

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

JUNE 4, 2018

5:30 P.M.

COUNCIL CHAMBER

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

**1. ATTENDANCE**

Councillor Egerton Boyce  
Councillor Paul Carr  
Councillor Jackie Denyes

Councillor Mike Graham  
Councillor Jack Miller

**2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**3. PUBLIC MEETING - THE PLANNING ACT**

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 111 BAY DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1048**  
**APPLICANT/OWNER: 1720449 ONTARIO INC.**  
**AGENT: VAN MEER LIMITED**

Notice of Meeting and Map

- 3.2      **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER  
10245, AS AMENDED – 15 & 29 MARKET STREET, CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1049  
APPLICANT/OWNER: CITY OF BELLEVILLE**

Notice of Meeting and Map

**3**

- 3.3      **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER  
10245, AS AMENDED – 321 UNIVERSITY AVENUE, CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1050  
OWNER: 2390110 ONTARIO INC. (C/O DUCA FINANCIAL  
SERVICES)  
APPLICANT: GLOBAL CITRUS GROUP INC.  
AGENT: RFA PLANNING CONSULTANT INC.**

Notice of Meeting and Map

**5**

**4.      ADJOURNMENT**

## BELLEVILLE PLANNING ADVISORY COMMITTEE

# A G E N D A

JUNE 4, 2018

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## PLANNING ADVISORY COMMITTEE MEETING

### 1. ATTENDANCE

Councillor Egerton Boyce  
Councillor Paul Carr  
Councillor Jackie Denyes  
Councillor Mike Graham  
Councillor Jack Miller

John Baltutis  
David Joyce  
Mike Letwin  
Ross Rae

### 2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

### 3. CONFIRMATION OF MINUTES

- 3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on May 7, 2018

### 4. DEPUTATIONS

**5. CORRESPONDENCE****6. REFERRALS FROM PUBLIC MEETING**

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 111 BAY DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1048**  
**APPLICANT/OWNER: 1720449 ONTARIO INC.**  
**AGENT: VAN MEER LIMITED**

Director of Engineering & Development Services' Report No. PP-2018-12

**8**

**RESOLUTION**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for the property described as 111 Bay Drive City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'R2-3 – Residential Second Density' and 'M2 – General Industrial' to 'R2 with special provisions' and 'M2 with special provisions', to permit off-street parking for Quinte Healthcare."

- 6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 15 & 29 MARKET STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1049**  
**APPLICANT/OWNER: CITY OF BELLEVILLE**

Manager of Approvals' Report No. PP-2018-13

**13**

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 15 and 29 Market Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'CF-1 – Community Facility' to 'C2 – General Commercial'."

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 321 UNIVERSITY AVENUE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1050**  
**OWNER: 2390110 ONTARIO INC. (C/O DUCA FINANCIAL SERVICES)**  
**APPLICANT: GLOBAL CITRUS GROUP INC.**  
**AGENT: RFA PLANNING CONSULTANT INC.**

Director of Engineering & Development Services' Report No. PP-2018-14

19

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for the property described as 321 University Avenue, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'M2-1 General Industrial with special provisions' to a special 'M2' zone to add 'Medical Marihuana Production Facility' as a permitted use. In addition, an 'h' holding symbol is recommended to be attached to the site requiring that the applicant demonstrate that all licensing requirements of Health Canada have been satisfied before the use is permitted to operate."

7. REPORTS

8. INFORMATION MATTERS

8.1 **PROPERTY STANDARDS BY-LAW (2012-79)  
AMENDMENT**

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May 29, 2018 City Clerk's Memo and By-law 2018-82 (First Reading by City Council on May 28, 2018)

**24**

8.2 **OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT  
MONITORING REPORT**

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Report to June 4, 2018

**26**

9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



*City of Belleville*

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1048

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
MONDAY, JUNE 4, 2018  
AT 5:30 PM.**

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A Public Meeting, as noted above, will be held to consider an amendment to Zoning By-Law Number 10245, as amended, for a property located at the corner of Bay Drive and Sixth Street, south of Dundas St. East which is municipally known as **111 Bay Drive**.

This property has a lot frontage of 35 metres and a lot area of 0.49 hectares and has portions zoned "R2-3 – Residential Second Density" and "M2 – General Industrial". The lands are developed with a vacant 1-storey building and parking lot (former Oddfellows Hall). Parking for Quinte Healthcare has been permitted as a temporary use on the site since 2009. The Applicant requests an amendment to the existing zoning in order to permit off-site parking for Quinte Healthcare on a permanent basis.

**OFFICIAL PLAN:** The western portion of the property is designated "Residential Land Use", while the eastern part is designated "Commercial Land Use". Various non-residential uses are permitted within these designations subject to the policies of the Plan.

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 in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca).

