcels are separated by Dundas Street East (i.e., 40 metres), there are no apparent concerns regarding the pre-existing setback deficiency, nor is it anticipated that the deficiency will impact the development of the residential parcel.

With respect to off-street parking requirements, the Existing Conditions and Parking Plan demonstrates sufficient area is available to accommodate the needs of the proposed cannabis production facility. The proposed cannabis processing facility is understood to have minimal to no outdoor storage, as the operations – consisting of production, processing, packaging and distribution – will be contained within the principal building (OP 3.12.2f)).

Within the Bayshore Planning Area, the main objective is “To more fully develop the recreational potential of the bayshore planning area through the establishment of a combination of open spaces, and compatible commercial, public facility and residential land uses, employing sensitivity to issues of urban design, environmental conditions and the area’s setting along the shores of the Bay of Quinte, creating a destination within the City which is strongly oriented to the needs of all residents of and visitors to the community” (OP 4.1.1a)). The subject property is located at the eastern extent of the Bayshore Planning Area, on the east side of Haig Road if it were extended south. The subject rezoning application will not change the physical nature of the property and is not anticipated to impact any future planning or development in the area for recreation. The subject rezoning application does not entail any division of land or Site Plan Approval to support the acquisition of land for the expansion or redevelopment of the City’s open space system. It is understood that no land acquisition was requested during the recent lot addition and that the property therefore on this basis does not consist of strategic value with respect to the City’s open space system (OP 4.1.1c)). While the subject property is proposed to remain as industrial, we wished to be thorough in our review of the applicable planning policies with respect to Section 4.1.1f). As discussed above, the subject property is at the eastern extent of the Bayshore Planning Area and does not appear to be required for an extension or redevelopment of the City’s open space system as no land was requested during the recent lot addition. On this basis, it is understood that the prospective rezoning does not conflict with the main objective for the Bayshore Planning Area. In review of the other criteria of Section 4.1.1f) the proposed use is otherwise permitted as-of-right in the Official Plan Industrial Land
Use designation and M2 General Industrial Zone, and where the site was formerly the location of a carpet manufacturer. On this basis, and that the proposed Cannabis Production Facility is considered a Class I industry, the proposed use is considered appropriate and is not anticipated to create any land use conflict greater than the current or previous uses. Given the existing complex is a minimum 130 metres from the Bay of Quinte, approximately 25 to 30 metres from the change in elevation to the south, with no wetlands present on-site or surface water features, no significant woodlands and where no change of use is proposed to a more sensitive land use, there are no apparent environmental issues that require mitigation.

The above analysis has carefully considered the applicable Official Plan general policies for development within Industrial Land Use areas and the Bayshore Planning Area. It is our planning opinion that the proposed rezoning application conforms to the intent of the Official Plan and that policies of the Official Plan appear to conform to the 2014 PPS.

**PLANNING OPINION AND CONCLUSION**

It is requested the existing M2 Zone special be amended add site-specific provisions to add a Cannabis Production Facility as a permitted use and to permit a minimum front yard depth of 14.5 metres where the opposite side of the street is in a RH Residential Holding Zone and maximum driveway width of 11 metres. All other provisions of the M2 Zone can be met and no other special provisions are necessary. It is understood that the existing tenants of the former carpet manufacturing complex are aware of the proposed Cannabis Production Facility. It is further understood that there is no Site Plan Agreement registered on title to the subject property. With respect to the Existing Conditions sketch, existing lighting and fencing have been documented. If required, the owner is amenable to upgrading all exterior lighting to full cut-off fixtures to assist with bringing the property and facility to current site plan control standards.

The main purpose of this report is to assess whether the 2002 Belleville Official Plan is in conformity with the 2014 Provincial Policy Statement (PPS). From our analysis of the relevant policies for the above-noted planning policy documents, it is our planning opinion that the proposed rezoning application conforms to the intent of the Official Plan and that policies of the Official Plan appear to conform to the 2014 PPS.
If you have any questions about this information, please do not hesitate to contact me at extension 206.

Yours truly,

[Signature]

Shawn Legere, MCIP, RPP
RFA Planning Consultant Inc.

