This memo is to summarize our planning opinion in support of the Geertsma Homes Ltd. application to amend the City of Belleville Zoning By-law 3014 for the above noted property to permit a veterinarian clinic within a unit in the existing plaza on this property.

BACKGROUND

The subject property, municipally known as 406 Maitland Drive, is located on the south side of Maitland Drive just west of Farnham Road as illustrated on APPENDIX 1 (Location Map).

As shown on APPENDIX 2 (Property Survey), this property has a frontage of 61.6 metres along Maitland Drive and an area of 5,723 m². Currently situated on
property is a 1,665m² commercial plaza which was legally created as a 12-unit commercial condominium in 1991 as shown on **APPENDIX 3** (Condominium Plan).

In addition to the main building on the subject lands, as shown on **APPENDIX 4** (Plot Plan), there are two entranceways to the property at the northeast and northwest corners. In front of the plaza are 38 parking spaces while a further 12 parking spaces are provided behind the plaza.

**APPENDIX 5** (Street View) shows the front elevation of the plaza facing onto Maitland Drive.

It is noted that the City is completing the re-construction of Maitland Drive to an urban standard including widening for a two-way shared center left turn lane, street lighting and sidewalks. Sanitary sewer and watermain were installed to support the continued development of the Cannifton Secondary Plan area and a storm sewer was installed to eliminate roadside ditches.

The surrounding land uses are indicated below:

To the east: light manufacturing business (sheet metal);
To the west: warehouse (factory outlet);
To the south: Moira River;
To the north: light manufacturing (pre-cast concrete), vacant land and small plaza.

**PROPOSAL**

Geertsma Homes Ltd. proposes to add one extra permitted use to the subject lands that being a veterinarian clinic. This use will be wholly contained within an existing unit in the existing plaza. No expansion or enlargement of the plaza is requested or required. In essence, a currently vacant unit would be re-purposed to the new use. Thus, as zoning by-law amendments go, this is a very small and insignificant change in use.

**CONFORMITY TO THE PROVINCIAL POLICY STATEMENT (2020)**

The 2020 Provincial Policy Statement (PPS) will be applied to all planning applications beginning May 1, 2020. 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.

It is relatively difficult to apply the policies of the 2020 PPS to this application because of the minor nature of the change being requested. Arguably the use of the subject property has been well established for nearly 30 years.

Nevertheless, the proposed zoning by-law amendment is consistent with the 2020 PPS in that:

- **Settlement areas shall be the focus of growth and development.** *(Policy 1.1.3.1.)*

- **Planning authorities shall promote economic development and competitiveness by:**

  a) providing for an *appropriate mix and range of employment, institutional, and broader mixed 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;* *(Policy 1.3.1.)*

- **Long-term economic prosperity should be supported by:**

  c) optimizing the *long-term availability and use of land, resources, infrastructure and public service facilities;* *(Policy 1.7.1)*

**CONFORMITY TO THE CITY OF BELLEVILLE OFFICIAL PLAN**

The subject property is designated “Industrial Land Use” on Schedule ‘B’ of the City of Belleville Official Plan as shown on **APPENDIX 6** (Official Plan Schedule ‘B’).

No Official Plan Amendment is required or requested to support this rezoning application. The proposed use of the subject lands adheres to the current and future Official Plan policies for the subject property and surrounding lands.
Specifically, Section 3.12.2 – Industrial Land Use Policies, subsection h, states:

h) General commercial, and convenience or service commercial uses may be established within areas designated Industrial land use to provide services to workers within the industrial areas of the City and to those who may be passing through, provided that such developments are generally limited in scale and do not detract from the general purpose of such areas to provide for intensive industrial activities.

Clearly, the subject property is situated in a location where a relatively high volume of residential traffic passes by and where the use of a small portion of the plaza on the subject property would be used for the veterinarian clinic would be considered limited in scale.

