CITY OF BELLEVILLE
Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2020-26
June 1, 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 3014, As Amended
247 Harmony Road, City of Belleville
OWNER/APPLICANT: Marlene Mackenzie
AGENT: Keith Watson, OLS

File: B-77-1109

Recommendation:

“That Report No. PP-2020-26 dated June 1, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 3014, As Amended – 247 Harmony, 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 247 Harmony Road was received by the City of Belleville on April 20, 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.

The Applicant is proposing to rezone the subject land as a condition of consent application B5/20. Application B5/20 proposes to sever 29 hectares from the subject land and add the land to the lot to the east of the subject
land (see Attachment #2 Survey Sketch). A condition of the consent application is to rezone the retained land to Rural Residential (RR) Zone. The proposed zoning is shown on the Proposed Zoning Map (Attachment #3).

Site details for the subject land:

<table>
<thead>
<tr>
<th>Site Review</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td><strong>Site Location</strong></td>
<td>The subject land is municipally known as 247 Harmony Road which is located on the north side of Harmony Road, east of River Road, and west of Homan Road</td>
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</tbody>
</table>
| **Site Size**                     | Retained: 0.4 ha  
Severed: 29 ha                                                                                                                                |
| **Present Use**                   | Retained: Single detached dwelling  
Severed: Agricultural land                                                                                                                  |
| **Proposed Use**                  | No changes                                                                                                                                     |
| **Belleville Official Plan Designation** | Rural Land Use                                                                                                                                 |
| **Present Zone Category**         | Prime Agriculture (PA) Zone                                                                                                                    |
| **Proposed Zone Category**        | Retained: Rural Residential (RR) Zone  
Severed: Prime Agriculture (PA) Zone                                                                                                     |
| **Land uses to the north**        | Agriculture                                                                                                                                     |
| **Land uses to the east**         | Agriculture                                                                                                                                     |
| **Land uses to the south**        | Rural residential                                                                                                                             |
| **Land uses to the west**         | Agriculture                                                                                                                                     |

The Applicant submitted a survey sketch of the subject land showing the lot addition. No additional information, reports, or studies were provided with the rezoning application. This document has been available for public review at the Planning Department.

The survey sketch is also available online for public review at www.belleville.ca/DevelopmentApplications.

Proposal

The Applicant is proposing to rezone the subject land as a condition of consent application B5/20. The application proposes to rezone the retained parcel to Rural Residential (RR) Zone. The severed parcel will remain Prime Agriculture (PA) 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:

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:
a) building upon rural character, and leveraging rural amenities and assets;

b) promoting regeneration, including the redevelopment of brownfield sites;

c) accommodating an appropriate range and mix of housing in rural settlement areas;

d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;

e) using rural infrastructure and public service facilities efficiently;

f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

h) conserving biodiversity and considering the ecological benefits provided by nature; and

i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

1.1.5.2 On rural lands located in municipalities, permitted uses are:

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings);

c) limited residential development;

d) home occupations and home industries;

e) cemeteries; and

f) other rural land uses.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Official Plan

The land is designated "Rural" in the City’s Official Plan (Attachment #4 – Official Plan Designation Map). Planning Staff use the policies within the Official Plan to make recommendations.
The Official Plan states that lands within the Rural Land Use designation shall be used predominantly for agricultural activity as well as limited residential, commercial/industrial and conservation and small-scale outdoor recreation uses.

The following policy regarding the Rural Land Use will be considered:

3.3.2 Agricultural Policies

a) Retention of existing agricultural uses and the establishment of new agricultural uses is encouraged in areas designated Rural land use.

3.3.3 Residential Policies

b) Only residential development that has minimal impact on natural environmental features and the rural character should be permitted. To that end, residential uses in areas designated Rural land use should reflect the character of existing development in the area, and should be encouraged on lots minimum .4 hectares in size with at least 50 metres of frontage on a public street.

Zoning By-Law

The subject land is currently zoned Prime Agriculture (PA) Zone under Zoning By-Law 3014.

The application proposes to rezone the retained parcel to Rural Residential (RR) Zone as a condition of consent application B5/20. The severed parcel is to remain as Prime Agriculture (PA) Zone.

The retained parcel has a proposed area of 0.4 hectares which complies with the Rural Residential (RR) Zone. The existing lot frontage of 44.5 metres does not comply with the required 45 metre frontage of the zone.

The severed parcel will be added to a lot to the east which is also zoned Prime Agriculture (PA) Zone. The benefitting land will still comply with the zone and no special provisions are required.

Public Comments

On May 11, 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 June 1, 2020.

Similarly, a sign was placed on the subject land notifying the general public
that a public meeting was scheduled for June 1, 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, Elecon 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, the Chief Building Official, the Manager of Approvals, and the Accessibility Co-ordinator.

At the time of writing this report, no 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.
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 3014. A recommendation report will be brought forward upon receipt of all agency and public comments.

Staff note that the proposed retained lot has a minor deficiency in lot frontage and will be addressed in the recommendation report.

Respectfully submitted,

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Thomas Deming
Principal Planner, Policy Planning
Engineering and Development Services Department

Attachments

Attachment #1 – Location and Existing Zoning Map
Attachment #2 – Survey Sketch
Attachment #3 – Proposed Zoning Map
Attachment #4 – Official Plan Designation
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 247 HARMONY RD

- SUBJECT LANDS

- PROPOSED ZONING CHANGE TO RR - (RURAL RESIDENTIAL)