



# City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

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## Notice of Public Meeting

### Official Plan and Zoning By-Law Amendment Applications

40 Yeomans Street (North Portion), Belleville, ON

File No.: B-50-3-38 & B-77-1144

City Council Planning Advisory Committee

Monday, July 5<sup>th</sup>, 2021 at 5:30 P.M.

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**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.**

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**A Public Meeting, as noted above, will be held on July 5, 2021 at 5:30 P.M. to consider an amendment to the Official Plan, as amended, and an amendment to Zoning By-Law Number 10245, as amended, for the north portion of a property located on the northeast corner of Bridge Street West and Sidney Street, which is known municipally as 40 Yeomans Street, City of Belleville.**

The north portion of the subject land is approximately 1.76 hectares in size. The applications propose to redesignate these lands from "Community Facility" to "Residential" with site specific policies and to rezone these lands from Community Facility (CF) Zone to Residential Eighth Density Zone (R8) Zone with special provisions and a holding provision. The applications would facilitate a residential development consisting of three (3), two-storey, stacked townhouse buildings with a total of 36 units; one (1) eight-storey apartment building with 83 units; and one (1) twelve-storey apartment building with 127 units, for a site total of 246 units.

Special zoning provisions that have been requested include the following:

- reduced front yard setback from 10.6 metres to 10.52 metres;
- reduced interior side yard setback from 7.5 metres or half the height of the main building to 2.14 metres;
- reduced rear yard setback from 7.5 metres or half the height of the main building to 4.1 metres;
- reduced setback between dwellings from the average building height to "nil;"
- reduced off-street parking requirement from 308 parking spaces to 306 parking spaces; and
- reduced setback between parking areas and property lines from 6.0 metres to 5.35 metres.

A Location Plan is shown on APPENDIX 1 and APPENDIX 2, which are attached.

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

As per the requirements of the Planning Act, these applications are confirmed to be complete.

**Please also be advised that the subject land is subject to two (2) additional, concurrently filed planning applications for the south portion of the lands. These applications include an Official Plan Application and Zoning By-Law Amendment Application (B-50-3-37 & B-77-1143).**

Any supporting documents submitted with the applications and the concurrent applications are available for review online at [belleville.ca/DevelopmentApplications](http://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](https://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](mailto: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](mailto: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, June 30, 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, June 30, 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](mailto: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](mailto: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 Ontario Land 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 Ontario Land 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.

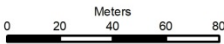
## **For more information:**

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

Matt MacDonald,  
Secretary,  
Planning Advisory Committee



DATED at the City of Belleville this 14<sup>th</sup> day of June, 2021.

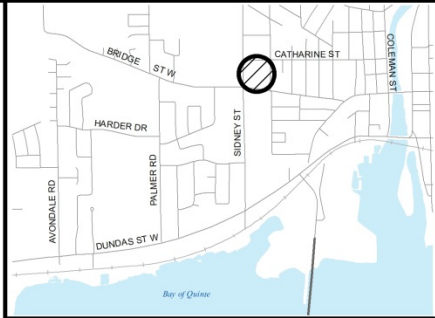
APPENDIX 1



# LOCATION MAP EXISTING ZONING

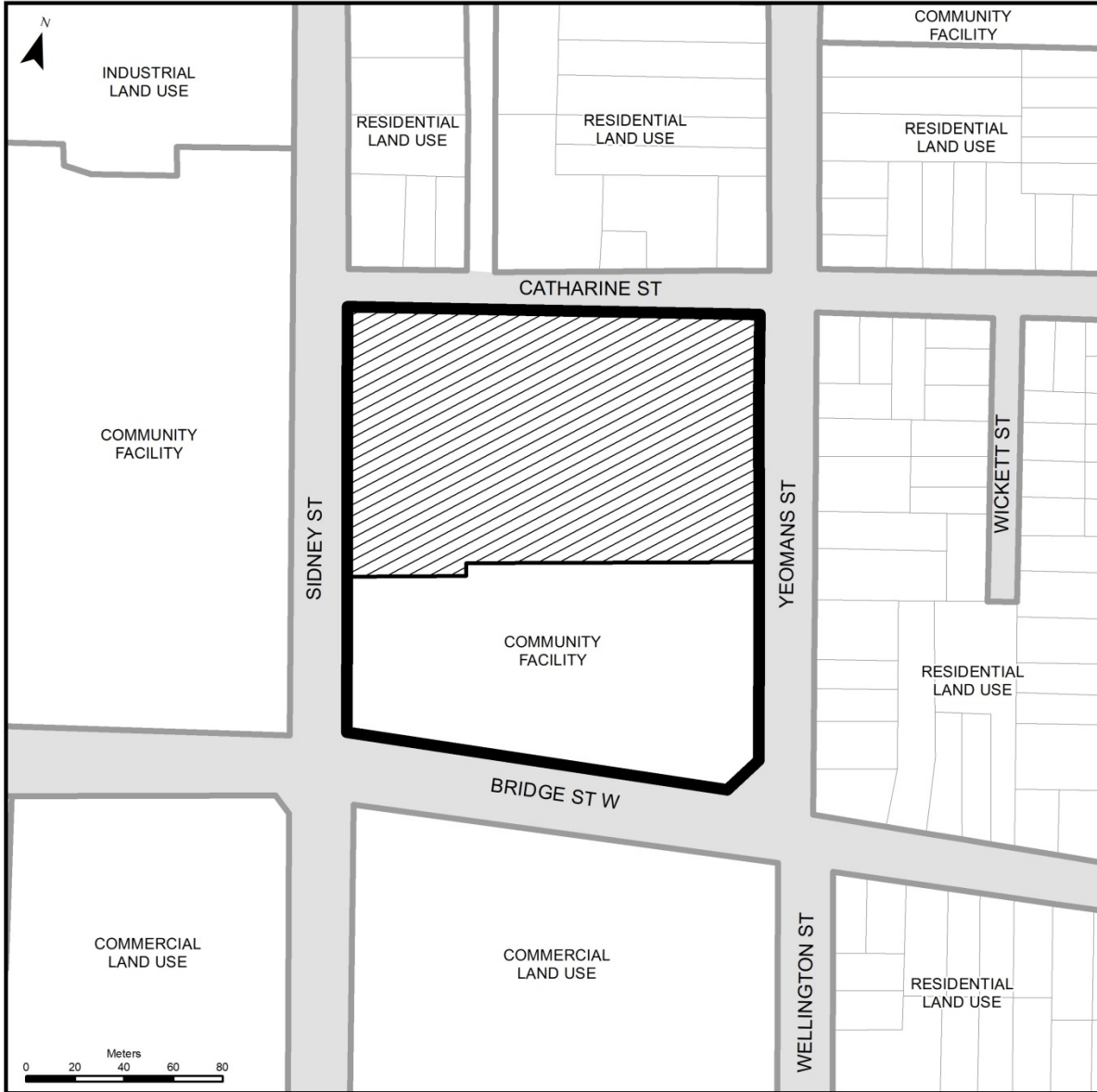
**LOCATION:** 40 YEOMANS ST (NORTH PORTION)

-  - SUBJECT LANDS
-  - AREA SUBJECT TO THE PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT



**CITY OF BELLEVILLE**  
ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

# APPENDIX 2



## LOCATION MAP LAND USE

**LOCATION: 40 YEOMANS ST (NORTH PORTION)**

- SUBJECT LANDS
- AREA SUBJECT TO THE PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

**CITY OF BELLEVILLE**  
ENGINEERING & DEVELOPMENT  
SERVICES DEPARTMENT

B-50-3-38