Encl.
Functional Servicing Brief
665 Dundas Street East, Belleville

Submitted to:
Canadian Fiber & Linen Inc.
Attn: Mr. Shehzad Haroon
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T: (416) 667-1333

Submitted by:
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Project # 19-3-2664
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1. Introduction

The Greer Galloway Group has been retained by Canadian Fiber & Linen Inc to provide a Site Service Report in support of the proposed purchase and repurposing of property at 665 Dundas Street East, Belleville, Ontario.

The subject property is located in the east end of Belleville, southeast of the intersection of Haig Road and Dundas Street East. The total building area occupies approximately 11,000 m². The plan is to convert a portion of the building (5982 m²/64390 ft²) for a cannabis production facility.

The site sketch for the proposed use can be found in Appendix A.

2. Purpose of This Report

This report will summarize how the municipal water and sanitary services to the site will support the proposed use of the building. Sanitary flows and water demand requirements will be provided to allow the City of Belleville to confirm the surrounding infrastructure has the available capacity for the proposed use.
3. **Existing Conditions**

The property is an industrial lot, with developed parking areas, a warehouse structure, grass and tree areas. The warehouse is protected by a sprinkler system. There are 7 washrooms in the warehouse with the following characteristics:

<table>
<thead>
<tr>
<th>Washroom</th>
<th>Water Closets</th>
<th>Urinals</th>
<th>Lavatories</th>
<th>Mop Sink</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>1</td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>3</td>
<td>2</td>
<td>2*</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2</td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>1</td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>2</td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12</strong></td>
<td><strong>3</strong></td>
<td><strong>10</strong></td>
<td><strong>1</strong></td>
</tr>
</tbody>
</table>

* The lavatory in washroom D is a semi-circular wash fountain. For the purposes of this report it shall be treated as having the characteristics of two individual lavatories.

There are 3 break rooms in the facility with the following characteristics:

<table>
<thead>
<tr>
<th>Break Room</th>
<th>Sink</th>
<th>Double Sink</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

There are no floor drains in the facility.

4. **Process Details**

The proposed cultivation process will consume water from the city services. The section of the building to be used for cultivation will account for 65% of the total floor area set aside as a cannabis production facility.

The maximum rate of process water use will be 0.16 gal (us)/ft²/day. Within the process, 85 to 90% of the water will be recycled. Up to 15% of the daily process water will come from the city supply and an equal amount will be discharged to the sanitary network. Some process water will be lost through evaporation or transpiration; this report assumes a conservative scenario where the 15% of process water not recycled is lost in the form of waste water.

\[
V = 65\% \times A \times (P \times 15\%)
\]

- \(V\) = Volume of water taken from and discharged to the water network (gal (us)/day)
- \(A\) = Cannabis production floor area (64,390 ft² / 5,982 m²)
- \(P\) = Process water rate (0.16 gal (us)/ft²/day)

---

**Functional Servicing Brief**

665 Dundas Street East, Belleville

**GGG Project No.: 19-3-2664**

**March 2, 2020**
The maximum expected average daily volume taken from the water supply and discharged to the sanitary sewer will be 1004 gal (us)/day. The following table shows the equivalent flow values for the various measurement systems used in this report.

<table>
<thead>
<tr>
<th>Flow equivalents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1004 gal (us)/day</td>
</tr>
<tr>
<td>0.69 gal (us)/min</td>
</tr>
<tr>
<td>0.04 L/s</td>
</tr>
<tr>
<td>3.8 m³/day</td>
</tr>
</tbody>
</table>

### 5. Sanitary Sewer Servicing

#### 1. Existing Sanitary Sewer Infrastructure

The City of Belleville sanitary network includes a 24” trunk sewer along Haig Road. Using correspondence with City staff and the water network presented in the Belleville Wet Weather and Wastewater Servicing Master Plan 2019 we identified the trunk sewer turning west at a point 20 feet south of Dundas Street. We anticipate the facility at 665 Dundas Street East connects to the trunk sewer here.

#### 2. Proposed Sanitary Sewer Infrastructure

To determine whether the existing sanitary sewer on Dundas Street East has sufficient capacity for the development, it is necessary to calculate the anticipated sanitary flows.

The method for determining the anticipated sanitary flow will use the information on existing fixtures to calculate historic flows and the anticipated process characteristics provided by the client to determine proposed increases.

