



City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

Notice of Public Meeting

Zoning By-Law Amendment Application

421 Dundas Street West, Belleville, ON

File No.: B-77-1132

City Council Planning Advisory Committee

Tuesday, April 6th, 2021 at 5:30 P.M.

Due to the ongoing COVID-19 situation, the City of Belleville is now conducting all committee meetings virtually. Members of the public will still have the ability to provide input and watch meeting proceedings digitally.

A Public Meeting, as noted above, will be held on April 6, 2020 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 10245, as amended, for a property located on the south side of Dundas Street West, west of Wilkie Street, and east of Avondale Road, which is known municipally as 421 Dundas Street West.

The subject land has approximately 36.2 metres of frontage on Dundas Street West. The application requests to rezone the subject land from Residential First Density (R1) Zone to Residential Seventh Density (R7) Zone with special provisions to facilitate the development of a five (5) storey, 35-unit condominium apartment building. The proposal requests the following special provisions:

- a reduced minimum lot frontage from 45.7 metres to 36.2 metres;
- a reduced minimum interior side yard setback 7.84 metres to 4.5 metres;
- a reduced minimum landscaped area from 40% to 37.51%;
- an increased maximum lot coverage from 20% to 29.11%;
- a reduced minimum parking requirements from 44 to 39 parking spaces;
- a reduced minimum landscaped strip width from 3.0 metres to 1.5 metres when abutting a lot with a single-detached dwelling; and
- a reduced setback requirement for a driveway to a wall with a habitable window from 7.5 metres to 1.5 metres.

A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as “Residential.”

As per the requirements of the Planning Act, this application is confirmed to be complete. Any supporting documents submitted with the application are available for review online at belleville.ca/DevelopmentApplications.

Purpose of the Meeting:

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. No decision will be made during this meeting.

How to watch a meeting:

All committee meetings will be streamed live, available on the Belleville City Hall YouTube channel (youtube.com/BellevilleCityHall). The video will also be posted online following the meeting in the event you were unable to watch it live at the time it occurred.

How to participate in a meeting:

Written comments (via email or in writing) before a meeting

Residents are encouraged to make written comments or submissions before a meeting to committee by emailing mtmacdonald@belleville.ca or in writing to Matt MacDonald, Secretary, Planning Advisory Committee by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8

Computer/smartphone/tablet

Members of the public will also be able to participate in committee meetings through Zoom. Interested residents can register by emailing planning@belleville.ca with their name, phone number, and the agenda item(s) they wish to speak to, or by calling 613-967-3288 and leaving a message with their name, phone number, and the agenda item(s) they wish to speak to. Those who have registered will be provided with the Zoom meeting information prior to the meeting date. Registration will close at 4 p.m. Wednesday, March 31, 2021.

Telephone

To participate in a meeting via telephone, members of the public must register by calling 613-967-3288 and leave a message with their name, phone number and the agenda item(s) they wish to speak to; City staff will then contact the member of the public to confirm their participation and provide meeting details. Registration will close at 4 p.m.

Wednesday, March 31, 2021.

How to provide comments and/or ask a question during the meeting:

Registered members of the public will be able to provide comments and ask questions during virtual public meetings in a similar manner as in-person public meetings. The Chair of the meeting will announce each registered member when it is their turn to speak. Each registered member will be allocated five (5) minutes to provide comments and/or questions regarding the application.

How to submit comments after a meeting:

If you missed the live meeting, had technical issues, or prefer to submit comments following the public meeting, you may email your comments to planning@belleville.ca. The City encourages these comments to be submitted within seven (7) days of the meeting so that the comments can be reviewed by Planning Staff before they prepare a final recommendation report.

How to be notified of the decision:

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a **written** request to Matt MacDonald, Secretary, Planning Advisory Committee by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: mtmacdonald@belleville.ca.

How to appeal the decision:

If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is **not** entitled to appeal the decision and that person or public body may **not** be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please be further advised that written submissions received prior to the public meeting may be made available to the Applicant.

For more information:

For more information, please contact the Planning Section, Engineering & Development Services Department by email: planning@belleville.ca or by telephone: 613-967-3288.

Matt MacDonald,
Secretary,
Planning Advisory Committee


DATED at the City of Belleville this 15th day of March, 2021.

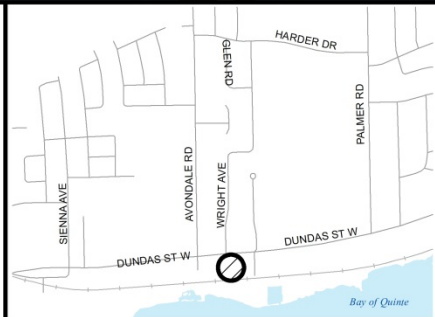
APPENDIX 1



LOCATION MAP EXISTING ZONING

LOCATION: 421 DUNDAS ST W

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT