CITY OF BELLEVILLE
Andrew Chan, Policy Planner
Engineering and Development Services Department
Report No. PP-2020-12
March 2, 2020

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended
902 Wallbridge-Loyalist Road, City of Belleville
OWNER: Sandhu-Malwa Holdings Inc
APPLICANT: Quinte Boat Docks

File: B-77-1101

Recommendation:

“That Report No. PP-2020-12 dated March 2, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended – 902 Wallbridge-Loyalist Road, City of Belleville, County of Hastings be received as information, and;

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

Background:

An application for 902 Wallbridge-Loyalist Road was received by the City of Belleville on January 23, 2020. The subject land is identified on the attached Location and Existing Zoning Map (Attachment #1).

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.
Quinte Boat Dock is a retail distribution business for recreational vehicles, and includes the assembly and manufacturing of boats and boat docks. To permit this use, the Applicant is proposing to rezone the subject land from Highway Commercial (CH) Zone to Highway Commercial and Special Industrial (CH/MS) Zone. The proposed zoning is shown on the Proposed Zoning Map (Attachment #2).

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 municipally known as 902 Wallbridge-Loyalist Road which is located on the east side of Wallbridge-Loyalist Road, south of Highway 401 and north of Bell Boulevard</td>
</tr>
<tr>
<td>Site Size</td>
<td>21.2 ha</td>
</tr>
<tr>
<td>Present Use</td>
<td>Truck stop, restaurant, fuel station</td>
</tr>
<tr>
<td>Proposed Added Use</td>
<td>Quinte Boat Dock’s retail distribution, assembly and manufacturing business</td>
</tr>
<tr>
<td>Loyalist Secondary Plan Designation</td>
<td>Employment Area</td>
</tr>
<tr>
<td>Present Zone Category</td>
<td>Highway Commercial (CH) Zone</td>
</tr>
<tr>
<td>Proposed Zone Category</td>
<td>Highway Commercial and Special Industrial (CH/MS) Zone</td>
</tr>
<tr>
<td>Land uses to the north</td>
<td>Highway 401, the City of Quinte West</td>
</tr>
<tr>
<td>Land uses to the east</td>
<td>Motor vehicle sales and repairs</td>
</tr>
<tr>
<td>Land uses to the south</td>
<td>Motor vehicle sales and repairs/vacant</td>
</tr>
<tr>
<td>Land uses to the west</td>
<td>Highway on/off ramp, the City of Quinte West</td>
</tr>
</tbody>
</table>

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

**Proposal**

Quinte Boat Dock is a retail distribution business for recreational vehicles, and includes the assembly and manufacturing of boats and boat docks. To permit this use, the Applicant is proposing to rezone the subject land from Highway Commercial (CH) Zone to Highway Commercial and Special Industrial (CH/MS) 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; and
d) ensuring the necessary infrastructure is provided to support current and projected needs.

1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

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

**Loyalist Secondary Plan**

The land is designated "Employment Lands" in the City’s Loyalist Secondary Plan (Attachment #3 – Loyalist Secondary Plan Designation Map). Planning Staff use the policies within the Loyalist Secondary Plan to make recommendations.

The Employment Land designation is intended to be used for a range of commercial and industrial land uses. The Loyalist Secondary Plan also provides the following applicable policy:

**3.2.1 Commercial Employment Use Policies:**

a) Commercial employment uses permitted within areas designated Employment Area should be appropriate for the market area the commercial area is best suited or designed to service. Commercial uses that are intended to service the community or regional markets should be directed to areas that are readily accessible from the arterial road network. Commercial employment uses that are not along major thoroughfares should be limited to uses which cater to neighbourhood needs, or specialty markets. Further, regardless of the area's function or market orientation, care should be exercised to ensure only uses which address issues of land use compatibility, access, servicing, and related matters are permitted on specific sites.

b) In general, commercial employment uses to be permitted within
areas designated Employment Area would include business and professional offices, retail establishments, places of entertainment, assembly halls, restaurants, hotels and motels, personal service uses, automotive uses, community facilities and recreational uses. In some instances, particularly in the vicinity of residential areas, residential uses either as main uses or in concert with commercial development may be appropriate.

c) Developments adjacent to Highway 401 should ensure that the portion of the property facing the Highway is developed with a high standard of urban design. Open storage areas and parking and loading areas shall be prohibited from areas facing the Highway unless it can be demonstrated that appropriate landscaping and screening to shield the open storage area will not detract from the intended character. All commercial activities shall be encouraged to locate within enclosed buildings unless it is essential for an activity to locate outdoors, in which case the commercial use will be suitably screened and buffered from the Highway

