



City of Belleville

Engineering & Development Services Department

Policy Planning Section

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Notice of Public Meeting

Zoning Bylaw Amendment Application

Potters Creek Subdivision – Phase 9B, Belleville, ON

File No.: B-77-1181

City Council Planning Advisory Committee

169 Front Street, City Hall – Council Chamber

Monday, February 6th, 2023 at 5:30 P.M.

A Public Meeting, as noted above, will be held in the Council Chambers of Belleville City Hall (169 Front Street) on February 6th, 2023 at 5:30 P.M. to consider an amendment to Zoning Bylaws Numbered 2076-80 and 10245, as amended, for properties located between Avonlough Road and Sienna Avenue, north of Hastings Park Drive and Dewal Place, which is partially known municipally as 284 Avonlough Road, City of Belleville and legally described as Part of Parts 1, 3, & 4, Plan 21R-23362, Part 1, Plan 21R-26017 & Part 1, Plan 21R-26038, Part of Lots 32 & 33, Concession 1, Township of Sidney, now in the City of Belleville, County of Hastings.

The subject property is approximately 4.47 hectares in size and has approximately 300 metres of frontage on Avonlough Road and approximately 92 metres of frontage on Sienna Avenue. This application was submitted to amend Zoning Bylaws 2076-80 and 10245, and proposes to rezone the subject property from Urban Holding (UH) Zone, Residential Rural (RR) Zone, and Residential Fourth Density (R4-48) Zone to a Residential Third Density (R3-X) Zone with special provisions and site-specific definitions to reflect the draft Consolidated Zoning Bylaw's R2 Zone. This application will facilitate the development of an initial 44 dwelling units within Potters Creek Phase 9B, including 35 single detached dwellings and 9 townhouse dwellings, and the future development of the remaining lands.

In the Loyalist Secondary Plan, the subject property is designated as "Residential Land Use"

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:

If you are unable to attend, all committee meetings will be streamed live, available for viewing on the Belleville City Hall YouTube channel ([youtube.com/BellevilleCityHall](https://www.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 be notified of the decision or submit comments:

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee, or submit comments in respect of this application, you must submit correspondence in **writing** 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. 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 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 bylaw 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.

Personal Information Disclaimer:

Personal information collected as a result of this public process is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will form part of the public record which will be made available, at the meeting, through requests, and through the website of the Corporation of the City of Belleville. Questions regarding the collection, use and disclosure of this personal information may be directed to the Secretary, Planning Advisory Committee, 169 Front Street, Belleville,

Ontario K8N 2Y8.

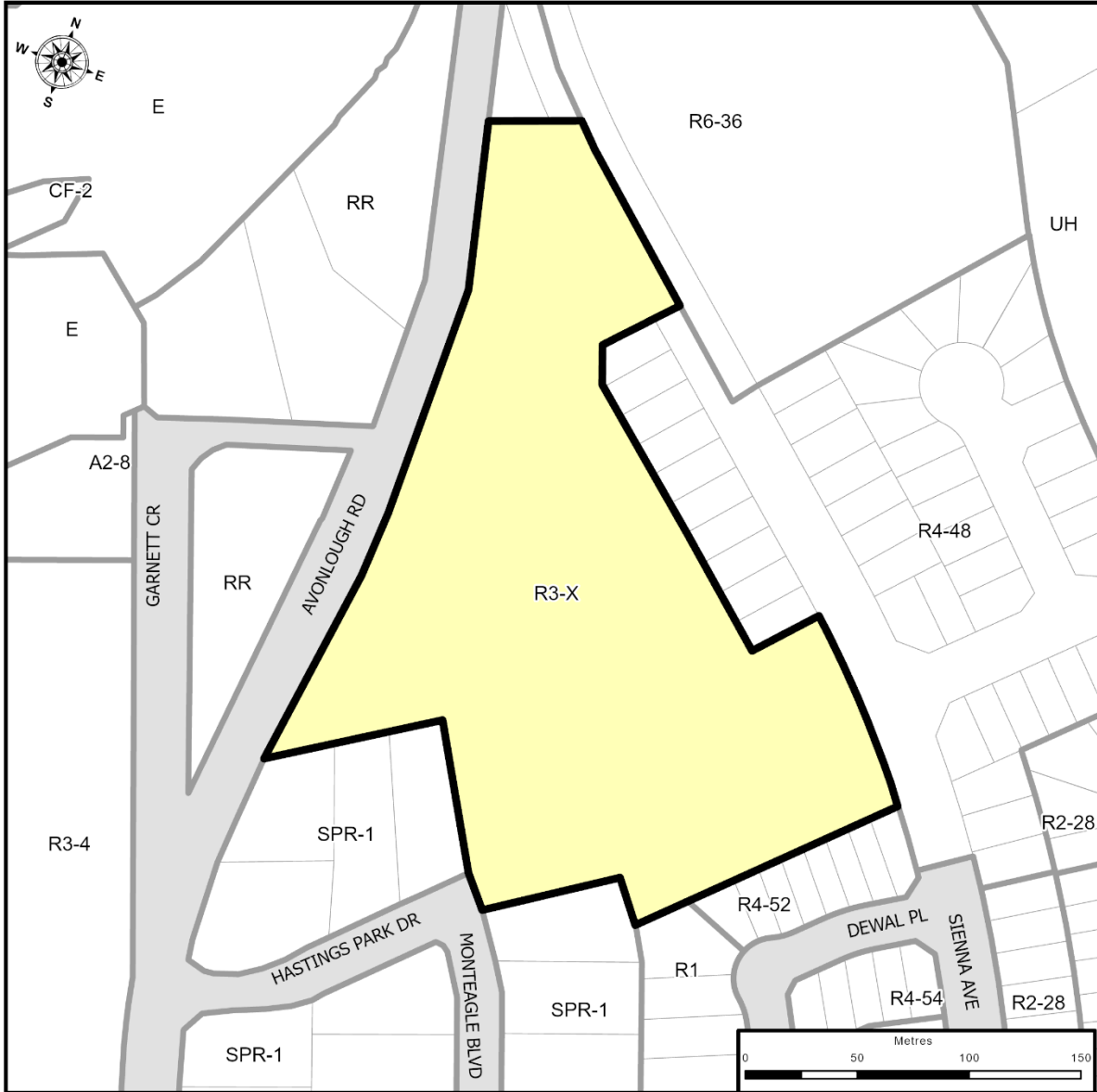
For more information:

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 16th, day of January, 2023.

APPENDIX 1



PROPOSED ZONING BYLAW AMENDMENT

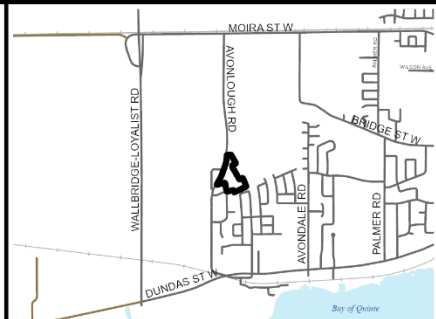
LOCATION: Potters Creek Subdivision - 9B



- SUBJECT LANDS



PROPOSED REZONING FROM URBAN HOLDING (UH) ZONE, RURAL RESIDENTIAL (RR) ZONE, AND RESIDENTIAL FOURTH DENSITY (R4-48) ZONE TO RESIDENTIAL THIRD DENSITY (R3-X) ZONE WITH SPECIAL PROVISIONS



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