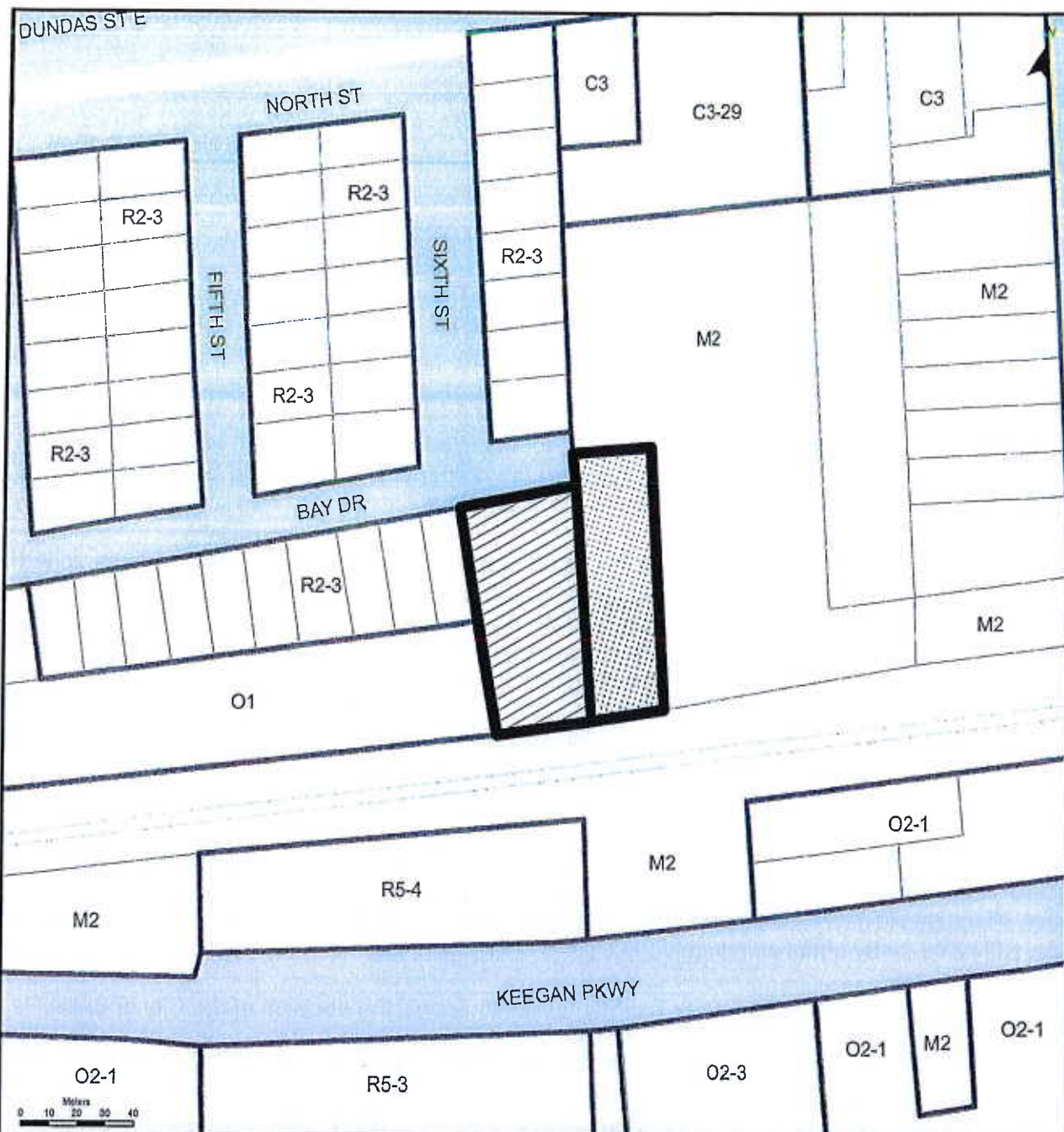
If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is 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.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, 2<sup>nd</sup> floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 15<sup>th</sup> day of May, 2018



# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 111 BAY DR



PROPOSED ZONING CHANGE FROM R2-3 (RESIDENTIAL SECOND DENSITY WITH SPECIAL PROVISIONS) TO R2 WITH SPECIAL PROVISIONS



PROPOSED ZONING CHANGE FROM M2 (GENERAL INDUSTRIAL) TO M2 WITH SPECIAL PROVISIONS



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

B-77-1048





*City of Belleville*

Engineering & Development Services Department  
Policy Planning Section  
Telephone: 613-968-6481  
Fax: 613-967-3262



**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
MONDAY, JUNE 4, 2018  
AT 5:30 P.M.**

A Public Meeting, as noted above, will be held to consider an amendment to Zoning By-Law Number 10245, as amended, for a property which is municipally known as **15 and 29 Market Street**.

This property has a lot frontage of approximately 52 metres on Market Street and a lot area of approximately 3,820 m<sup>2</sup> and is zoned "CF-1 – Community Facility". The Applicant requests a rezoning to "C2 - General Commercial" in order to broaden the range of permitted uses, matching adjacent properties.

OFFICIAL PLAN: The land is designated "City Centre" in the Official Plan, and is located within the "Downtown District". A broad range of commercial, residential and community facility uses are permitted.

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 in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca).

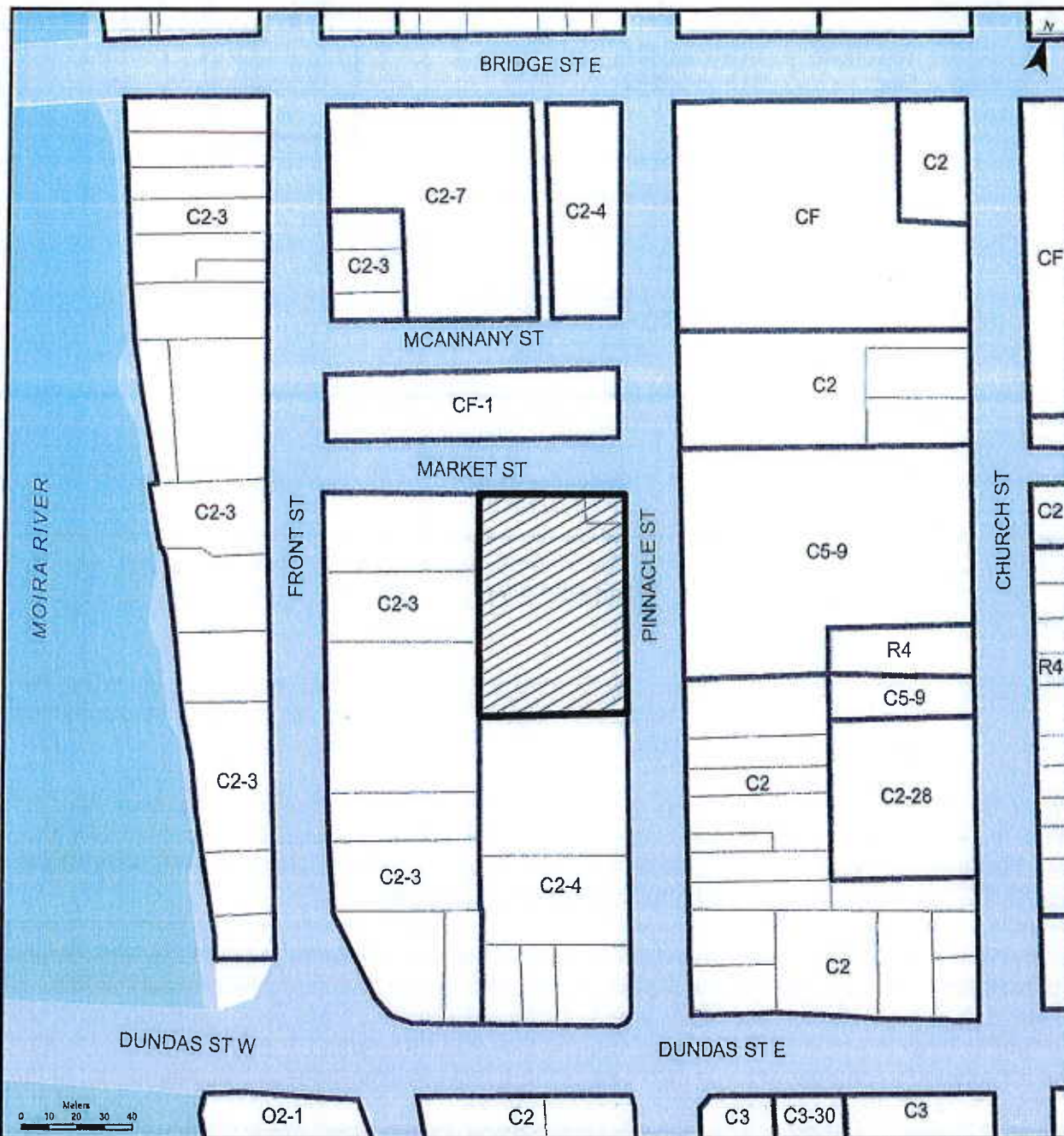
If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is 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.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, 2<sup>nd</sup> floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 15<sup>th</sup> day of May, 2018



# PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 15 & 29 MARKET SQ



PROPOSED ZONING CHANGE FROM CF-1 (COMMUNITY FACILITY WITH SPECIAL PROVISIONS) TO C2 (GENERAL COMMERCIAL)



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

B-77-1049





*City of Belleville*

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1050

**PUBLIC MEETING  
CITY COUNCIL PLANNING COMMITTEE  
CITY HALL - COUNCIL CHAMBER  
169 FRONT STREET  
MONDAY, JUNE 4, 2018  
AT 5:30 P.M.**

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A Public Meeting, as noted above, will be held to consider an amendment to Zoning By-Law Number 10245, as amended, for a property in the Northeast Industrial Park that is municipally known as **321 University Avenue**.

This property has a lot frontage of 167.4 metres, a lot area of 9.26 hectares, and is zoned "M2-1 – General Industrial". The lands are developed with an industrial building that is currently vacant (former Exxon Mobil site). The Applicant requests an amendment to the zoning by-law in order to add a Medical Marihuana Production Facility as a permitted use.

**OFFICIAL PLAN:** The land is designated "Industrial Land Use" in the Official Plan and permits a variety of industrial uses, such as manufacturing, fabricating, packaging and processing, subject to the policies of the Plan.

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 in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: [mtmacdonald@city.belleville.on.ca](mailto:mtmacdonald@city.belleville.on.ca).

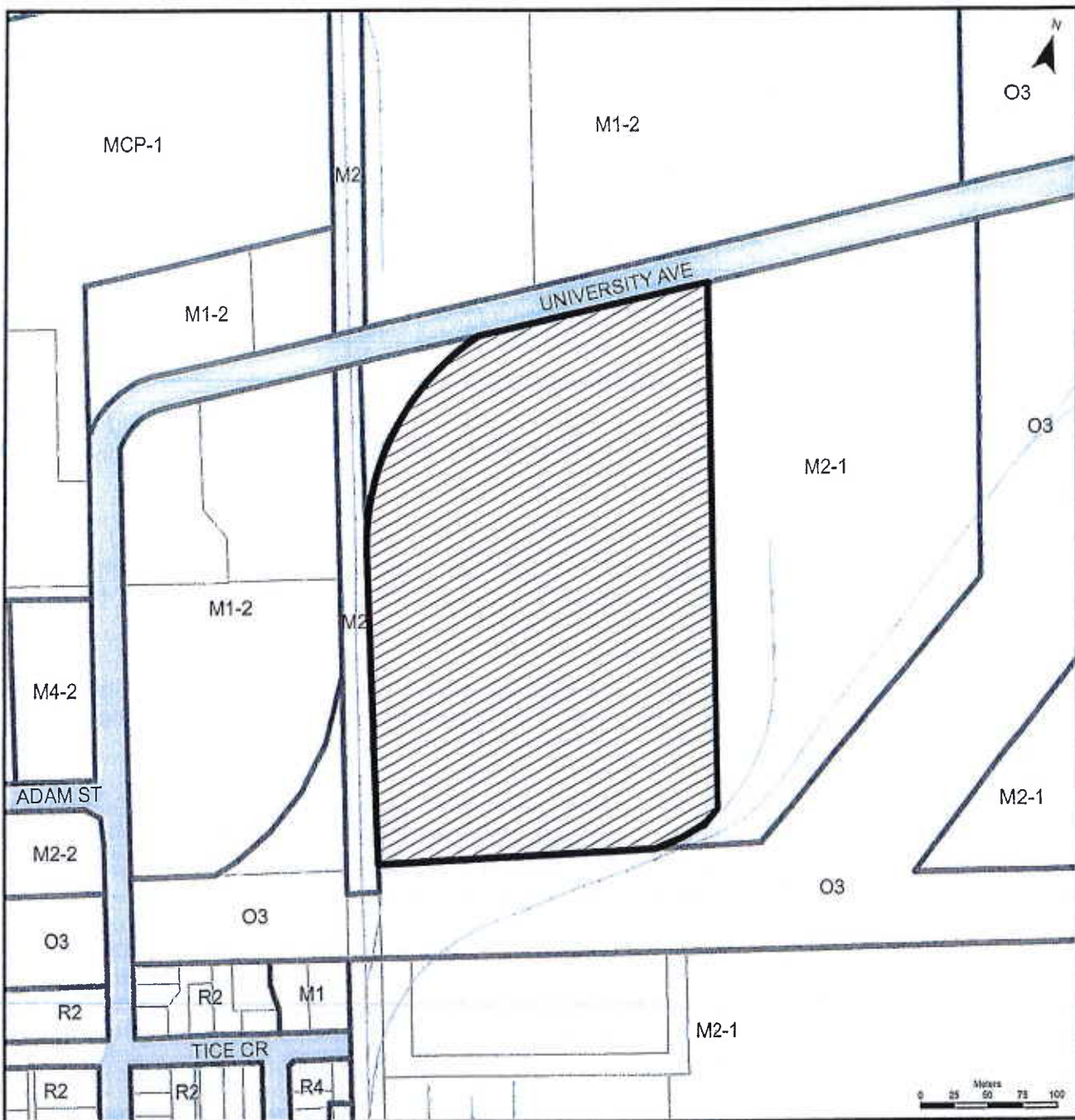
If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is 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.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, 2<sup>nd</sup> floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary  
Planning Advisory Committee

