



City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

Notice of Public Meeting

Official Plan Amendment & Zoning By-law Amendment Application

THURLOW CON 3 PT LOTS 7 AND; 8, Belleville, ON

File No.: B-50-3-41 & B-77-1175

City Council Planning Advisory Committee

169 Front Street, City Hall – Council Chamber

Monday, November 7th, 2022 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 November 7th, 2022 at 5:30 P.M. to consider amendments to the Official Plan and Zoning By-law Number 3014, as amended, for a property located at the northeast corner of the intersection of Highway 37 and Black Diamond Road, which is legally described as THURLOW CON 3 PT LOTS 7 AND; 8.

The subject land has approximately 1039 metres frontage on Highway 37 and 851 metres of frontage on Black Diamond Road. The Official Plan Amendment application proposes to amend the easterly portion of the subject land to permit the use of fairgrounds within the Industrial Land Use designation. The Zoning By-law Amendment application proposes to amend Zoning By-law 3014 by rezoning the subject land from Development (D) Zone and Rural (RU) Zone to Environmental Sensitive (ES) Zone, General Industrial (M1-X) Zone and Community Facility (CF-X) Zone with special provisions to reduce the setback and limit the height for accessory structures, establish a minimum number of parking spaces and to recognize a new front lot line.

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

In the Official Plan, the subject land is designated as “Industrial 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 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.

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.

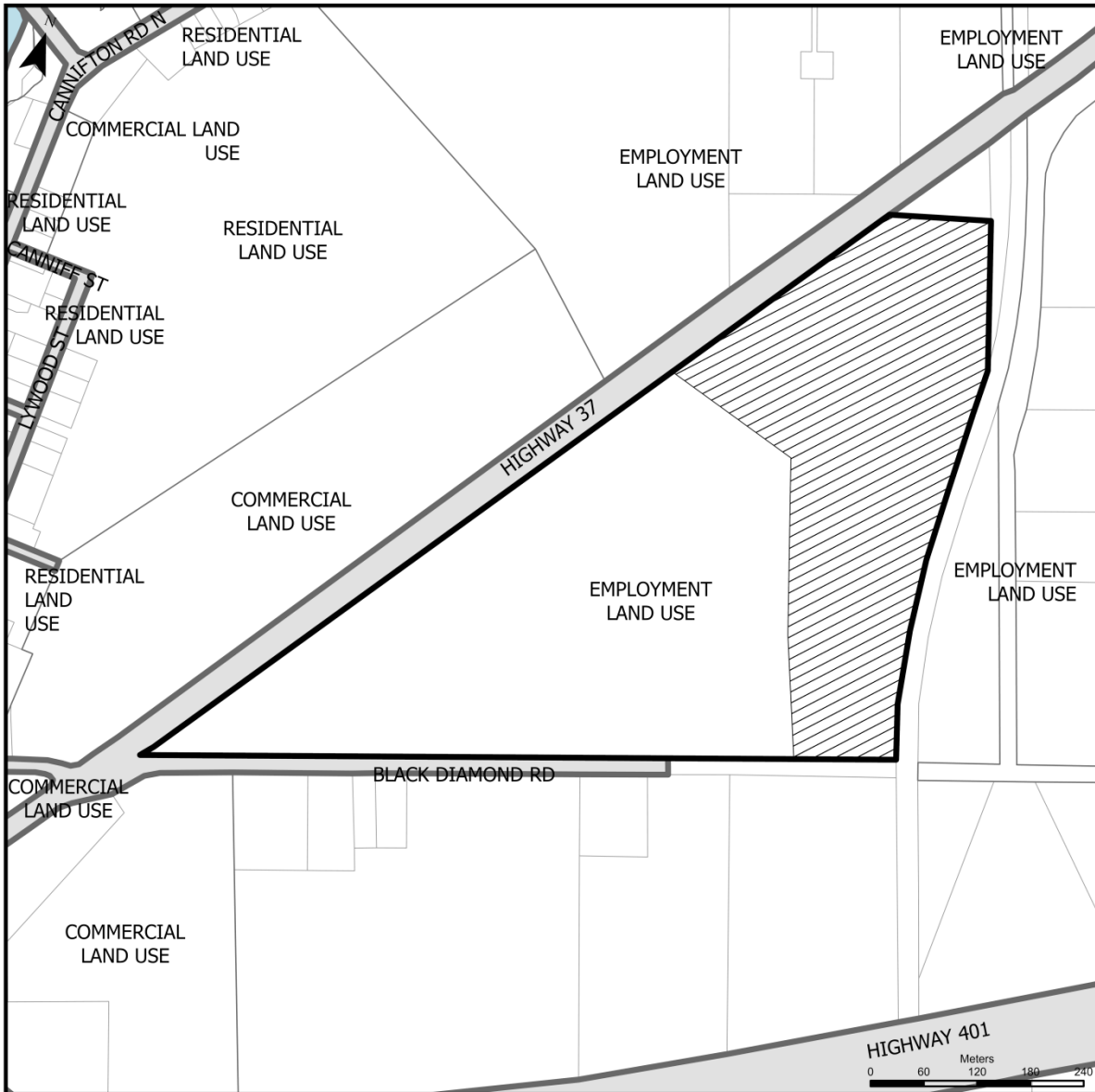
For more information:

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 17th day of October, 2022.

APPENDIX 1

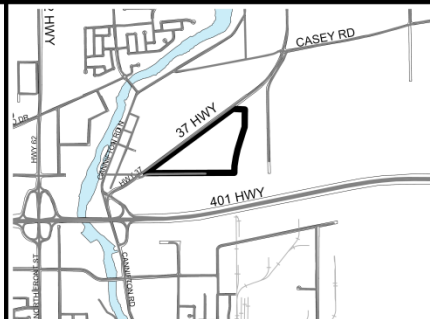


PROPOSED OFFICIAL PLAN AMENDMENT

LOCATION: THURLOW CON 3
PT LOTS 7 AND; 8

-  - SUBJECT LANDS
-  - PROPOSED OFFICIAL PLAN AMENDMENT TO PERMIT FAIRGROUNDS

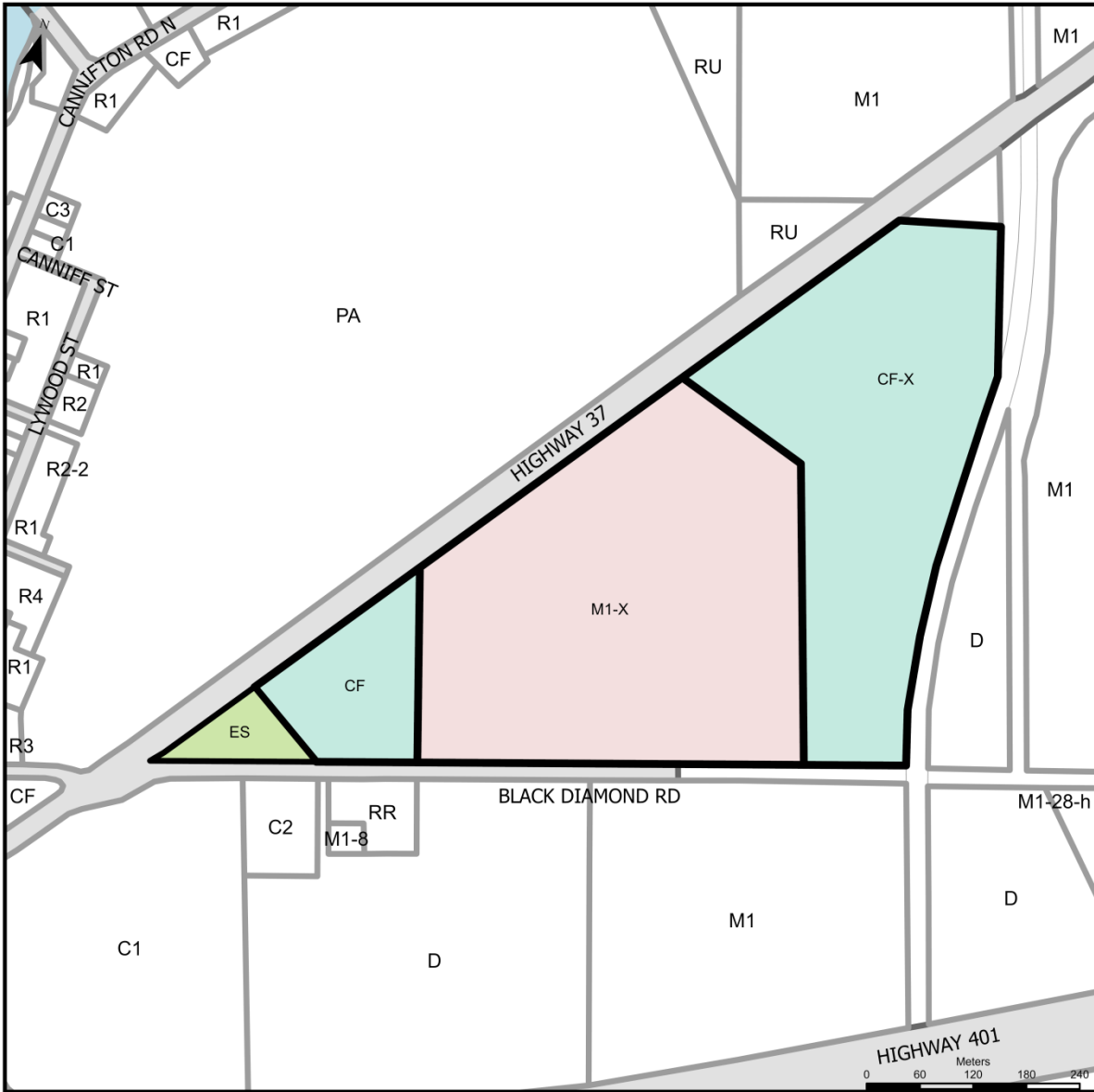
B-77-1175



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

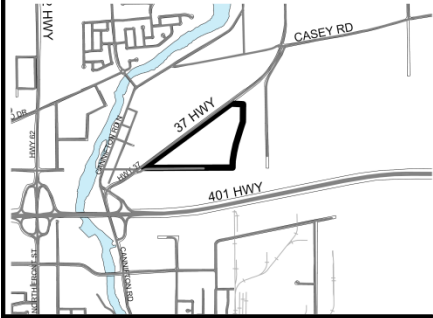
APPENDIX 2



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: THURLOW CON 3
PT LOTS 7 AND; 8

-  - SUBJECT LANDS
-  - PROPOSED REZONING FROM DEVELOPMENT (D) ZONE AND RURAL (RU) ZONE TO COMMUNITY FACILITY (CF) ZONE AND COMMUNITY FACILITY (CF-X) WITH SPECIAL PROVISIONS
-  - PROPOSED REZONING FROM DEVELOPMENT (D) ZONE TO ENVIRONMENTAL SENSITIVE (ES) ZONE
-  - PROPOSED REZONING FROM DEVELOPMENT (D) ZONE AND RURAL (RU) ZONE TO GENERAL INDUSTRIAL (M1-X) ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1175