



# City of Belleville

Engineering & Development Services Department

Policy Planning Section

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## Notice of Public Meeting

### Official Plan and Zoning By-law Amendment Application

221 Bell Boulevard, Belleville, ON  
File No.: B-50-3-42 and B-77-1185  
City Council Planning Advisory Committee  
169 Front Street, City Hall – Council Chamber  
Monday, April 3, 2023 at 5:30 P.M.

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**A Public Meeting, as noted above, will be held in the Council Chambers of Belleville City Hall (169 Front Street) on April 3, 2023, at 5:30 P.M. to consider an amendment to the Official Plan and Zoning By-law Number 10245, as amended, for a property located on the southeast corner of Sidney Street and Bell Boulevard, known municipally as 221 Bell Boulevard, City of Belleville.**

The subject property is approximately 4.2 hectares in size and has approximately 230.0 metres of frontage on Bell Boulevard and approximately 141.4 metres of frontage on Sidney Street. The Official Plan Amendment application proposes to redesignate a portion of the subject land from Commercial Land Use to Residential Land Use. The Zoning By-law Amendment application proposes rezone a portion of the subject property from Highway Commercial (C3-45) Zone to Residential Sixth Density (R6-X) Zone with special provisions to increase the maximum building height to 15.5 metres and increase the minimum gross floor area of a one (1) bedroom unit to 66.2 square metres.

A Proposed Official Plan Map and a Proposed Zoning Map are shown on APPENDIX 1 and APPENDIX 2, which are attached.

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](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:**

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](mailto: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:**

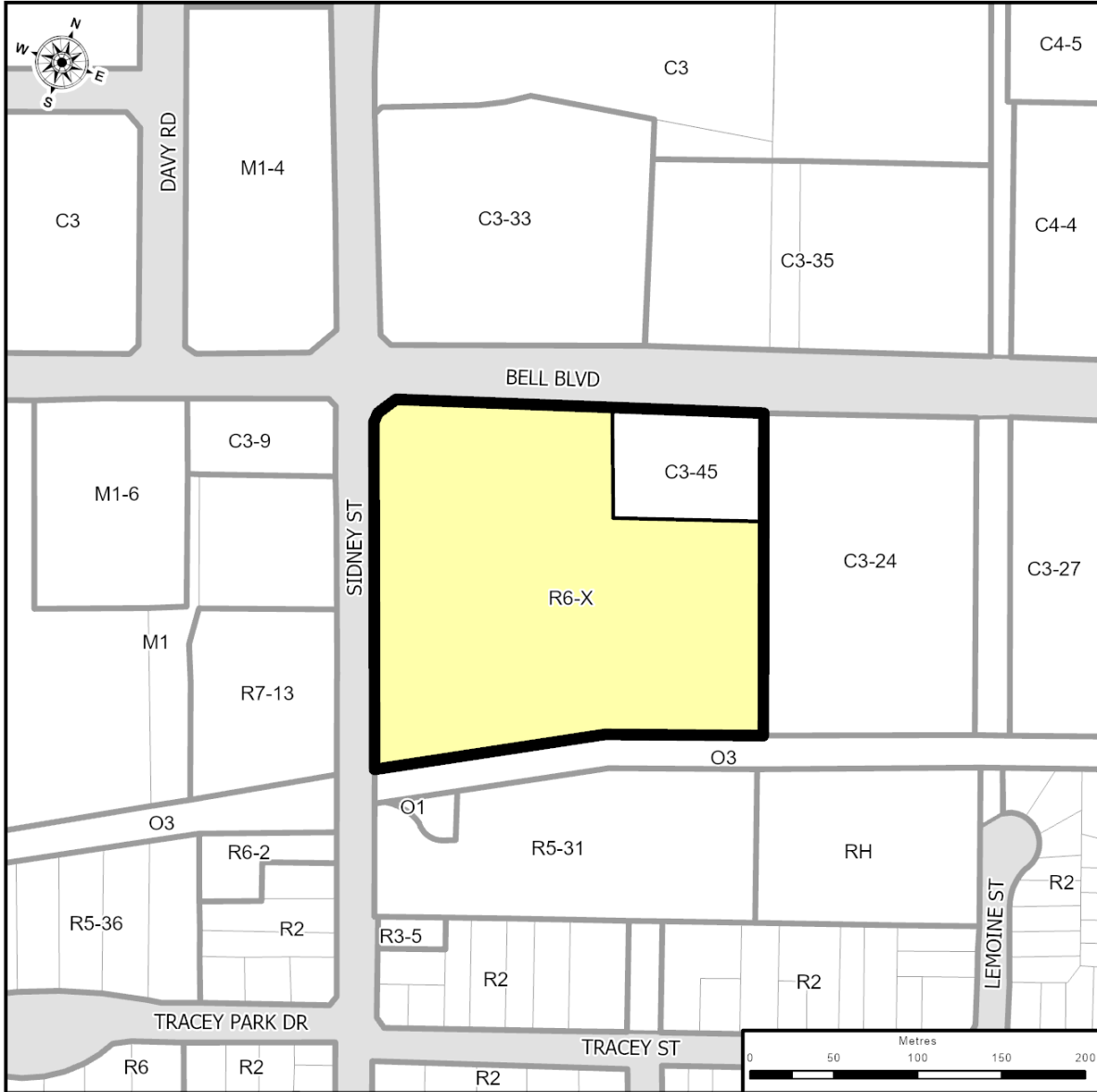
For more information, please contact the Planning Section, Engineering & Development Services Department by email: [planning@belleville.ca](mailto:planning@belleville.ca) or by telephone: 613-967-3288.

Matt MacDonald,  
Secretary,

Planning Advisory Committee

DATED at the City of Belleville this 13<sup>th</sup>, day of March, 2023.

