



City of Belleville

Engineering & Development Services Department

Approvals Section

Telephone: 613-967-3288

Fax: 613-967-3262

Notice of Decision for Amendment No. 4 to the Official Plan for The Corporation of the City of Belleville

File Number: PLOZA20240005

699 Dundas Street West, City of Belleville, County of Hastings

Date of Decision: April 15, 2024

Date of Notice: April 17, 2024

Last Date to File an Appeal: May 8, 2024

The Council of The Corporation of the City of Belleville made a decision to approve all of Amendment No. 4 to the Official Plan for the City of Belleville by adopting By-law Number 2024-61 at the Meeting held on the 15th day of April 2024.

Purpose and effect of Official Plan amendment:

The purpose of the Official Plan Amendment is to redesignate approximately 0.8 hectares of land from "Community Facility" to "Employment Land Use" to permit development of a two-storey office building and associated parking area to the south of an existing one-storey office building.

Belleville Municipal Council considered all relevant submissions, reports from Planning Staff, and all other relevant background information surrounding the subject matter prior to making its decision. Based on all information available, Belleville Municipal Council approved the Official Plan Amendment.

When and how to file an appeal:

Any appeal to the Ontario Land Tribunal (OLT) must be filed with the City Clerk no later than twenty (20) days from the date of this Notice as shown above. The last date for filing an appeal is as shown above.

The appeal should be sent to the attention of the City Clerk, City Hall, 169 Front Street, Belleville, Ontario, K8N 2Y8 and it must:

- (1) Set out the specific part of the proposed Official Plan Amendment to which the appeal applies,
- (2) Set out the reason(s) for the request for the appeal, and
- (3) Be accompanied by the fee prescribed by the Tribunal and the fee to be payable by certified cheque to the Minister of Finance. Who can file an appeal:

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When the decision is final:

The proposed official plan amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Other related applications:

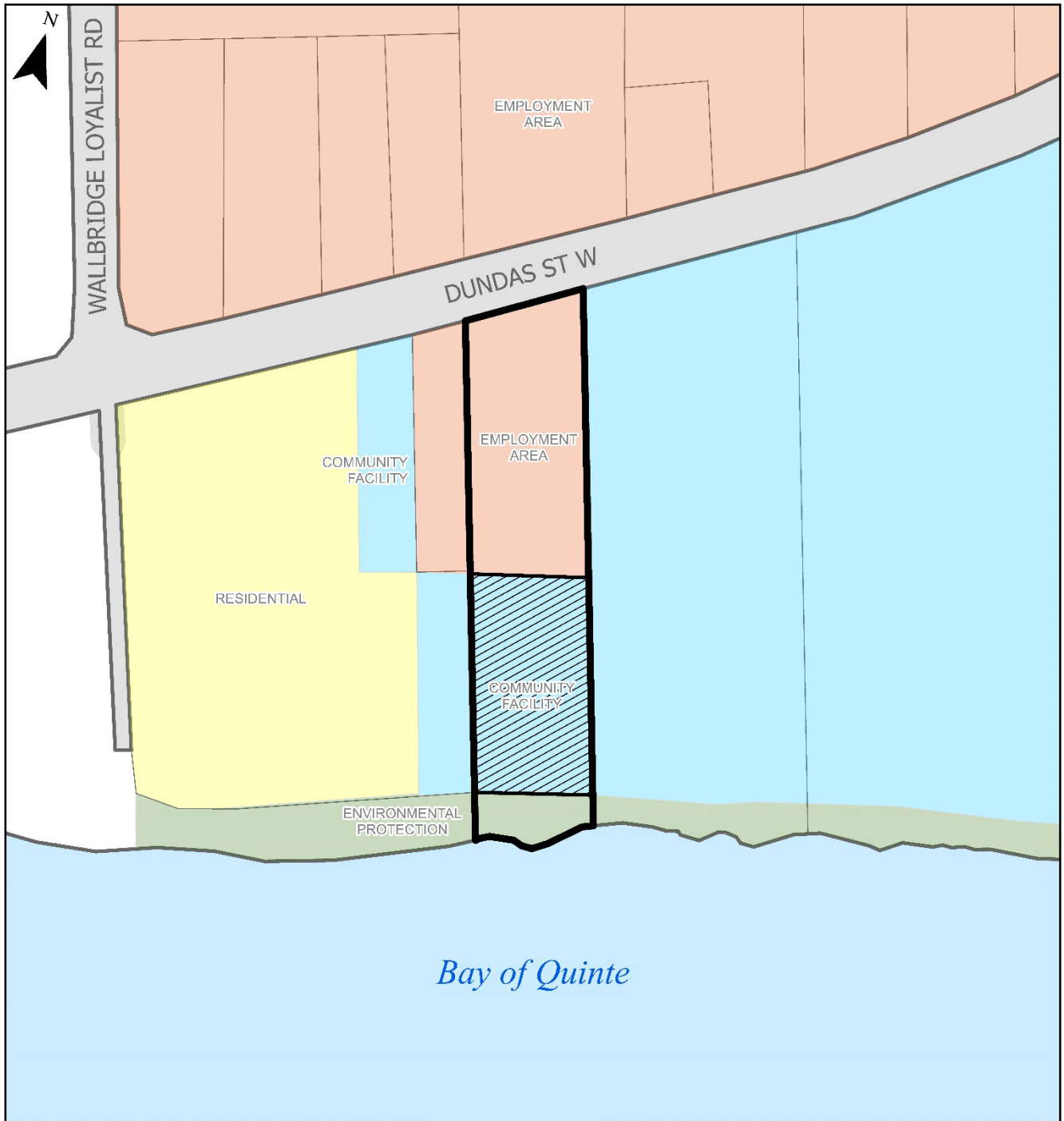
The Council of The Corporation of the City of Belleville passed By-law Number 2024-62 (File No. B-77-1206) to amend Zoning By-Law Number 2024-100, as amended, to implement Official Plan Amendment No. 4.