Furthermore, this part of the City is placed in a special policy area that being, Special Policy Area # 5 – Cannifton Planning Area.

“The Cannifton Planning Area is dissected by Highways 62 and 37, and the Moira River. It is approximately 1,215 hectares in size and includes the existing settlement known as Cannifton. There are portions of this planning area that are fully developed for urban uses, but significant development potential exists for a variety of land uses throughout the planning area. This planning area is intended to accommodate a significant portion of the City’s future residential, commercial and industrial development.”

Specifically, Section 4.5.3 of the Official Plan outlines the permitted uses within the Commercial and Industrial Land Use designation of the Cannifton Planning Area as follows:

   c) Uses permitted in the area designated Industrial land use in the Maitland/Parks Drive area may include various types of industrial uses but should generally be oriented to quasi-commercial and industrial uses, such as contractors yards, discount retail outlets, equipment rental establishments, truck terminals and depots, home improvement businesses, and similar uses that often exhibit both industrial and commercial characteristics. This area may be designated an enterprise zone by Council due to the variety of land uses within this area.

Lastly, as part of the current program to update the City’s existing Official Plan, the City’s planning consultant prepared a Technical Brief on Emerging Policy Issues.
Included within that Technical Brief was a discussion and recommendations on how to promote intensification in the updated Official Plan. Recommendation 3 was to prepare a map of additional intensification areas.

Attached as APPENDIX 7 (Additional Intensification Areas) is the map of Additional Intensification Areas that have been identified. The subject lands and all properties fronting onto Maitland Drive is one of the areas earmarked for intensification.

CONFORMITY TO ZONING BY-LAW 3014

As shown on APPENDIX 8 (Zoning Map) the subject lands are currently paced in the M1 – 16 Zone.

The use permitted in the M1-16 Zone are listed below:

(3239)

5.84 Notwithstanding the provisions of Section 6.15.1.2 to the contrary, on that part of Lot 5, Concession 3, shown as M1-16 on Schedule A1 as amended, the following special provisions shall apply in addition to all other applicable provisions of this By-law:

5.84.1 Non-residential uses may also include:
• Service oriented commercial shops
• Business and professional offices
• Restaurants and other eating establishments
• Convenience retail
• Personal service shop
• Warehousing
• Transportation and truck terminals

It is interesting to note that a personal service shop, professional office and a service orientated commercial shop are currently permitted uses on the subject property. Thus, arguably these permitted uses are not that different from a veterinarian clinic in that it is a form of, and not that far removed from a professional office or a personal service shop that in this case would provide a service to the general public by attending to their pets.

A personal service shop is defined as a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber’s shop, a ladies hairdressing establishment or other similar services.
The zoning standards for the M1-16 Zone are outlined in Section 6.15.1.5 and 6.15.1.7 of Zoning By-law 3014 as shown on **APPENDIX 9** (M1 Zone Regulations).

The current and proposed use of the subject lands adheres to and exceeds all these zoning standards.

Lastly, it must be noted that if approved, the zoning by-law amendment allows an additional use on the subject lands. This new use would replace an existing use in an existing unit. Therefore, in terms of the need for parking, the generation of traffic and the demand for water and sanitary sewer service there will be an imperceptible change in use.

**PLANNING OPINION AND CONCLUSION**

This Planning Report was prepared in support of an application by GCL Developments Inc. for a Zoning By-law Amendment for the property municipally known as 406 Maitland Drive on which is currently situated a commercial plaza. The request is to add a veterinarian clinic as a permitted use.

As such, it is our professional opinion that the application for approval of a Zoning By-law Amendment for the subject property is:

- consistent with the policies of the 2020 Provincial Policy Statement;
- consistent with the policies contained in the City of Belleville Official Plan;
- in conformity with the M1 and M1-16 Zone requirements of Zoning By-Law 3014, and;
- represents good planning.

Please do not hesitate to contact me if you require anything further in support of the Zoning By-law Amendment application from Geertsma Homes Ltd.