DATED at the City of Belleville this 15<sup>th</sup> day of May, 2018



# PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 321 UNIVERSITY AVE

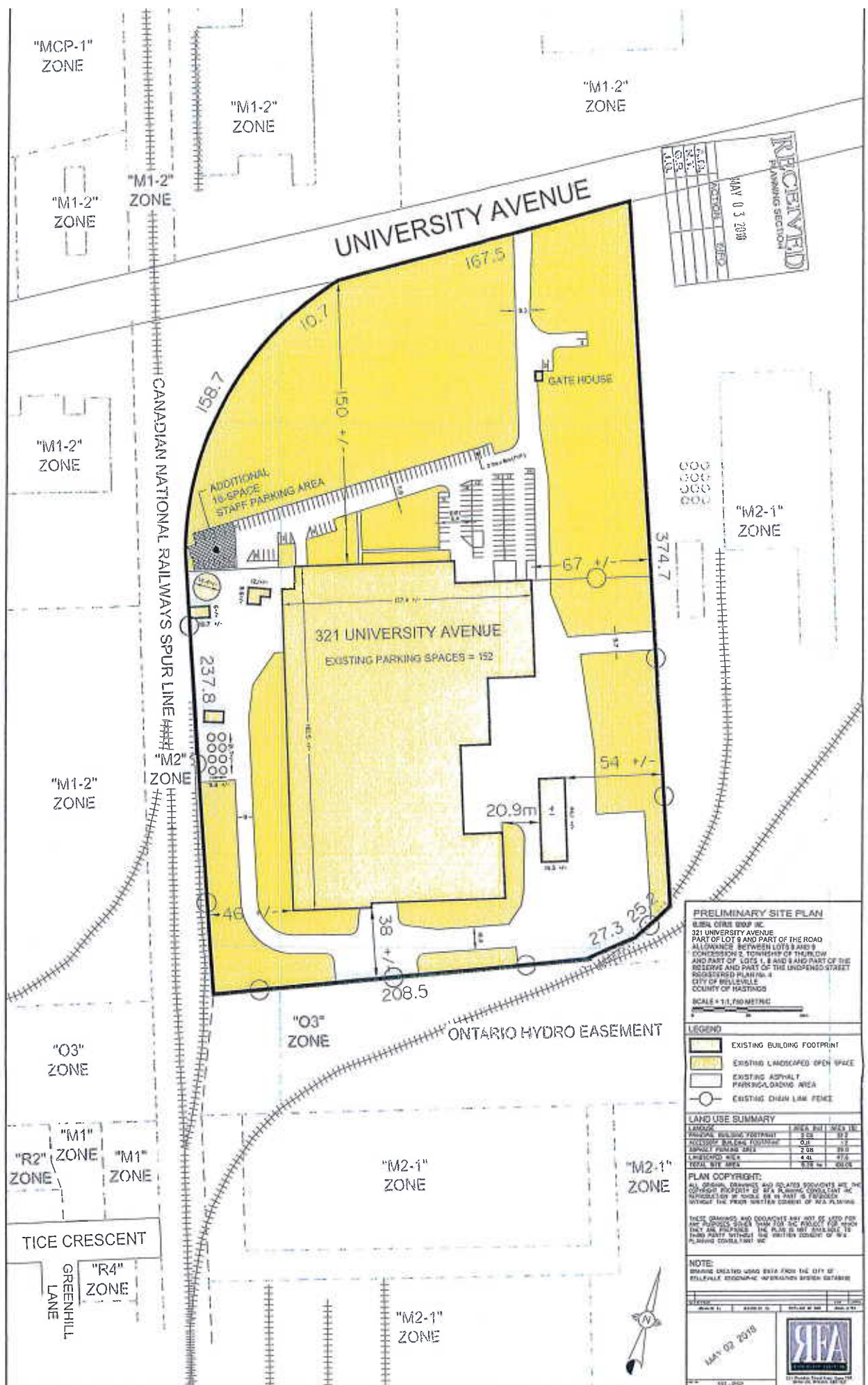


PROPOSED ZONING CHANGE FROM M2-1 (GENERAL INDUSTRIAL WITH SPECIAL PROVISIONS) TO M2 WITH SPECIAL PROVISIONS



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







## **CITY OF BELLEVILLE**

### **ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT PLANNING SECTION**

**Rod Bovay, Director of Engineering and Development Services**

**Report No. PP-2018-12**

**June 4, 2018**

**To:** Councillor Denyes, Chair and  
Members of the Belleville Planning Advisory Committee

**Subject:** Proposed Amendment to Zoning By-Law Number 10245, As Amended  
111 Bay Drive, City of Belleville  
File Number: B-77-1048  
Applicant/Owner: 1720449 Ontario Inc.  
Agent: van MEER Limited

#### **Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for the property described as 111 Bay Drive, City of Belleville, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'R2-3 – Residential Second Density' and 'M2 – General Industrial' to 'R2 with special provisions' and 'M2 with special provisions', to permit off-street parking for Quinte Healthcare."

#### **BACKGROUND:**

The application has been submitted to permanently recognize the existing use of the subject property as a parking lot for Quinte Healthcare. This use was first permitted by way of a Temporary Use By-law approved by City Council on July 13, 2009. The Temporary Use By-law was enacted for a period of three years and subsequently renewed for an additional three years on May 14, 2012 and again on June 8, 2015. The current By-law will expire on July 10, 2018.

**Purpose and Effect**

The purpose of the subject application is to add 'parking for Quinte Healthcare' as a permitted use within the current R2-3 and M2 zoning which applies to the subject property.

The effect of the proposed amendment to the Zoning By-law will be to permanently allow parking for Quinte Healthcare as a permitted use on the subject property.

**Subject Property**

The subject land is located on the south side of Bay Drive and contains a one-storey commercial building and asphalt parking lot (former Oddfellows Hall). Adjacent land uses include parkland and low density residential to the west, low density residential to the north, commercial uses to the east, and the CP rail mainline to the south.

**Provincial Policy Statement**

It is important that City planning decisions are consistent with the Provincial Policy Statement 2014. To that end Section 1.1.3.2 states:

"Land Use patterns within settlement areas shall be based on:

a) Densities and a mix of land uses which:

2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion."

Given that Quinte Healthcare has identified the need for the continued use of the subject lands for parking needs, the lands are located in close proximity to the hospital site, and are currently not being used for other purposes, the use of this property supports the above PPS policy by eliminating the need for Quinte Healthcare to construct expensive alternative parking on the hospital site, such as a parking garage.

**Official Plan**

The western portion of the property is designated "Residential Land Use" and the eastern portion "Commercial Land Use" in the City's Official Plan. Various non-residential uses are permitted within these designations, subject to policies of the Official Plan.

The proposal complies with the Official Plan.

**Zoning By-Law**

The land subject to this application is zoned "R2-3 – Residential Second Density with special provisions" and "M2 – General Industrial" in Zoning By-Law Number 10245, as amended. The Applicant requests that the current area zoned R2-3 be rezoned to "R2-



with special provisions” to permit off-site parking for Quinte Healthcare and that the area zoned M2 be rezoned to “M2 with special provisions” to permit off-street parking for Quinte Healthcare.

### **Application Circulation**

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, the local Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, and Trans-Northern Pipelines on May 10, 2018.

To date, no comments or concerns have been received.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on May 10, 2018.

