



City of Belleville

Engineering & Development Services Department

Policy Planning Section

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Notice of Public Meeting

Zoning By-law Amendment Application

621 Dundas Street East, Belleville, ON

File No.: B-77-1211

City Council Planning Advisory Committee

169 Front Street, City Hall – Council Chamber

Tuesday, April 2, 2024 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 April 2, 2024, at 5:30 P.M. to consider an amendment to Zoning By-law Number 10245, as amended, for a property located on the south of the Dundas Street East and west of Haig Road, known municipally as 621 Dundas Street East, City of Belleville.

The subject property is approximately 35.1 hectares in size and has approximately 50.8 metres of frontage on Dundas Street East. The subject property is currently zoned General Industrial (M2) Zone and Environmental Control (E) Zone. This application proposes to rezone the portion of the subject property that is designated Residential Land Use in the Official Plan into four (4) different residential zones, which would facilitate the development of 599 residential dwellings. The proposed residential zones include Residential Second Density (R2-X) Zone, two (2) Residential Fifth Density (R5-X1 and R5-X2) Zones, and Residential Seventh Density (R7-X) Zone, all with special provisions. This application also proposes to rezone a portion of the subject land that is designated Environmental Protection in the Official Plan into Environmental Control (E) Zone.

The City is currently considering approving a new Zoning By-law. If the new Zoning By-law is approved prior to this application being approved, the proposed amendments will be reflected within the new Zoning By-law accordingly.

The Official Plan designation of the subject property is Residential Land Use and Environmental Protection.

A Proposed Zoning Map is shown on APPENDIX 1, which is 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.

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.

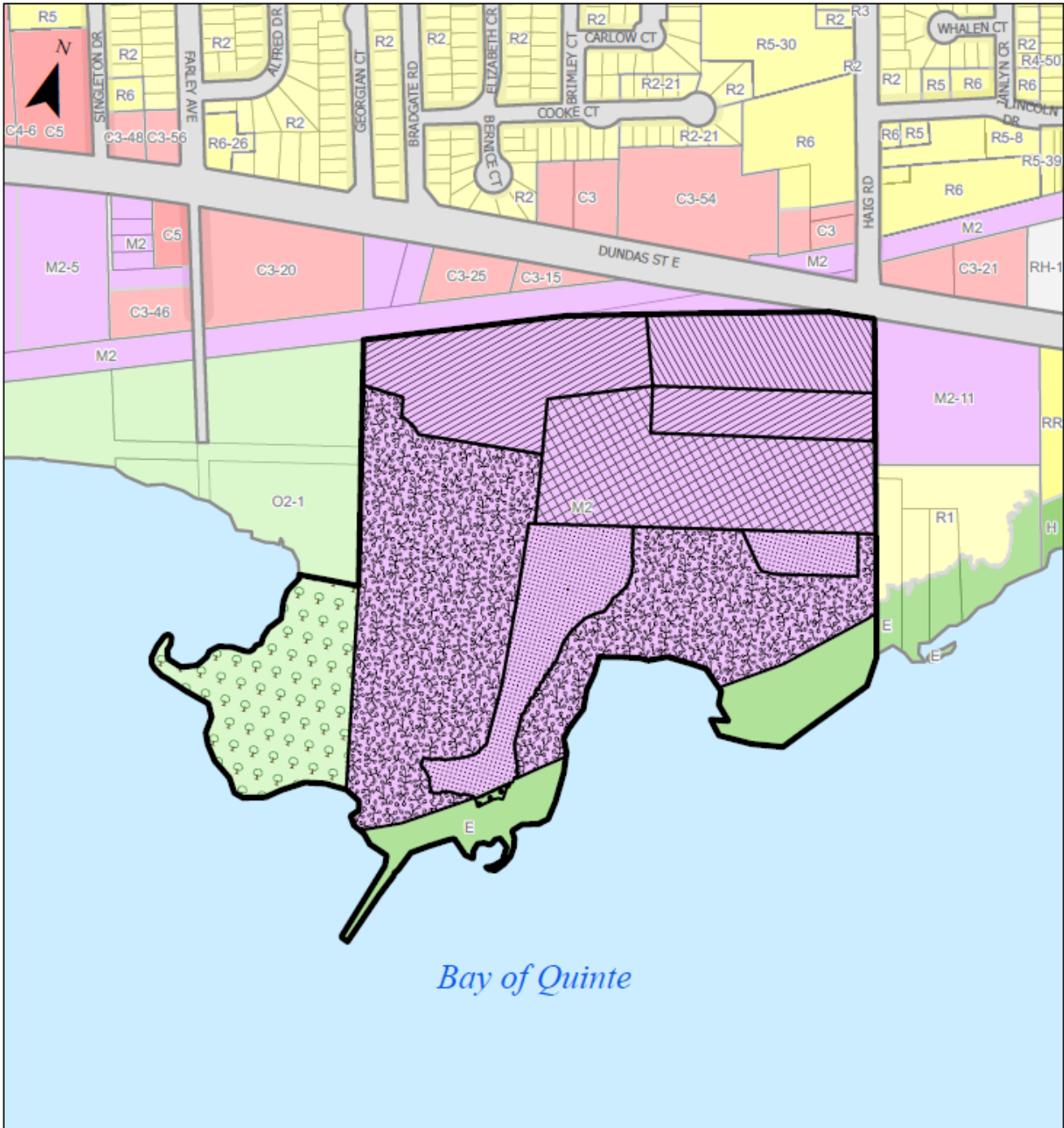
For more information:

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 11th, day of March, 2024.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 621 Dundas Street East

SUBJECT LANDS

PROPOSED REZONING

- FROM GENERAL INDUSTRIAL (M2) ZONE TO RESIDENTIAL SEVENTH DENSITY (R7-X) ZONE
- FROM GENERAL INDUSTRIAL (M2) ZONE TO RESIDENTIAL FIFTH DENSITY (R5-X1) ZONE
- FROM GENERAL INDUSTRIAL (M2) ZONE TO RESIDENTIAL FIFTH DENSITY (R5-X2) ZONE
- FROM GENERAL INDUSTRIAL (M2) ZONE TO RESIDENTIAL SECOND DENSITY (R2-X) ZONE
- FROM GENERAL INDUSTRIAL (M2) ZONE TO ENVIRONMENTAL CONTROL (E) ZONE
- FROM OPEN SPACE (O2-1) ZONE TO ENVIRONMENTAL CONTROL (E) ZONE
- FROM ENVIRONMENTAL CONTROL (E) ZONE TO RESIDENTIAL SECOND DENSITY (R2-X) ZONE