Yours truly,

Spencer Hutchison, MCIP, RPP
Senior Associate Planner
RFA Planning Consultant Inc.

Att.
APPENDIX 1 – Location Map
APPENDIX 2 – Survey of Subject Property
APPENDIX 3 – Condominium Plan
APPENDIX 6 – Official Plan Schedule ‘B’
APPENDIX 7 – Additional Intensification Areas
APPENDIX 8 – Zoning Map
APPENDIX 9 – M1 Zone Regulations

SECTION 6 – ZONE PROVISIONS
6.15 – General Industrial (M1) Zone

6.15 GENERAL INDUSTRIAL (M1) ZONE

6.15.1 PERMITTED USES

No person shall within a General Industrial (M1) Zone use any land or erect, alter or use any building or structure except as permitted or required herein.

6.15.1.1 Residential uses

6.15.1.1.1 Single family dwelling house in association with a non-residential use

6.15.1.1.2 Dwelling unit in part of a non-residential building

6.15.1.2 Non-Residential uses

6.15.1.2.1 Assembly, fabricating, manufacturing or processing plants

6.15.1.2.2 Builders supply

6.15.1.2.3 Bulk storage

6.15.1.2.4 Contractors yard

6.15.1.2.5 Equipment, including farm equipment, rental, sales and service

6.15.1.2.6 Feed mill or seed cleaning plant

6.15.1.2.7 Lumber yard, sawmill or planning mill

6.15.1.2.8 Machine or welding shop

6.15.1.2.9 Motor vehicle body shop

6.15.1.2.10 Motor vehicle repair garage

6.15.1.2.11 Parking lot

6.15.1.2.12 Printing or publishing establishment

6.15.1.2.13 Public works depot

6.15.1.2.14 Retail Sales, in conjunction with and secondary to an approved non-residential use

6.15.1.2.15 Truck terminal

6.15.1.2.16 Warehouse

6.15.1.2.17 Wholesale establishment

6.15.1.2.18 Workshop
SECTION 6 – ZONE PROVISIONS

6.15 – General Industrial (M1) Zone

6.15.1.3 Accessory Uses

Uses buildings and structures accessory to any of the permitted uses in accordance with 4.1 of this By-law

6.15.1.4 REGULATIONS FOR RESIDENTIAL USES

The regulations for residential uses specified in 6.5 shall apply within the General Industrial (M1) Zone. In addition, the following requirements shall apply:

6.15.1.4.1 Minimum separation

Where a dwelling house is erected on any building or structure is altered or used as a dwelling house, such dwelling house shall not be located closer than 7.5 metres to a motor vehicle body shop or repair garage or 3.0 metres to any other permitted non-residential use.

6.15.1.4.2 Secondary use

The residential uses permitted on a lot in a General Industrial (M1) Zone shall be secondary and incidental to the permitted non-residential use of the lot and shall be for the sole use of the owner, manager or other employee of the non-residential use.