Additional information:

Additional information about the application is available for public inspection during regular office hours at the Planning Section, Engineering & Development Services Department, 2nd Floor, City Hall, 169 Front Street, Belleville, Ontario, K8N 2Y8. Telephone (613) 967-3288, TTY: (613)967-3768 or by FAX (613) 967-3262.

Mailing address for filing a notice of appeal:

City Clerk, City Hall, 169 Front Street, Belleville, Ontario, K8N 2Y8
Submit Notice of Appeal to the attention of the City Clerk.




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SERVICES DEPARTMENT
PLOZA20240005 and B-77-1206

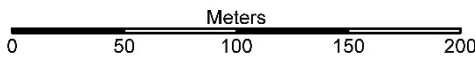
OFFICIAL PLAN MAP

LOCATION: 699 DUNDAS STREET WEST

APPENDIX 1 2024-61
TO BY-LAW

 SUBJECT LANDS

 OFFICIAL PLAN DESIGNATION CHANGE FROM COMMUNITY FACILITY TO EMPLOYMENT AREA





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Notice of the Passing of a Zoning By-Law by The Corporation of the City of Belleville

File Number: B-77-1206

Application for proposed amendment to Zoning By-law Number 2024-100, as amended – 699 Dundas Street West, City of Belleville, County of Hastings.

Owner: 7939191 Canada Inc.

Applicant/Agent: RFA Planning Consultant Inc.

Take notice that the Council of The Corporation of the City of Belleville passed By-law Number **2024-62** on the **15th** day of **April, 2024**, under Section 34 of the Planning Act, R.S.O. 1990.

And take notice that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-Law by filing with the Clerk of The Corporation of the City of Belleville not later than the **8th** day of **May, 2024**, a Notice of Appeal setting out the objection to the By-Law and the reasons in support of the objection. Said Notice of Appeal to include an Appeal fee made payable to the Minister of Finance by certified cheque or money order.

And further take notice that only individuals, corporations and public bodies may Appeal a Zoning By-Law to the Ontario Land Tribunal (OLT). A Notice of Appeal may not be filed by an unincorporated association or group, however, a Notice of Appeal may be filed in the name of an individual, who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a Public Meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party. If you wish to file an Appeal, you must complete and submit the 'Appellant Form' which can be downloaded from the Ontario Land Tribunal's website at <https://olt.gov.on.ca/appeals-process/forms/> or can be obtained from the Engineering & Development Services Department at Belleville City Hall.

An explanation of the purpose and effect of the By-Law describing the lands to which the By-Law applies and a key map showing the location of the lands to which the By-Law applies, are attached. The complete By-Law is available for inspection in the City Clerk's Office, City Hall, during regular office hours.

Dated at the City of Belleville this **17th** day of **April, 2024**.