Using Table 7.4.9.3 from the 2012 Ontario Building Code, the existing sanitary hydraulic load in fixture units is determined as follows:

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Hydraulic Load, fixture units</th>
<th>Quantity of Fixtures</th>
<th>Total Fixture Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Closet</td>
<td>4</td>
<td>12</td>
<td>48</td>
</tr>
<tr>
<td>Urinal</td>
<td>1.5</td>
<td>3</td>
<td>4.5</td>
</tr>
<tr>
<td>Lavatory</td>
<td>3</td>
<td>10</td>
<td>27</td>
</tr>
<tr>
<td>Mop Sink</td>
<td>2</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Kitchen Sink</td>
<td>1.5</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Double Kitchen Sink</td>
<td>1.5</td>
<td>1</td>
<td>1.5</td>
</tr>
<tr>
<td>Drinking Fountain</td>
<td>0.5</td>
<td>1</td>
<td>0.5</td>
</tr>
</tbody>
</table>

**Total** 89.5
Sanitary Service:

Hydraulic Load – 89.5 drainage fixture units,
Approximate maximum probable sanitary drainage rate based on fixture units (Table 7.4.10.5 from the 2012 Ontario Building Code) – 50.9 gal(us)/min (3.21 L/s)

The historic flows from the facility are 50.9 gal (us)/min (3.21 L/s). The addition of the process discharge (0.69 gal (us)/min) or 0.04 L/s) will bring the total sanitary flows to 51.59 gal(us)/min (3.26 L/s). This is a conservative estimate of sanitary flows based on the minimum recycling of process water. Therefore, a sanitary flow of 3.26 L/s should be used by the City of Belleville to confirm capacity of the existing downstream sanitary sewer system.

The increase over existing flows will be typical to an industrial facility and therefore typical Ontario Building Code sanitary service design requirement will be appropriate.

3. Belleville Wastewater Treatment Plant

The Belleville Wastewater Treatment Plant (WWTP) is located at 131 St. Paul Street and serves the City of Belleville with a supporting network of 13 pumping stations.

The Belleville WWTP has the following characteristics:

1. Water Receiver: The Bay of Quinte
2. Average Daily Rated Capacity: 54,500 m³/day
3. Flow/Demands: see excerpts from the Belleville Wet Weather and Wastewater Servicing Master Plan 2019

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual Average Daily Flow (m³/day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>24,972</td>
</tr>
<tr>
<td>2013</td>
<td>25,383</td>
</tr>
<tr>
<td>2014</td>
<td>28,042</td>
</tr>
<tr>
<td>2015</td>
<td>22,311</td>
</tr>
<tr>
<td>2016</td>
<td>21,348</td>
</tr>
<tr>
<td>2017</td>
<td>34,406</td>
</tr>
</tbody>
</table>

The current population and more specifically the number of service connections is not specifically known at this time. The City of Belleville Municipal website suggests there are approximately 19500 service connections within the City of Belleville, served by the WWTP. This is a combination of residential, general, and apartment connections. Understanding that this number has likely increased over time, for the purpose of this report we will assume there are approximately 21,000 service connections in the system today.
Reserve Capacity Calculation

It is the position of the Province that the number of lots in approved plans of subdivisions, developments committed by virtue of approved zoning, new official plans or site-specific official plan amendments should not exceed the design capacity of the sewage and/or water system. In order to ensure that capacity is not exceeded, it is necessary to determine what uncommitted reserve capacity is available. The calculation assumes residential lots and municipalities may choose to apply separate factors for industrial water users. For this report we will use residential lot equivalents.

To determine what capacity is available at a municipal wastewater treatment plant the Ministry of Environment “Procedure D-5-1 Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants” has been followed and summarized below:

\[ C_u = C_r - \left( L \times F \times P \right)/H \]

- \( C_u \) = Uncommitted Hydraulic Reserve Capacity (\( m^3/d \))
- \( C_r \) = Hydraulic Reserve Capacity (\( m^3/d \))
- \( L \) = Number of Unconnected Approved Lots
- \( P \) = Existing Connected Population
- \( H \) = Number of Households or Residential Connections

Wastewater Treatment Plant:
\( F \) = Average Day Flow per Capita (\( m^3/capita/day \))

Note: In this calculation average day flow is used for wastewater treatment plants while max day flow is used for water treatment plants.