The Fire Department, Environmental & Operational Services, Recreation, Culture and Community Services and the Approvals Section advise that they have no comment or concern.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on May 15, 2018. Notice was also provided by posting a sign on the property.

Two residents of the Pier 31 condominium wrote to express concern regarding the existing lighting in the parking lot of 111 Bay Drive. The applicant has advised that they will take steps to deal with the concern by turning off one of the lights and adjusting the others to ensure glare is minimized.

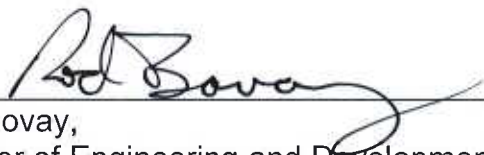
### **Planning Analysis**

As noted the subject property has been used as additional parking for Quinte Healthcare staff since 2009. The use was approved through a Temporary Use By-law enacted in 2009 for an initial three year term and subsequently renewed for additional three year terms in 2012 and 2015. The applicant has now advised that Quinte Healthcare would like to continue this parking arrangement over a longer term and therefore the applicant has submitted the subject application to permanently add the parking use to the current R2 and M2 zoning on the subject property. Given that the use



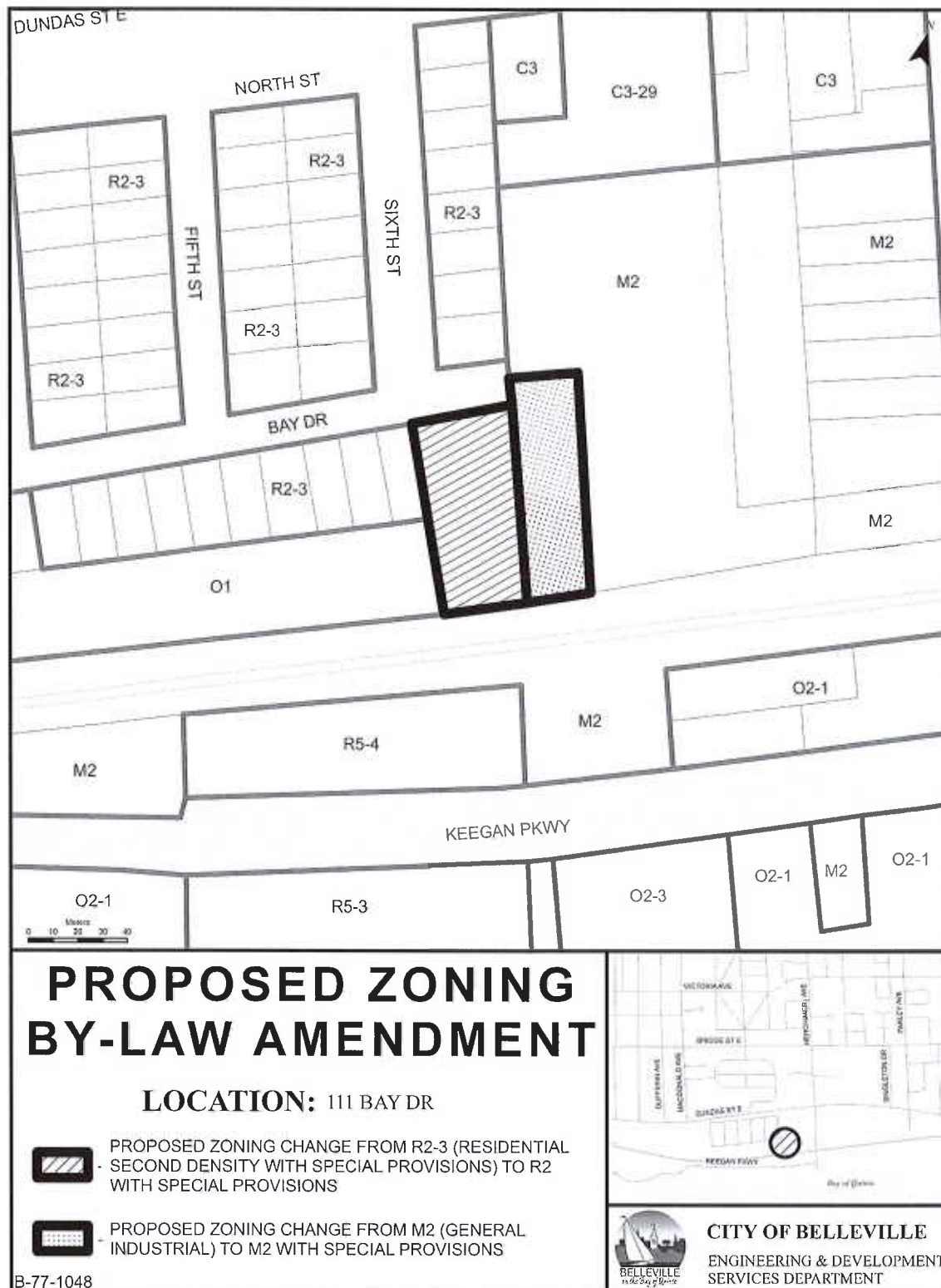
has existed since 2009 and it does not appear that the parking use has created any issues, staff have no concerns with making the parking use a permanent permitted use on the subject property.

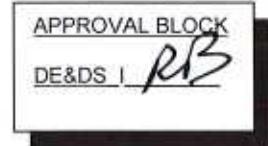
On the basis of the foregoing, the application is recommended for approval.

A handwritten signature in black ink, appearing to read "Rod Bovay", is written over a horizontal line.

Rod Bovay,  
Director of Engineering and Development Services

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**CITY OF BELLEVILLE**  
**ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING SECTION**  
**Greg Pinchin, Manager of Approvals**  
**Report No. PP-2018-13**  
**June 4, 2018**

**To:** Councillor Denyes, Chair and  
Members of the Belleville Planning Advisory Committee

**Subject:** Proposed Amendment to Zoning By-Law Number 10245, as Amended –  
15 & 29 Market Street, City of Belleville, County of Hastings  
File Number: B-77-1049  
Applicant/Owner: CITY OF BELLEVILLE

**Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 15 & 29 Market Street, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'CF-1 – Community Facility' to 'C2 – General Commercial'."

**SUMMARY:**

The application pertains to surplus municipal buildings located at 15 & 29 Market Street. The site is owned by the City of Belleville and is zoned "CF-1 – Community Facility". The buildings have most recently been used as the Memorial Arena and Opportunity Shop. It is requested to rezone the land and buildings to "C2 – General Commercial" in order to broaden the range of permitted uses to match adjacent properties, and much of the downtown.

The land is designated "City Centre" in the Official Plan as part of the Downtown District. A broad range of commercial, residential and community facility uses are permitted in this designation subject to satisfying the policies of the Plan.