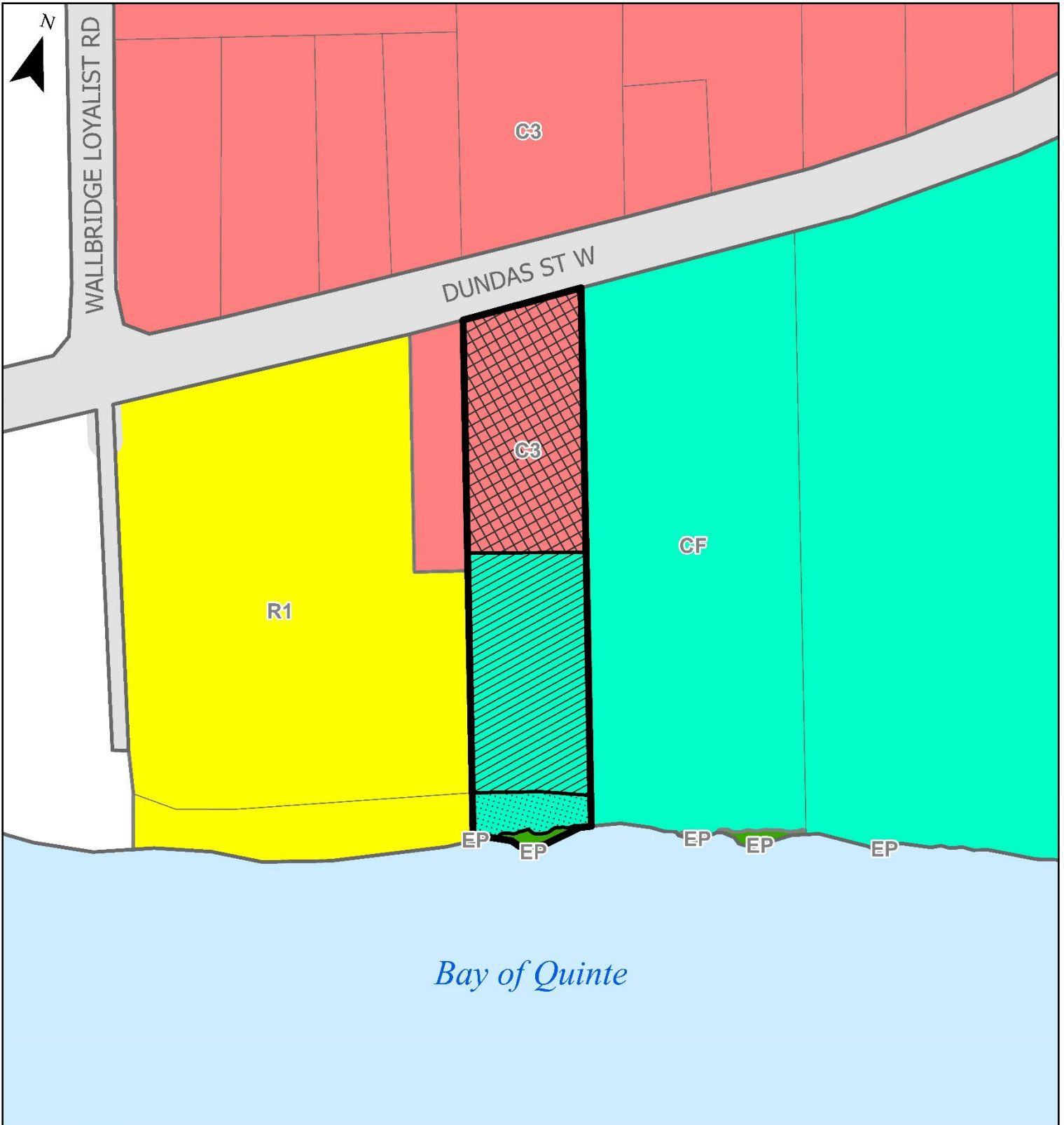
Matt MacDonald, City Clerk

Statement of Purpose and Effect of By-law Number 2024-62

The purpose of By-Law Number 2024-62 is to amend Zoning By-Law Number 2024-100, as amended, as it affect lands described as Part Lot 31, Concession 1, former Township of Sidney, now in the City of Belleville, municipally known as 699 Dundas Street West, to rezone the portion of the subject land zoned Regional Commercial (C3) Zone and Community Facility (CF) Zone to Regional Commercial (C3-7) Zone and Environmental Protection (EP) Zone to permit development of a two-storey office building and associated parking area to the south of the existing building.

The effect of By-Law Number 2024-62 is to expand the commercial zoning on the property and add a special provision to permit development of the subject lands where serviced by and connected to a private sanitary sewage disposal system with adequate capacity.

Belleville Municipal Council considered all relevant submissions, reports from Planning Staff, and all other relevant background information surrounding the subject matter prior to making its decision. Based on all information available, Belleville Municipal Council approved the Zoning By-law Amendment.






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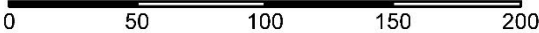
ZONING MAP

LOCATION: 699 DUNDAS STREET WEST

 SUBJECT LANDS

-  REZONING FROM REGIONAL COMMERCIAL (C3) ZONE TO REGIONAL COMMERCIAL (C3-7) ZONE WITH SPECIAL PROVISIONS
-  REZONING FROM COMMUNITY FACILITY (CF) ZONE TO REGIONAL COMMERCIAL (C3-7) ZONE WITH SPECIAL PROVISIONS
-  REZONING FROM COMMUNITY FACILITY (CF) ZONE TO ENVIRONMENTAL PROTECTION (EP) ZONE

Meters



APPENDIX 1
 TO BY-LAW 2024-62