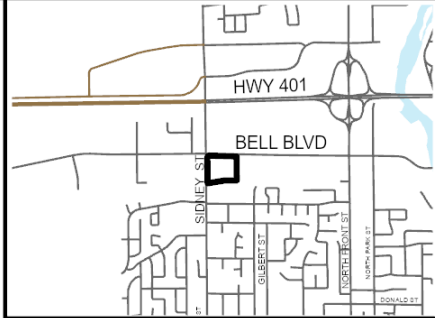
APPENDIX 1



# PROPOSED ZONING BYLAW AMENDMENT

LOCATION: 221 Bell Boulevard

-  - SUBJECT LANDS
-  - PROPOSED REZONING FROM HIGHWAY COMMERCIAL (C3-45) ZONE TO RESIDENTIAL SIXTH DENSITY (R6-X) ZONE WITH SPECIAL PROVISIONS

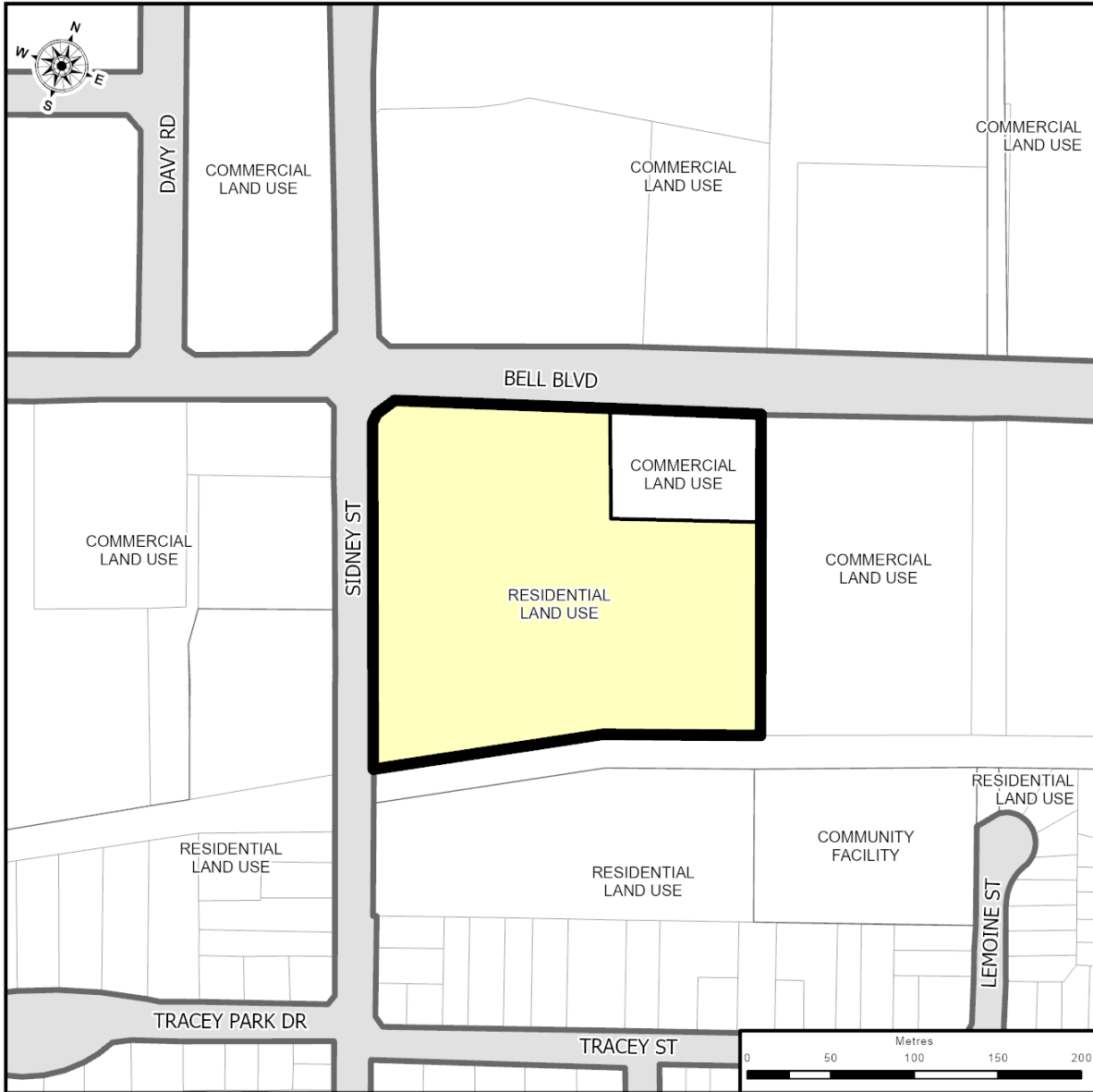


B-77-1185



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

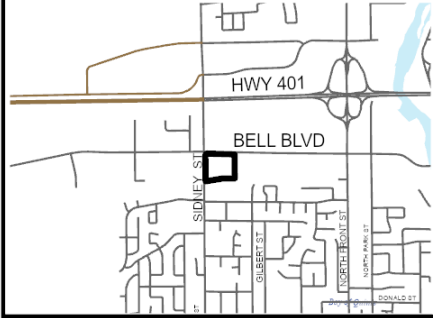
APPENDIX 2



# PROPOSED OFFICIAL PLAN AMENDMENT

LOCATION: 221 Bell Boulevard

-  - SUBJECT LANDS
-  - PROPOSED OFFICIAL PLAN AMENDMENT FROM COMMERCIAL LAND USE TO RESIDENTIAL LAND USE



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