**BACKGROUND:****Purpose and Effect**

The purpose of the application is to rezone the existing building and property at 15 & 29 Market Street from "CF-1 – Community Facility" to "C2 – General Commercial".

The effect of the application is to allow for a broader range of commercial, residential, and community facility uses, as permitted in the C2 zone.

The land subject to the proposed amendment is shown on the attached location plan.

**Subject Property**

- Site Characteristics

The site comprises an area of approximately 3,820 square metres on the south-west corner of Market and Pinnacle Streets. The lands are developed with a former municipal arena, hospital auxiliary thrift shop, and parking lot.

- Adjacent Land Uses

The Property is surrounded by a variety of commercial, residential and community facility uses.

**Provincial Policy Statement (PPS)**

Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock, and the availability of suitable existing *infrastructure* and *public service facilities* required to accommodate projected needs. (1.1.3.3)

Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible. (1.6.6.2)

*Significant built heritage resources shall be conserved.* (2.6.1)

**Official Plan**

The land is designated "City Centre" in the Official Plan and is part of the Downtown District. Schedule D2 of the Plan identifies the Memorial Arena as a Landmark Building.

Section 3.8 notes that the City Centre contains significant heritage resources, buildings and sites that are a major part of the character and quality of the area, and are linked to the economic function. New private and public investment opportunities that protect and enhance these heritage resources are important to the economic success of the City Centre.

The City Centre is intended to be multi-functional as the business, professional, cultural, entertainment and administrative centre of the City. The policies of the Plan are intended to attract new investment to the core area to enable it to prosper and grow as a regional centre. The City Centre is also targeted as a residential intensification area in accordance with the policies of Section 4.6.

Commercial and employment uses, medium and high density residential uses, and community facility uses are all permitted within the City Centre, subject to the policies of the Plan.

### **Zoning By-Law**

The land is zoned "CF-1 – Community Facility" and it is requested that it be rezoned to "C2 – General Commercial" in order to broaden the range of permitted uses. Most of the City Centre is zoned C2, as it permits a range of commercial uses, as well as residential uses on upper floors above commercial uses (aside from motor vehicle sales and service uses), and community facility uses.

### **Application Circulation**

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings & Prince Edward Counties Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipelines, Enbridge Pipelines, Trans-Northern Pipelines, the Municipal Property Assessment Corporation and Canadian Pacific Limited on May 10, 2018.

To date, no comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Development Engineer, the Director of Fire and Emergency Services/Fire Chief, the Director of Recreation, Culture and Community Services, the Manager of Approvals, the Chief of Police, the Manager of Transportation & Operations, the Chief Administrative Officer, the Director of Engineering & Development Services, the City Clerk, the Chief Building Official, the Manager of Economic & Strategic Initiatives, the Manager of Parks & Open Spaces and the Manager of Environmental Services on May 10, 2018.

The Development Engineer and Fire Chief advise that they have no comments, concerns or issues regarding the application.



- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on May 15, 2018. Notice was also provided by posting a sign on the property.

One inquiry was received from a member of the public seeking more information about the application. No other comments or concerns have been received.

### **Planning Analysis**

The subject property has been declared surplus and is listed for sale by the City. The site contains two buildings and a municipal parking lot. The Memorial Arena building was constructed in 1929, and was acquired by the City in 1946, where it remained in use as an arena until its closing in 2010. The Hospital Auxiliary "Opportunity Shop" beside the arena was constructed around the same time, as a weigh scale building to house the scales that were used for the market when they were relocated to make room for the arena.

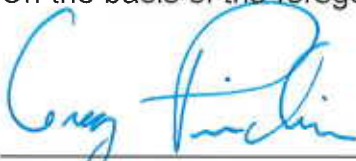
The City has applied to re-zone the building to "C2 – General Commercial", in order to broaden the range of permitted uses on the property and increase its marketability. It should be noted that uses permitted under the current "CF-1" zone would also be permitted within the "C2" zone, in addition to a range of commercial uses, and residential uses above the first floor of most permitted commercial uses. A significant part of the downtown area is currently zoned "C2", and this would effectively harmonize the permitted uses with surrounding properties. Council approved a nearly identical re-zoning for the former Build Belleville office at 116 Pinnacle Street when it was being marketed in 2017.

The PPS promotes opportunities for intensification and redevelopment within existing building stock in built up areas such as this, taking advantage of available municipal services, and the property has been under-used for a number of years.

The PPS further promotes the conservation of significant built heritage resources. The property was designated under the Ontario Heritage Act in 2003, ensuring that the building remains "as a reminder of the importance of sports in Belleville's growth and history." Any changes likely to affect that "reason for designation" may only occur with approval from Council. As a separate process, it may be helpful (in consultation with the City's municipal heritage committee, Heritage Belleville) for Council to consider amending the designation by-law, to clarify important heritage elements for protection. This would provide a new owner with added certainty in terms of the City's expectations during a potential redevelopment.

Policies in the Official Plan similarly encourage new investment opportunities to enhance the City's heritage resources, as they are identified as being important to the economic success of the City Centre. The goal of a multi-functional City Centre is promoted by the proposed zoning by-law amendment to broaden the list of permitted uses on the existing property.

On the basis of the foregoing, this application is recommended for approval.



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Greg Pinchin  
Manager of Approvals

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# PROPOSED ZONING BY-LAW AMENDMENT

**LOCATION:** 15 & 29 MARKET SQ



PROPOSED ZONING CHANGE FROM CF-1 (COMMUNITY FACILITY WITH SPECIAL PROVISIONS) TO C2 (GENERAL COMMERCIAL)



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

B-77-1049





## **CITY OF BELLEVILLE**

### **ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT PLANNING SECTION**

**Rod Bovay, Director of Engineering and Development Services**

**Report No. PP-2018-14**

**June 4, 2018**

**To:** Councillor Denyes, Chair and  
Members of the Belleville Planning Advisory Committee

**Subject:** Proposed Amendment to Zoning By-Law Number 10245, As Amended –  
321 University Avenue, City of Belleville  
File Number: B-77-1050  
Owner: 2390110 Ontario Inc. (c/o Duca Financial Services)  
Applicant: Global Citrus Group Inc.  
Agent: RFA Planning Consultant Inc.

#### **Recommendation:**

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for the property described as 321 University Avenue, City of Belleville, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from 'M2-1 General Industrial with special provisions' to a special 'M2' zone to add 'Medical Marihuana Production Facility' as a permitted use. In addition, an 'h' holding symbol is recommended to be attached to the site requiring that the applicant demonstrate that all licensing requirements of Health Canada have been satisfied before the use is permitted to operate."