6.15.1.4.3 Dwelling unit in a non-residential building

6.15.1.4.3.1 Maximum number of dwelling units: 1

6.15.1.4.3.2 Dwelling unit area:

6.15.1.4.3.2.1 Bachelor: 42 sq. metres

6.15.1.4.3.2.2 Two bedrooms: 70 sq. metres

6.15.1.4.3.2.3 More than two bedrooms: 70 sq. metres plus 9 sq. metres for each additional bedroom

6.15.1.5 REGULATIONS FOR NON-RESIDENTIAL USES

6.15.1.5.1 Minimum lot area: 2000 sq. metres

6.15.1.5.2 Minimum lot frontage: 45 metres

6.15.1.5.3 Minimum ground floor area: none

6.15.1.5.4 Maximum lot coverage: 50 percent

6.15.1.5.5 Maximum height of building: subject to federal air space restrictions

6.15.1.5.6 Minimum landscaped open space: 5 percent
SECTION 6 – ZONE PROVISIONS

6.15 – General Industrial (M1) Zone

6.15.1.5.7 Minimum yards
   6.15.1.5.7.1 Front yard depth: 15 metres
   6.15.1.5.7.2 Exterior side yard width: 15 metres
   6.15.1.5.7.3 Interior side yard width: 3 metres
   6.15.1.5.7.4 Interior side yard width abutting a residential zone: 15 metres
   6.15.1.5.7.5 Rear yard depth: 12 metres
   6.15.1.5.7.6 Rear yard depth abutting a Residential Zone: 15 metres

6.15.1.5.8 Driveways
   6.15.1.5.8.1 Maximum width at property line: 9 metres
   6.15.1.5.8.2 Minimum separation between driveways: 7.5 metres

6.15.1.5.9 Setback from centre line of street
   6.15.1.5.9.1 Provincial highway: 33 metres
   6.15.1.5.9.2 County or collector road: 28 metres
   6.15.1.5.9.3 Township road: 25 metres

6.15.1.6 REGULATIONS FOR DETACHED ACCESSORY BUILDINGS
   6.15.1.6.1 Exterior side yard width: 15 metres
   6.15.1.6.2 Interior side yard width: 3 metres
   6.15.1.6.3 Rear yard: 12 metres
   6.15.1.6.4 Yard abutting a Residential Zone: 15 metres

6.15.1.7 REGULATIONS FOR OFF-STREET PARKING
   Refer to Section 4.15

6.15.1.8 REGULATIONS FOR LOADING SPACES
   Refer to Section 4.11

6.15.1.9 SPECIAL PROVISIONS
   6.15.1.9.1 Planting strips or screens

Where the interior side or rear yard of a lot in a General Industrial (M1) Zone abuts a Residential Zone, the requirements of 4.16 of this By-law
SECTION 6 – ZONE PROVISIONS

6.15 – General Industrial (M1) Zone

shall apply.

6.15.1.9.2 Open storage

The outside display and storage of goods and materials where such are accessory and incidental to a permitted non-residential use is permitted in any yard or a lot in a General Industrial (M1) Zone except that in no circumstance shall such display or storage encroach upon the landscaped open space required herein.

6.15.1.9.3 Property abutting railway

Where a lot or portion thereof abuts a railway right-of-way no interior side or rear yard shall be required along that portion of such lot line which so abuts the railway right-of-way.

6.15.1.9.4 Gate house

A gate house shall be permitted in the front or side yard or in the area between the street line and the required set back of a lot in a General Industrial (M1) Zone.

6.15.1.9.5 Services

Where municipal water and/or sewer services are not available, industrial and commercial uses shall be restricted to those uses of a "dry" nature only. Uses of a dry nature shall mean those in which water is not necessary in the manufacturing, processing and/or fabrication of goods and materials, or those in which water is not necessary to provide a service or goods to the client group. Those uses will not result in the need for water supply or sewage disposal systems, beyond those requirements normally considered necessary for the personal use of employees. Furthermore, the number of employees shall not exceed the capacity of individual, on-site services in terms of both water supply and sewage disposal.

M1-1 (Included in subsection 5.1)

(2003-41) 5.1 Notwithstanding the provisions of Section 6.15.1.2 within the area zoned M1-1 the permitted uses shall be restricted to a contractor's yard and mini-storage facility.

M1-2 (Included in subsection 5.2)

5.2 That part of Lot 2, Concession 2 lying to the south of Cloverleaf Drive shown as M1-2 on Schedule A1 shall be limited to the use as a warehouse for swimming pool supplies only.

OMN File No. R880022

M1-3 (Included in subsection 5.3)

5.3 That Part of Lot 2, Concession 3 lying to the north of Cloverleaf Drive shown as M1-3 on Schedule A1 shall be limited to the use as a sales, repair and body work garage for