From the Belleville Wet Weather and Wastewater Servicing Master Plan 2019 we know:

- Plant Rated Capacity = 54,500 m3/day
- Average Daily Flow = 26,077 m3/day
- Hydraulic Reserve Capacity (\( C_r \)) = 28,423 m3/day

The number of unconnected approved lots includes:

1. Vacant lots/units in registered plans of subdivision and condominium.
2. Lots/units in draft approved plans of subdivision and condominium.
3. The maximum development potential of lands as permitted under existing zoning.
4. Registered plans of condominium.
5. Vacant lots created by consent in serviced areas.

For the purpose of this document, the number of unconnected approved lots is assumed to be zero.
This assumption is made to calculate the actual current hydraulic capacity available for additional development and acknowledges that only the Municipality will be aware of the status of all lands within the serviced boundary and therefore only the Municipality will have this information. The calculation assumes residential lots and municipalities may choose to apply separate factors for industrial water users. For this report we will use residential lot equivalents.

Number of Unconnected Approved Lots (L) = 0

The Municipality will need to determine if there are other developments already approved or in the process of being approved and how those developments may affect the allocation of the remaining capacity.

The existing Hydraulic Demand per residential lot equivalent is calculated by dividing Average Daily Flow (26,077 m³/day) by the number of service connections (21,000) which equals 1.24 m³/day/connection.

With a Hydraulic Reserve Capacity of 28,423 m³/day and a demand per connection of 1.24 m³/day there would be capacity at the wastewater treatment plant for approximately 22,921 additional residential lot equivalent connections.

The proposed use of the property increases the discharge to the sanitary system by 3.8 m³/day. This is the equivalent of 3 additional residential lot equivalent connections being added to the network.

The calculations above indicate sufficient hydraulic capacity at the wastewater treatment plan for the proposed development at 665 Dundas Street East. The Greer Galloway Group also acknowledges the peak maximum daily flows identified in the Belleville Wet Weather and Wastewater Servicing Master Plan 2019 and the effect of those flows on recommended upgrades to the wastewater system. The master plan also identifies the portion of the network in the Haig and Dundas area is estimated for replacement in 10 to 20 years. These factors may affect the planning process by the City of Belleville.

6. Water Supply

1. Existing Water Infrastructure

Staff at the City of Belleville provided the connecting details for the property at 665 Dundas Street East. The property is served from the 8” watermain running along the path of Dundas Street. An 8” service line comes onto the property where it splits for an 8” fire service and a 2” domestic water service. Hydrant tests performed by the City of Belleville have identified a static pressure at the corner of Haig Road and Dundas Street East of 71 psi.
2. Proposed Water Infrastructure

To determine whether the existing watermain has the capacity to service the proposed use as a cannabis production facility, the anticipated water demand is calculated using the Ontario Building Code fixture unit flows and the proposed process details.

The Greer Galloway Group Inc. has determined the water demand based on the Ontario Building Code. Assumptions and calculations have been provided below:

Building Details
Industrial
- Single water service for domestic and process water uses
- Secondary water service for fire protection

Alterations to the fire protection are outside the scope of this report. The fire protection is on a separate service and therefore is not expected to be impacted by the process water demands.

Using table 7.6.3.2 from the 2012 Ontario Building Code, the hydraulic load (fixture units) were determined, as follows:

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Hydraulic Load, fixture units</th>
<th>Quantity of Fixtures</th>
<th>Total Fixture Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Closet</td>
<td>5</td>
<td>12</td>
<td>60</td>
</tr>
<tr>
<td>Urinal</td>
<td>4</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>Lavatory</td>
<td>2</td>
<td>10*</td>
<td>20</td>
</tr>
<tr>
<td>Mop Sink</td>
<td>3</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Kitchen Sink</td>
<td>2</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Double Kitchen Sink</td>
<td>1.4</td>
<td>1</td>
<td>1.4</td>
</tr>
<tr>
<td>Drinking Fountain</td>
<td>0.25</td>
<td>1</td>
<td>0.25</td>
</tr>
<tr>
<td>Hose Bib</td>
<td>3</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>106.65</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* One washroom is furnished with a semi-circular wash fountain. This is treated as 2 lavatories for the purposes of the calculation.