#### **BACKGROUND:**

The Applicant requests a rezoning of approximately 9.26 hectares of land to add a Medical Marihuana Production Facility as a permitted use. Currently the proposed use is defined by Zoning By-law 10245, but is not a permitted use within any of the zone categories in the by-law. The subject land is currently zoned "M2-1 General Industrial" and is occupied by a vacant 20,645 sq. metre (222,220 sq.ft.) industrial building

(formerly Exxon Mobil) and several smaller accessory buildings.

### **Purpose and Effect**

The proposed Zoning By-Law amendment applies to 9.26 hectares of land located on the south side of University Avenue.

The purpose of the application is to add 'Medical Marihuana Production Facility' as a permitted use within the M2-1 General Industrial zone.

The land subject to the proposed amendment is shown on the attached location plan.

### **Subject Property**

The subject land is located within the City's Northeast Industrial Park and is surrounded by other industrial uses as well as a CN Rail spur line and a Hydro One easement.

### **Provincial Policy Statement**

The proposed use complies with and builds on the PPS with respect to the promotion of economic development and competitiveness, the use of existing employment lands, and land use compatibility – Sections 1.3.1, 1.3.2, and 1.2.6.

### **Official Plan**

The property is designated "Industrial Land Use" in the City's Official Plan and a medical marihuana production facility would be permitted under that designation subject to various policies in the Plan.

The proposal complies with the Official Plan.

### **Zoning By-Law**

The land subject to this application is zoned "M2-1 General Industrial with special provisions" in Zoning By-Law Number 10245, as amended. The Applicant requests that the land be rezoned by adding a 'Medical Marihuana Production Facility' as a permitted use within the M2-1 zone.

If this application is approved it is recommended that an 'h'-holding symbol be added to the zone requiring licensing approval by Health Canada before the use can proceed.

**Application Circulation**

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, and Trans-Northern Pipelines on May 10, 2018.

To date, no comments or concerns have been received.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, Environmental & Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on May 10, 2018.

Environmental & Operational Services, and the Approvals Section advise that they have no comment or concern.

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on May 15, 2018. Notice was also provided by posting a sign on the property.

The only comment received was from the Plant Manager at Global Berry, 323 University Avenue, requesting clarification of the purpose of the application and to be notified of the decision made on the application.

**Planning Analysis**

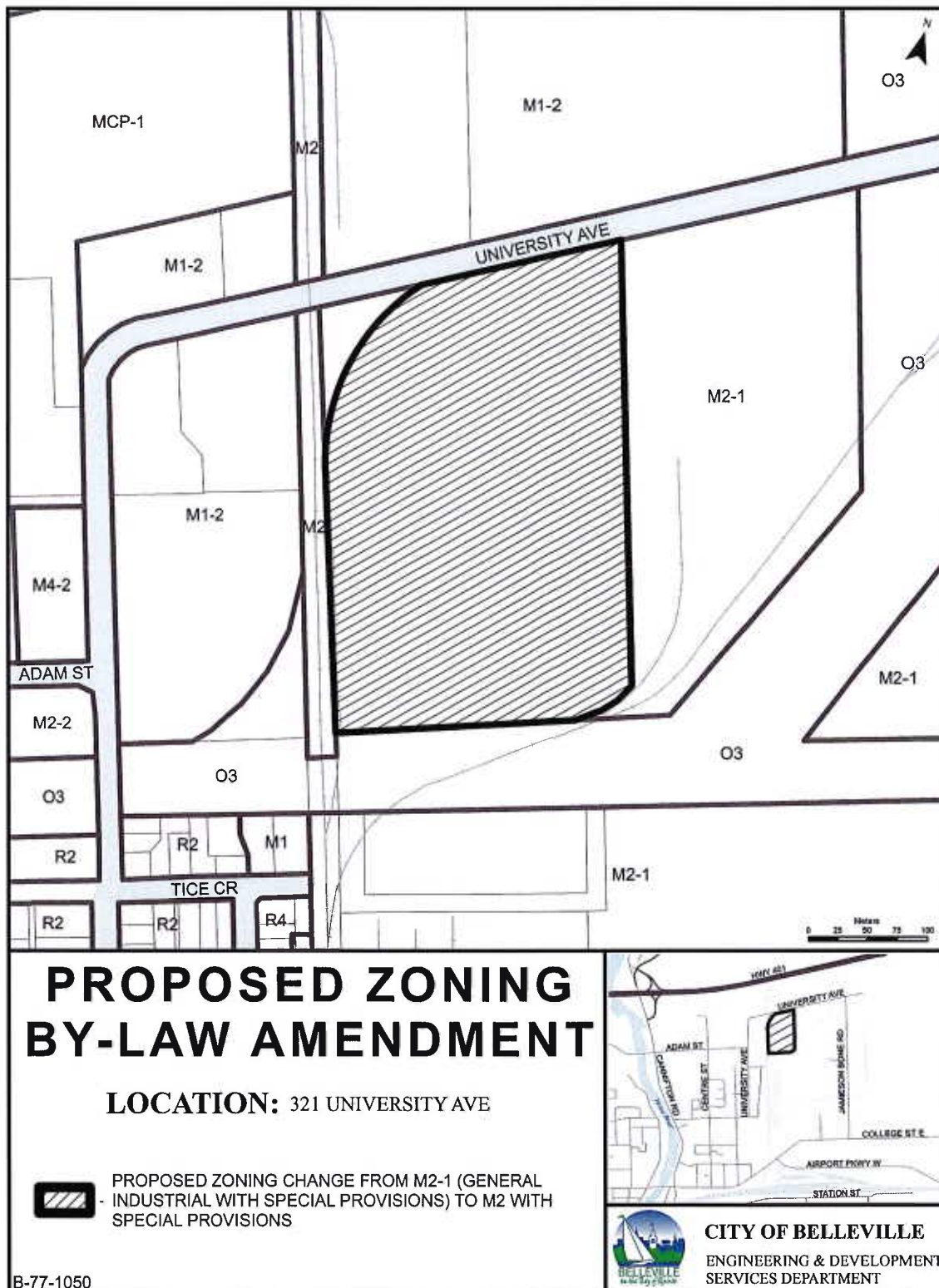
Zoning By-law 10245 was amended in 2012 to define a medical marihuana production facility for the purpose of requiring this type of facility to go through a public planning process so that consideration could be given on a case by case basis.

From a land use perspective staff support the application as the subject property is designated 'Industrial Land Use' by the Official Plan, and is zoned to allow similar types of activity (i.e. manufacturing, assembling and processing). As well, the subject lands are located within the Northeast Industrial Park and are surrounded by other industrial uses.

On the basis of the foregoing, the application is recommended for approval.

  
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Rod Bovay,  
Director of Engineering and Development Services

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*City of Belleville*  
**MEMORANDUM**

**TO:** Ted Marecak  
Chief Building Official

**FROM:** Matt MacDonald  
Director of Corporate Services/City Clerk

**DATE:** May 29, 2018

**RE:** **Property Standards By-Law (2012-79) Amendment  
8.b.2, Belleville City Council Meeting, May 28, 2018**

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This is to advise you that at the Council Meeting of May 28, 2018, the following resolution was approved.

“THAT pursuant to the Chief Building Official’s Report Number CBO-2018-04, a by-law be prepared for Council’s consideration to amend Section 3.2.5 of By-law Number 2012-79 to reduce the period of time that a vacant building can be boarded up from 12 months to 6 months.”

Please be advised that By-law Number 2018-82, a by-law to amend By-law Number 2012-79, the Property Standards By-law for the City of Belleville, was given **first reading only**. Council has requested the matter go before the Planning Advisory Committee as well as be made available for circulation and public input through your office.

  
\_\_\_\_\_  
Matt MacDonald  
Director of Corporate Services/ City Clerk

MMacD/nh  
Attach.

Pc: Corporate Services Admin. Coordinator (PAC Agenda – June 2018)  
Councillor Carr

**THE CORPORATION OF THE CITY OF BELLEVILLE**

**BY-LAW NO. 2018-82**

**A BY-LAW TO AMEND BY-LAW NUMBER 2012-79 THE PROPERTY STANDARDS  
BY-LAW FOR THE CITY OF BELLEVILLE**

**WHEREAS** under Section 15.1(3) of the Building Code Act, S.O. 1992, c.23, as amended, a By-Law may be passed by the Council of a municipality prescribing the standards for the maintenance and occupancy of property within the municipality provided the official plan for the municipality includes provisions relating to property conditions;

**AND WHEREAS** the Council of the City of Belleville deems it advisable to amend By-law Number 2012-79, the Property Standards By-law;

**NOW THEREFORE** THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

1. THAT Section 3.2.5. of By-law Number 2012-79 is hereby deleted in its entirety and the following is substituted:

"3.2.5 Despite the provisions relating to unoccupied buildings in section 3.2 of this by-law the owner of any property on which is situate a building, or part thereof, that is boarded up for a period exceeding six (6) months shall either:

- a) repair the building and bring it into conformity with sections 4 through 6 of this by-law within the next three (3) succeeding months, or
- b) demolish all buildings and structures on the property and remove all debris and refuse and leave the property in a graded and leveled condition."

THIS BY-LAW SHALL COME INTO FORCE AND TAKE EFFECT IMMEDIATELY ON AND AFTER THE PASSING THEREOF.

Read a first time this 28<sup>th</sup> day of May 2018.

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TASO CHRISTOPHER                      MAYOR

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MATT MACDONALD                      CITY CLERK

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT**  
**POLICY PLANNING SECTION**  
**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	STATUS
<b>2016</b>						
B-77-1003	May 25/16	734371 Ontario Inc. / Glen Jarrell	970 Highway 37 Zoning By-Law amendment to permit commercial storage business.	PP 16-23 PP 16-31 PP 17-18	2017-76	Public Meeting: July 4/16 PAC Decision: be approved Council Approved: April 10/17 Appeal Date: May 3/17 Appeal Received May 2/17 Appeal Submitted to OMB May 10/17 Appeal to be heard by OMB Nov 15/17 OMB Appeal deferred to Jul/18 Appeal date for LPAT Sep 27/18
<b>2017</b>						
B-77-1021	March 21/17	Reginald & Janette Barkema/ G.D. Jewell Engineering Inc. c/o Steve Harvey	Trinity Court - Part Lot 2, Concession 3, Formerly Township of Thurlow Zoning By-Law amendment to permit a range of single detached residential lots and townhomes	PP 17-26 APS 18-07		Public Meeting: Mar 5/18 The Rezoning is attached as a condition of Subdivision approval.
<b>2018</b>						
B-77-1040	Jan 10/18	Rosebush Properties Inc./ Bel-Con Design-Builders Ltd.	330 College Street East Zoning By-Law amendment to permit a convenience store and associated gas bar in addition to the permitted uses of the zone	PP 18-02		Public Meeting: Mar 5/18 PAC Decision: deferred, awaiting revised Site Plan based on CN comments
B-77-1044	Jan 31/18	2589989 Ontario Inc./ Baldwin Law	250 Sidney Street Zoning By-Law Amendment to permit a modification to existing zone to permit a medical marihuana production facility.	PP 18-04		Public Meeting: Mar 5/18 PAC Decision: Approved Council Denied: Apr 9/18 Appeal Received: Apr 26/18 Appeal Submitted to LPAT May 23/18
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FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	STATUS
<b>2018</b>						
B77-1045	Mar 27/18	Robert & Marie Patricia Evans	5144 Old Highway 2 Zoning By-Law Amendment to permit the keeping of 15 beehives and 85 chickens on subject lands along with a single detached dwelling.	PP 18-07		Public Meeting: May 7/18 PAC Decision: approved Council Approved: May 14/18 Appeal Date: June 6/18 Clerk's Cert:
B77-1046	Apr 4/18	Marlene Boulter/ Michael Heuving & Timothy Klompmaker/ vanMEER Limited	586 Ashley Street Zoning By-Law Amendment to permit self-storage units and open storage.	PP 18-08		Public Meeting: May 7/18 PAC Decision: denied Council Denied: May 28/18 Appeal Date: June 18/18 Clerk's Cert:
B77-1047	Apr 4/18	Springdale Development Inc./ Elbee Construction Limited	111 Great St. James Street Official Plan & Zoning By-Law Amendment to permit construction of a 32-unit apartment building.	PP 18-09		Public Meeting: May 7/18 PAC Decision: approved Council Approved: May 14/18 Appeal Date: Jun 7/18 Clerk's Cert:
B77-1048	May 1/18	1720449 Ontario Inc./ vanMEER Limited	111 Bay Drive Zoning By-Law Amendment to permit off-site parking for Quinte Healthcare on a permanent basis.	PP 18-12		Public Meeting: Jun 4/18 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B77-1049	May 1/18	City of Belleville	15 & 29 Market Street Zoning By-Law Amendment to broaden the range of permitted uses, matching adjacent properties	PP 18-13		Public Meeting: Jun 4/18 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
B77-1050	May 3/18	2390110 Ontario Inc./ Global Citrus Group Inc./ RFA Planning Consultant Inc.	321 University Avenue Zoning By-Law Amendment to add a Medical Marihuana Production Facility as a permitted use.	PP 18-14		Public Meeting: Jun 4/18 PAC Decision: Council Approved: Appeal Date: Clerk's Cert:
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