

Zoning By-Law Consolidation & Update

Public Information Centre (PIC)

December 11, 2019

What We Heard

The first Public Information Centre (PIC) for the Belleville Zoning By-law Consolidation and Update took place between 4:30 and 6:30 pm on Wednesday December 11, 2019. The PIC was held at the same time as the City's public engagement on the new Affordable Rental Housing CIP and Downtown CIP. In total 19 individuals signed in, although there were more in attendance. Of those who filled out a sign in form, 12 identified the Zoning By-law update as the reason for their attendance.

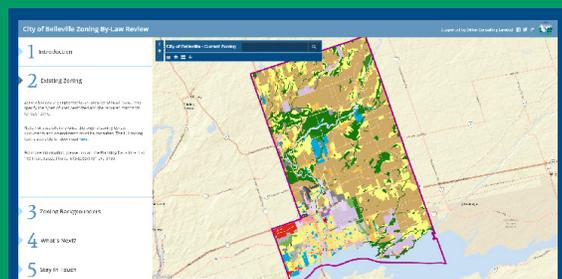
The event was a drop-in open house, and consisted of two activity stations designed to offer opportunities for attendees to provide input. Members of the project team were also in attendance to answer any questions.

A summary of the event is provided below, including a summary of what we heard, and the responses gathered from the activity stations.



Activity Station 1: What's Your Zoning?

The "What's Your Zoning" Activity Station was an interactive information station, which was designed to provide a better understanding of the role zoning plays in the City and to help identify any preliminary issues. Participants were encouraged to use the project's online StoryMap to explore the existing Zoning across the City. Participants were asked to enter an address into the search bar to identify what Zoning applied to the site they chose and to then identify where this could then be found in the City's three Zoning By-laws. This exercise highlighted some of the challenges that exist with the existing zoning in Belleville. Some participants had difficulty identifying which zone applied to their site as the same zone appears in all three Zoning By-laws but contain different provisions. Other participants were able to identify which Zoning By-law to use but questioned the reasoning for why there were so many zones. For example, questions arose around why the Belleville Zoning By-law has so many residential zones, especially when some of them permit the same uses.



To view the StoryMap, please visit:
www.belleville.ca/NewZoningBylaw

This Activity Station also presented the "Backgrounders", which provide an overview of some identified issues and suggested recommendations for how to address them. These Backgrounders can also be found on the City's online StoryMap. Attendees read through the Backgrounders and provided their feedback to the project team on the key issues that were raised. Attendees were primarily interested in the recommendations for the Loyalist College and parking. Overall, attendees agreed with the key issues that were identified.

For more information, visit us at www.belleville.ca/NewZoningBylaw

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Activity Station 2 – Zoning Objectives and Goals

The Zoning Objectives and Goals Activity Station was designed to elicit input on what the new Zoning By-law's overarching goals could be as well as goals for specific areas. It also asked attendees to provide input on key Zoning By-law issues.

Specific feedback at this stage was limited, however attendees were able to ask questions about the process for consolidating the three Zoning By-laws. The feedback that was provided included additional issues that the new Zoning By-law should consider. This included creating provisions which deal with Prime Agricultural Land. There was concern raised about how these lands will be protected in the future as there are instances where agricultural lands are being converted to other uses. It was stated that it is important to retain as much of this land as possible while recognizing the changing nature of Belleville. The Zoning By-law Consolidation and Update can provide guidance on how to deal with development on these lands which recognizes this trend while also creating provisions which protect the land. It was also suggested that Hobby Farms (small scale farms which could exist on smaller lots) be included as a permitted use as a way of retaining agricultural uses.

Another issue that was raised was regarding parking. The comment stated that the number of parking spaces for affordable units should be reduced as a way of encouraging the provision of more affordable housing. This identifies one way in which the new Zoning By-law can be used in conjunction with the incentives offered as part of the upcoming Affordable Rental Housing CIP as a way to promote more affordable housing opportunities.

Other Comments

In addition to speaking with members of the project team and participating in the activities, attendees were also able to provide written feedback at the event. In total, there was one comment form received and one letter provided as well as an email submission. A summary of what was stated in these responses is listed below:

- Hotels should be permitted and encouraged in Downtown Belleville;
- More commercial space is not needed in the City;
- The creation of a new performance space should be encouraged;
- More downtown housing should be provided;
- More provisions to support small, owner operated, locally owned businesses;
- Small home based businesses should be permitted and encouraged. More flexibility should be provided to allow them to operate;
- Provisions regulating landscaping and parking should be reviewed. The definition of a front yard is often misleading and what is defined as landscaping should be revised. Paving front yards should also be permitted to accommodate additional vehicle parking; and
- The Zoning By-law enforcement process should be made clearer and fairer.



Now that the project team has completed PIC 1, we'll begin preparing a draft of the consolidated Zoning By-law text and mapping. We will reconnect with the community for input in Fall 2020. In the interim, project updates will be available online at www.belleville.ca/NewZoningBylaw

You can also reach us at: planning@belleville.ca