Water Service

- Hydraulic load – 106.65 water supply fixture units (Table 7.6.3.2.A of the Ontario Building Code);
- Approximate water flow rate based on water supply fixture units (ASHRAE Modified Hunter Curve D) – 16.8 gal (us)/min (1.06 L/s);
These fixtures are existing and served by the water distribution network. The additional flow for the process water will account for the addition of 0.69 gal (us)/min (0.04 L/s). This creates an average total water demand of 17.49 gal (us)/min (1.10 L/s).

As shown above, GGG has calculated a water demand of 1.10 L/s based on the Ontario Building Code, the ASHRAE Modified Hunter Curve, and the process calculations.

3. Belleville Water Treatment Plant

The Belleville Water Treatment Plant is located at 2 Sidney Street and serves the City of Belleville as well as connections south of the Bay of Quinte and in the former Thurlow Township.

As stated in the 2018 Summary Report the Belleville Water Treatment Plant has the following characteristics:

1. Drinking Water System Number 220001628
2. Large Municipal Residential System
3. Water Source: Bay of Quinte (south of Sidney Street)
4. Granular Activated Carbon Filtration System
5. Maximum Allowable Daily Volume: 72.700 ML/day

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ML</td>
<td>ML</td>
<td>ML</td>
<td>ML</td>
</tr>
<tr>
<td>January</td>
<td>799.973</td>
<td>22.778</td>
<td>25.806</td>
<td>28.113</td>
</tr>
<tr>
<td>February</td>
<td>719.605</td>
<td>22.982</td>
<td>25.700</td>
<td>27.163</td>
</tr>
<tr>
<td>March</td>
<td>769.933</td>
<td>22.532</td>
<td>24.837</td>
<td>26.062</td>
</tr>
<tr>
<td>April</td>
<td>713.118</td>
<td>20.679</td>
<td>23.771</td>
<td>25.898</td>
</tr>
<tr>
<td>May</td>
<td>721.709</td>
<td>21.721</td>
<td>23.281</td>
<td>25.486</td>
</tr>
<tr>
<td>June</td>
<td>711.724</td>
<td>20.696</td>
<td>23.724</td>
<td>26.305</td>
</tr>
<tr>
<td>July</td>
<td>783.255</td>
<td>21.490</td>
<td>25.266</td>
<td>29.050</td>
</tr>
<tr>
<td>August</td>
<td>770.860</td>
<td>22.560</td>
<td>24.866</td>
<td>28.150</td>
</tr>
<tr>
<td>September</td>
<td>673.081</td>
<td>20.210</td>
<td>22.436</td>
<td>24.520</td>
</tr>
<tr>
<td>October</td>
<td>661.320</td>
<td>19.780</td>
<td>21.333</td>
<td>22.980</td>
</tr>
<tr>
<td>November</td>
<td>656.030</td>
<td>19.300</td>
<td>21.868</td>
<td>23.520</td>
</tr>
<tr>
<td>December</td>
<td>682.474</td>
<td>17.300</td>
<td>22.015</td>
<td>24.400</td>
</tr>
<tr>
<td>Annual Total</td>
<td>8663.082</td>
<td>17.300</td>
<td>23.74</td>
<td>29.050</td>
</tr>
</tbody>
</table>

Belleville Water Treatment Plant: Raw Water Flow Comparison

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>% of Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Daily Water Taking Volume as per PTTW</td>
<td>72.700 ML</td>
<td></td>
</tr>
<tr>
<td>Actual Maximum Daily Water Taking</td>
<td>29.050 ML</td>
<td>39.95%</td>
</tr>
<tr>
<td>Actual Mean Daily Capacity</td>
<td>23.74 ML</td>
<td>32.65%</td>
</tr>
</tbody>
</table>
The number of connections served by the water treatment plant as indicated on the City of Belleville public information website are 12,000 Residential, 1,500 General and 6,000 Apartment Unit service connections within the Belleville Ward, 400 Residential and 20 General service customers in Thurlow Ward, and 400 Residential and 20 General service customers south of the Bay of Quinte. The total number of connections is 20,340. To acknowledge growth and variability in connections, for the purpose of this report we will assume there are approximately 21,500 service connections to the drinking water system.