3.2.2 Industrial Employment Use Policies:

a) Industrial employment uses on land designated Employment Area are intended to serve as the major concentrations of industrial activity in the western portion of the City. Industrial employment uses are considered to be one of the City's major enterprise zones, and the policies of this Plan are intended to provide flexibility to enable firms to respond quickly to changing economic conditions. General industrial employment uses may be large or small scale and may not be in enclosed buildings, and are usually incompatible with non-industrial uses. Service industrial uses are generally located within enclosed buildings with limited outdoor storage and do not produce levels of noise, dust or odours characteristic of general industrial uses which can be detected off-site.

b) Industrial employment uses permitted on lands designated Employment Area include activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses.

c) This Plan encourages diversification of the types and sizes of industrial activities in the Loyalist Planning area. Industrial uses should be permitted on lots of all sizes; for each lot, there should be sufficient area provided to accommodate buildings, parking and loading areas, and landscaping. Uses may be permitted either as a single use on a lot or in concert with other uses on the same lot, such as industrial malls or plazas.

d) All industrial uses should meet the guidelines and requirements of the Ministry of Environment with respect to solid and liquid waste
disposal and all emissions to the environment.
e) Adequate off-street parking should be provided to accommodate
employee parking requirements. Adequate off-street loading
facilities should also be provided. Outdoor storage areas should be
appropriately buffered from adjacent roads and properties that may
be impacted by such areas through use of landscaped strips,
plantings of trees, and berming.

Zoning By-Law

The subject land is currently zoned Highway Commercial (CH) Zone. This
application proposes to amend the zoning to Highway Commercial and
Special Industrial (CH/MS) Zone. The majority of the properties along the
Bell Boulevard corridor west of Hanna Court are zoned Highway Commercial
and Special Industrial (CH/MS) Zone.

The following uses are currently permitted on the subject land under the
current Highway Commercial (CH) Zone:

<table>
<thead>
<tr>
<th>Highway Commercial (CH) Zone Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motor Rental Agency</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Repair Garage</td>
</tr>
<tr>
<td>Motor Vehicle Sales Room and Lot</td>
</tr>
<tr>
<td>Motor Vehicle Gasoline Bar</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Service Station</td>
</tr>
<tr>
<td>Recreation Vehicle Sales and Service</td>
</tr>
<tr>
<td>Rental Outlet, but not including outside</td>
</tr>
<tr>
<td>storage</td>
</tr>
<tr>
<td>Eating Establishment</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Hotel</td>
</tr>
<tr>
<td>Motel</td>
</tr>
<tr>
<td>Farm Implement Sales and Service</td>
</tr>
<tr>
<td>Parking Lot</td>
</tr>
<tr>
<td>Places of Amusement</td>
</tr>
</tbody>
</table>

Quinte Boat Dock is a retail distribution business for recreational vehicles,
and includes the assembly and manufacturing of boats and boat docks.
Under the Highway Commercial (CH) Zone, the assembly and manufacturing
nature of this business is not permitted. The following uses are permitted
Special Industrial (MS) Zone:
<table>
<thead>
<tr>
<th>Special Industrial (MS) Zone Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing, processing and fabrication of goods and materials;</td>
</tr>
<tr>
<td>Warehousing and storage of goods but not including salvage yards;</td>
</tr>
<tr>
<td>Wholesale business;</td>
</tr>
<tr>
<td>Truck and/or Transportation Terminal;</td>
</tr>
<tr>
<td>Rental outlet;</td>
</tr>
<tr>
<td>Business and Industrial Incubator;</td>
</tr>
</tbody>
</table>

**Public Comments**

On February 10, 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 land notifying the general public that a public meeting was scheduled for March 2, 2020.

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

**Staff and Agency Comments**

External Agency Circulation

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

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

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building
Belleville Transportation & Operations Services, Recreation, Culture and Community Services, and Parks & Open Spaces Departments have provided correspondence and they have no concerns.

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

**Considerations:**

**Public**

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

**Financial**

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

**Impact on and input from other Departments/Sources**

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

**Strategic Plan Alignment**

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

Strategic objectives of the Industrial and Commercial Development theme include:

- Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments;
- Market the City’s unique strengths to attract leading-edge industries that provide high paying job opportunities; and
- Encourage remediation and redevelopment of underutilized lands.

**Conclusion:**

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

Andrew Chan, BES  
Policy Planner, Policy Planning  
Engineering and Development Services Department

**Attachments**

- Attachment #1 – Location and Existing Zoning Map  
- Attachment #2 – Proposed Zoning Map  
- Attachment #3 – Loyalist Secondary Plan Designation
Attachment #1 – Location and Existing Zoning Map

LOCATION MAP
EXISTING ZONING

LOCATION: 902 WALLBRIDGE-LOYALIST RD

- SUBJECT LANDS

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

B-77-1101
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 902 WALLBRIDGE-LOYALIST RD

- SUBJECT LANDS
- PROPOSED ZONING CHANGE TO CH/MS (HIGHWAY COMMERCIAL * AND SPECIAL INDUSTRIAL)

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
Attachment #3 – Loyalist Secondary Plan Designation