**Reserve Capacity Calculation**

The process for determining the reserve capacity of the drinking water plant is similar to the wastewater treatment plant and follows MOE Procedure D-5-1. As above for the waste water calculation, the calculation assumes residential lots and municipalities may choose to apply separate factors for industrial water users. For this report we will use residential lot equivalents. The calculation is summarized below:

\[
C_u = C_r - (L \times F \times P)/H
\]

- \(C_u\) = Uncommitted Hydraulic Reserve Capacity (m\(^3\)/d)
- \(C_r\) = Hydraulic Reserve Capacity (m\(^3\)/d)
- \(L\) = Number of Unconnected Approved Lots
- \(P\) = Existing Connected Population
- \(H\) = Number of Households or Residential Connections

Water Treatment Plant:
- \(F\) = Maximum Daily Flow per Capita (m\(^3\)/capita/day)

As noted previously, we know:

- Maximum Allowable Daily Volume = 72.700 ML/day
- 2018 Maximum Daily Flow = 29.050 ML/day
- Number of Connections = 21,500

Hydraulic Reserve Capacity \((C_r)\) = 2.502 ML/day

Similar to the wastewater calculation, for the purpose of this document the number of unconnected approved lots is **assumed to be zero**. This assumption is made to calculate the actual current hydraulic capacity available for additional development \((C_u = C_r)\).

Number of Unconnected Approved Lots \((L)\) = 0

The Municipality will need to determine if there are other developments already approved or in the process of being approved and how those developments may affect the allocation of the remaining capacity.
The existing Hydraulic Demand per connection is calculated by dividing Maximum Daily Flow (29,050 ML/day) by the number of service connections (21,500) which equals 1.35 m$^3$/day/connection.

With a Hydraulic Reserve Capacity of 2.502 ML/day and a demand per connection of 1.35 m$^3$/d there would be capacity at the water treatment plant for approximately 32,305 additional residential lot equivalent connections.

The proposed use of the property increases the draw from the drinking water system by a maximum of 3.8 m$^3$/day. This is the equivalent of 2.8 residential lot equivalent connections being added to the network.

Based on these calculations, we anticipate there is sufficient capacity at the water treatment plant to allow for the proposed development.

7. Fire Flows

The property receives fire protection from two sources. There is an 8” connection to serve the sprinkler system inside the building. There is also a fire hydrant at the corner of Haig Road and Dundas Street East.

The sprinkler system received a visual examination in September 2019 by Quinte Fire Protection Services and was not flagged for deficiencies during the site visit on November 26, 2019.

A test of the fire hydrant was conducted by staff from the City of Belleville on November 27, 2019 and found fire flow of 1087 IGPM at 69 PSI (82.36 L/s at 475 kPa) and static pressure of 71 psi.

Both pressure and flow are acceptable and suggest the water distribution network can support the proposed cannabis production facility.
8. Conclusions

The following summarizes the findings of this report as it relates to the redevelopment of the facility at 665 Dundas St. E.

1. The proposed development plan will convert a portion of the existing facility for use as a cannabis production facility.

2. Total average sanitary flows of approximately 3.26 L/s have been calculated.

3. Total average water demands of 1.10 L/s have been calculated.

4. Relative to the existing demands in the facility, the calculated additional demands are negligible.

5. The wastewater treatment plant has an estimated uncommitted reserve capacity of 22,921 residential lot equivalent connections. This development represents an increase of 3 residential equivalent connections.

6. The water treatment plant has an estimated uncommitted reserve capacity of 32,305 residential lot equivalent connections. This development represents an increase of 3 residential equivalent connections.

7. While we understand there are various developments at various stages of approval and development, we believe there would be capacity at both water and wastewater treatment plants to accommodate this additional demand.

Based on the above, we believe there are sufficient services available to accommodate the proposed severance.

Respectfully Submitted,

Peter Zandbergen, P.Eng.
The Greer Galloway Group Consulting Engineers
Appendix A
Existing Conditions Sketch
LOCATION MAP
LAND USE

LOCATION:  665 DUNDAS ST E

- SUBJECT LANDS

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT