Farley Avenue – Self-Storage Facility Rezoning Application

In support of an application for a zoning by-law amendment submitted to the City of Belleville for the vacant property located on the east side of Farley Avenue between Station Street and Hickory Grove, the following Planning Justification Report has been prepared on behalf of the Owner 2101516 Ontario Inc.

This subject property is current vacant and undeveloped but is serviced with municipal water, sewer and road access.

This property is shown on **Figure 1** below.



Figure 1: Location Map – Subject Property is outlined in red

Pictures of the subject property are provided in **APPENDIX 1**.

PROPERTY STATISTICS

A survey of the subject property is provided in **APPENDIX 2**, and it shows that the subject property has a lot area of 20,355m^2 (2.0 ha.) with a frontage on the east side of Farley Avenue of 108m. and a lot depth of 189.1m.

This property is rectangular in shape and is essentially flat with relatively little vegetation of note.

SURROUNDING USES

The site and surrounding land uses are depicted in the photos provided in **APPENDIX 1**.

In general, the subject property is located in a transition area between residential and non-residential uses adjacent to the intersection of two collector roads.

Due to the nearby Canadian National rail line and yard, the land on the south side of Station in this location is prohibited from having sensitive land uses that could be negatively impacted by rail noise.

The surrounding land uses are indicated below:

To the north: vacant lands designated Employment Land Use, Station Street and Canadian National rail line and yard;

To the east: vacant lands designated Employment Land Use;

To the south: residential subdivision;

To the west: lands designated Employment Land Use with a building under construction.

REZONING REQUESTED

A map showing the existing is shown on **APPENDIX 3** attached.

This application for a zoning by-law amendment for the subject property is to slightly modify the existing site specific zoning of the subject lands [IN2-5-H – Service Industrial Exception No. 5 Holding Zone].

The requested modification to the current zoning is to add a self storage facility as a permitted use and to clarify that a stormwater management facility can be part of the landscaping buffer.

The proposed site plan for the subject property is attached as **APPENDIX 4**. The plan shows an 18-building 465-unit self-storage facility.
Access will be from Farley Avenue through an automated gate.

A 1.89m high chain link fence will be installed on all four sides of the subject property.

All security lighting will be directed downward and into the property.

SECTION 2 OF THE PLANNING ACT, RSO 1990, CHAPTER P.13

In Section 2 of the Planning Act, the Province sets out the Provincial Interests that a municipality in carrying out their responsibilities under the Planning Act, shall have regard to.

These interests are as follows:

(a) the protection of ecological systems, including natural areas, features and functions; **The proposed land use is outside a protected natural area.**

(b) the protection of the agricultural resources of the Province; **The proposed land use is within a designated settlement area.**

(c) the conservation and management of natural resources and the mineral resource base; **Not Impacted.**

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; **A Stage 2 Archaeological Assessment has been submitted in support of this application. The site does not retain cultural heritage value or interest.**

(e) the supply, efficient use and conservation of energy and water; **The proposed land use is within a designated settlement area where infrastructure is available and growth has been designated and planned for.**

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; **The proposed land use is within a designated settlement area and municipal infrastructure is available to the property line.**

(g) the minimization of waste; **Not Impacted.**

(h) the orderly development of safe and healthy communities; **The proposed land use is within a designated settlement area and could be considered infill development.**

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; **The proposed new use will have accessible parking spaces and a level surface to access the self storage units.**

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; **Not Impacted.**

(j) the adequate provision of a full range of housing, including affordable housing; **Not applicable.**

(k) the adequate provision of employment opportunities; **Not applicable.**

(l) the protection of the financial and economic well-being of the Province and its municipalities; **The proposed land use helps improve the financial well-being of the municipality by increasing the assess value of this land at minimal cost to the municipality.**

(m) the co-ordination of planning activities of public bodies; **The proposed land use is in conformity with the municipality's planning documents and policies.**

(n) the resolution of planning conflicts involving public and private interests; **There are policies already incorporated into the current and proposed zoning of the subject lands to protect the adjacent residential area.**

(o) the protection of public health and safety; **The construction of the self storage facility on the subject property will meet the requirements of the Ontario Building Code as it pertains to this type of tenancy.**

(p) the appropriate location of growth and development; **The proposed land use is within a designated settlement area where infrastructure is available and growth has been designated and planned for.**

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; **Not applicable.**

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant**; The proposed use of the subject lands represents a relatively simple building design and use which is driven by functionality.**

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. **Essentially the use of the subject property is for a passive use that will have a minimum impact on green house emissions.**

PROVINCIAL POLICY STATEMENT

The 2024 Provincial Policy Statement (PPS) came into effect on October 20, 2024 and replaced an earlier version of the PPS. The Planning Act requires that decisions affecting planning matters shall be consistent with the PPS.

This application for a zoning by-law amendment for the subject property is consistent with the PPS.

In Policy 2.3.1 - General Policies for Settlement Areas

Subsection 1,

"1. Settlement areas shall be the focus of growth and development."

The subject property is located within the Urban Serviced Area of the municipality as indicated on Schedule "B" of the Official Plan [**APPENDIX 5**] and this site is serviced by existing municipal infrastructure including roads, water and sanitary sewer.

In Policy 2.8 – Employment

Subsection 2.8.1 Supporting a Modern Economy,

"1. Planning authorities shall promote economic development and competitiveness by:

a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; **This proposal helps provide a mix of broader mixed uses to meet long-term needs in the municipality.**

b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; **Not applicable.**

c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; **This proposal is situated on land that is zoned and market ready for development.**

d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and **This proposal is infill development on lands that by their location are quite tricky to develop economically because of the limited uses that can be located on this property.**

e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses." **As noted previously, there are policies already incorporated into the current and proposed zoning of the subject lands to protect the adjacent residential area.**

CITY OF BELLEVILLE OFFICIAL PLAN

The subject property is designated Employment Land Use on Schedule "B" – Land Use Plan – Urban Serviced Area of the City of Belleville Official Plan as shown on **APPENDIX 5** attached.

Specifically, 3.12 Employment Land Use states,

"Areas designated Employment Land Use on the land use schedules are intended to serve as the major concentrations of industrial activity and employment in the City. The Municipality is committed to planning for, protecting and preserving employment lands for current and future uses, and to ensure that the necessary infrastructure is provided to support current and projected needs. Industrial areas are considered to be the City's major enterprise zones, and the policies of this Plan are intended to provide flexibility to enable firms to respond quickly to changing economic conditions. General industrial uses may be large or small scale and may or may not be in enclosed buildings and are usually incompatible with non-industrial uses. Service industrial uses are generally located within enclosed buildings with limited outdoor storage and do not produce levels of noise, dust or odours characteristic of general industrial uses which can be detected off-site.

The proposed use of the subject property is completely within enclosed buildings with no outdoor storage and a use which does not produce significant levels of noise, dust or odours.

"3.12.1 Permitted Uses

"Uses permitted in areas designated Employment Land Use include activities associated with the manufacturing, research and development, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses, and ancillary facilities.

Residential uses, commercial uses, public service facilities, and other institutional uses are prohibited. Retail and office uses associated with a primary employment use are permitted.

Other sensitive land uses may be permitted only where they are ancillary to a permitted use."

The proposed use is a form of warehousing.

"3.12.2 Policies

a) This Plan encourages diversification of the types and sizes of industrial activities in the City. Industrial uses should be permitted on lots of all sizes; for each lot, there should be sufficient area provided to accommodate buildings, parking and loading areas, and landscaping. Uses may be permitted either as a single use on a lot or in concert with other uses on the same lot, such as industrial malls or plazas.

The proposed use is on a lot of an appropriate size with sufficient area for buildings, parking and landscaping.

b) Certain lands designated Employment Land Use are located immediately adjacent to residential areas or land uses that can be sensitive to the impacts of industrial activity. In such areas, the range of uses should be limited to service industrial uses which are less likely to cause significant off-site impacts.

Industrial uses considered obnoxious may be prohibited from being established in the community, or alternatively may be directed to areas that are secluded and located considerable distance from areas that may be impacted by such uses.

Where Employment Land Uses are proposed adjacent to agricultural operations, impacts will be mitigated to the extent feasible based on the proposed employment use. This could include measures such as the use of vegetative screening, or other forms of buffering, and storm water management systems to ensure proper water infiltration.

The proposed use of the subject property will not cause significant off-site impacts. There is one employee and no transport trucks or heavy vehicles will access the property.

c) Where industrial development is proposed adjacent to lands designated or used for sensitive land uses such as residential development, the Municipality should determine, using the Province's guideline on compatibility between industrial facilities and sensitive land uses, the separation distances or mitigative measures that should be employed to reduce the potential of land use conflict. Separation distances may vary depending upon the nature of the proposed industrial use and the sensitive land use.

The proposed use is minimal impact with renters of individual self-storage units coming at random times and with low volumes of traffic. Access to the property is controlled by an automated gate.

Where an existing Employment Land Use is located in close proximity to sensitive land uses, the Municipality should encourage the establishment of mitigative measures to reduce the impact of the industrial use on adjoining land uses (i.e. fencing, landscaping, berming, limited building fenestrations oriented towards the sensitive land uses). The Municipality should attempt also to protect such industrial uses from further development of incompatible land uses in close proximity to the industrial use that would increase the degree of incompatibility, and employ appropriate mitigative measures (i.e. setbacks, berming, screening and landscaping, fencing).

"Section 6.2.3 Functional Road Classification

The road network in the City should be developed and maintained in accordance with the defined functional classification while having regard for the policies of the Province and the Municipality. The functional classification of the existing and proposed road network is identified on the Road System Plan on Schedule 'C' **[APPENDIX 5]** *and as defined in accordance with the hierarchy as set out below."*

The subject property is located on a north/south collector and in close proximity to a major east/west collector road.

"c) Collector Roads

i) A collector road is a roadway that collects traffic from local streets to provide access to an arterial road. A collector provides a combination of mobility and land access."

Farley Avenue, a designated collector road, will provide access to the subject property and will provide easy mobility for people using the self-storage facility.

The proposed rezoning of the subject property is in conformity with the aforementioned Employment Land Use policies as set out by the City of Belleville Official Plan.

CITY OF BELLEVILLE ZONING BY-LAW 2024-100

The subject property is zoned IN2-5-H – Service Industrial Exception No. 5 Holding Zone as shown on an extract of the City's zoning map found on **APPENDIX 3** attached.

The current zoning of the subject property was approved in June 2012 by the passing of By-law 2012-103. At that time the zoning was M1-13 – Restricted Industrial Zone under the previous Zoning By-law 10245 and was drafted in a manner to limit the permitted uses on the subject property and increase several zoning standards to be more compatible with the abutting residential subdivision to the south.

The IN2-5 Zone does not permit a self-storage facility while the standard IN2 Zone does.

As a result, this zoning by-law amendment application has been submitted to the City of Belleville to allow this one additional use.

In addition, the current site specific zoning requires a landscaping buffer 15.0 metres wide consisting of vegetative buffer and setback along any lot line which abuts a residential zone.

The Owner wishes to clarify that an underground stormwater management facility can be part of the landscaping buffer.

As shown on the Zoning Matrix for the subject property in **APPENDIX 6**, the proposed use of the subject property is in full conformity with the IN2-5 Zone of the Zoning By-Law 2024-100 without any special regulations required.

Arguable a self-storage facility will have a lesser impact on nearby residential uses than a doctor's clinic, including an associated pharmacy, a day care centre, bank, restaurant, health club, office, research and development facility, business and industrial incubator, artisan workshop, and communications and broadcasting which are currently allowed under the current zoning. Simply there will be signifcantly less traffic accessing or on the subject property.

As for the 15.0 metre wide landscape buffer it was included in the 2012 zoning to ensure there would be no vehicles, car or trucks, using this strip of land adjacent to the dwellings. It was to provide an open undeveloped setback area that would not generate noise, odours or dust.

An underground stormwater facility achieves this goal and can be landcaped with grass or it could also be left largely in a naturalized state.

Attached as **APPENDIX 7** is a draft zoning by-law amendment to rezone the subject lands to permit a self storage facility and recognize that an underground stormwater management facility can be part of the landscaping buffer

PLANNING OPINION AND CONCLUSION

In support of this zoning by-law amendment application for the vacant property located on the east side of Farley Avenue between Station Street and Hickory Grove, the following Planning Justification Report has been prepared on behalf of the Owner 2101516 Ontario Inc.

If approved, this application will allow for one (1) additional use on the subject property in the form of a self-storage facility and permit an underground stormwater management facility within the 15.0m wide landscape buffer.

In summary, it is our opinion that this application:

- makes appropriate use of the land and represents appropriate development of the employment designated lands near the corner of Farley Avenue and Stations Street;
- has regard for the criteria of provincial interest as set out in Section 2 of the Planning Act;
- is consistent with the employment policies of the 2024 Provincial Policy;
- conforms to the general Employment Land Use policies of the City of Belleville Official Plan;
- is in conformity with the intent of the City of Belleville Zoning By-law 2024-100 and in particular the original IN2-5 – Service Industrial Zone Exception No. 5 uses and regulations, and;
- represents good planning.

If you have any questions about this information, please do not hesitate to contact the undersigned.

Yours truly,

Spencer Hutchison, RPP



APPENDIX 1: Photographs of Subject Property



Looking north along Farley Avenue



Looking south on Farley Avenue



Looking east along southern property line of Subject Property



Looking east across Subject Property



Looking northeast across Subject Property

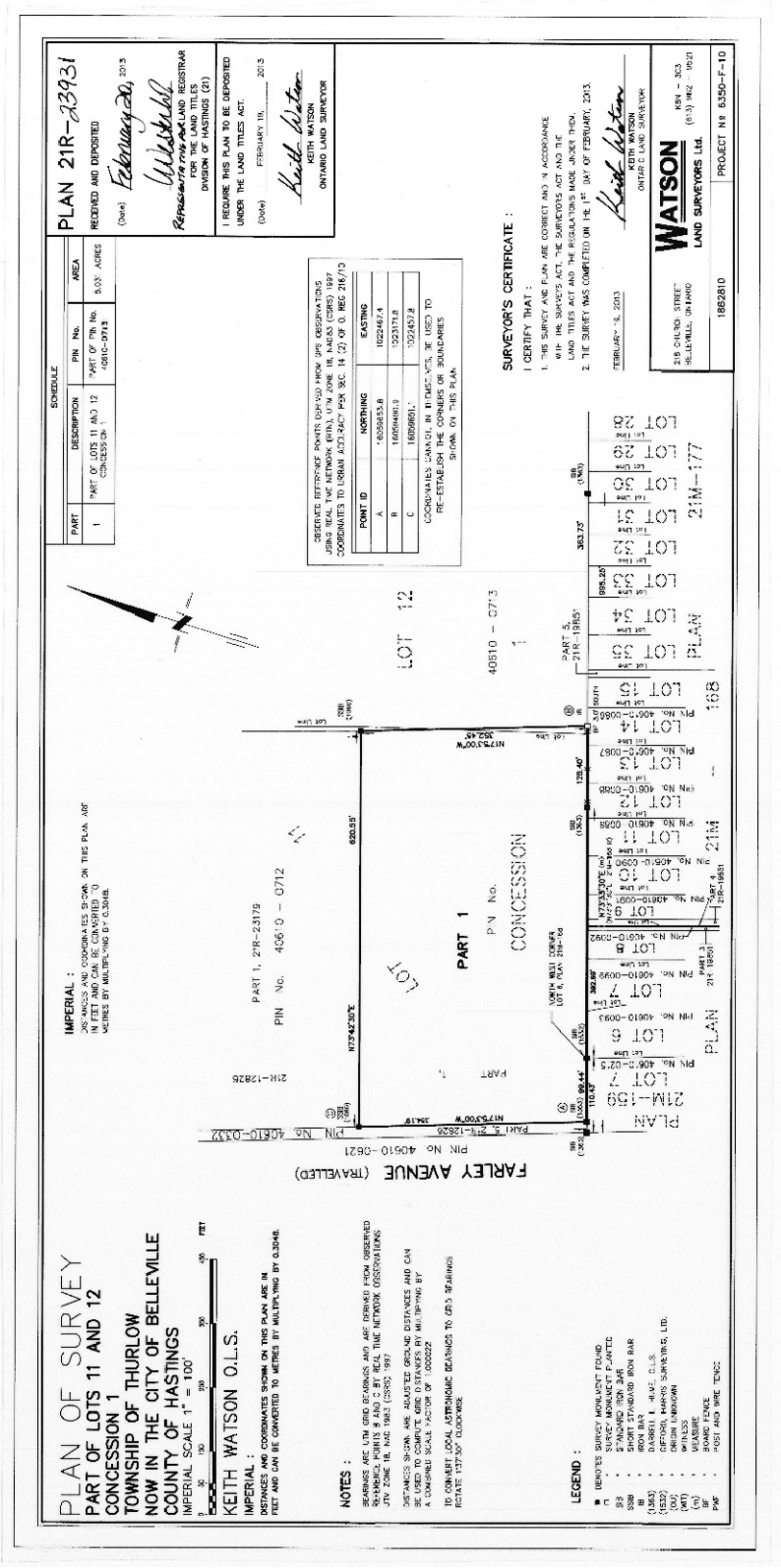


Looking south to Subject Property

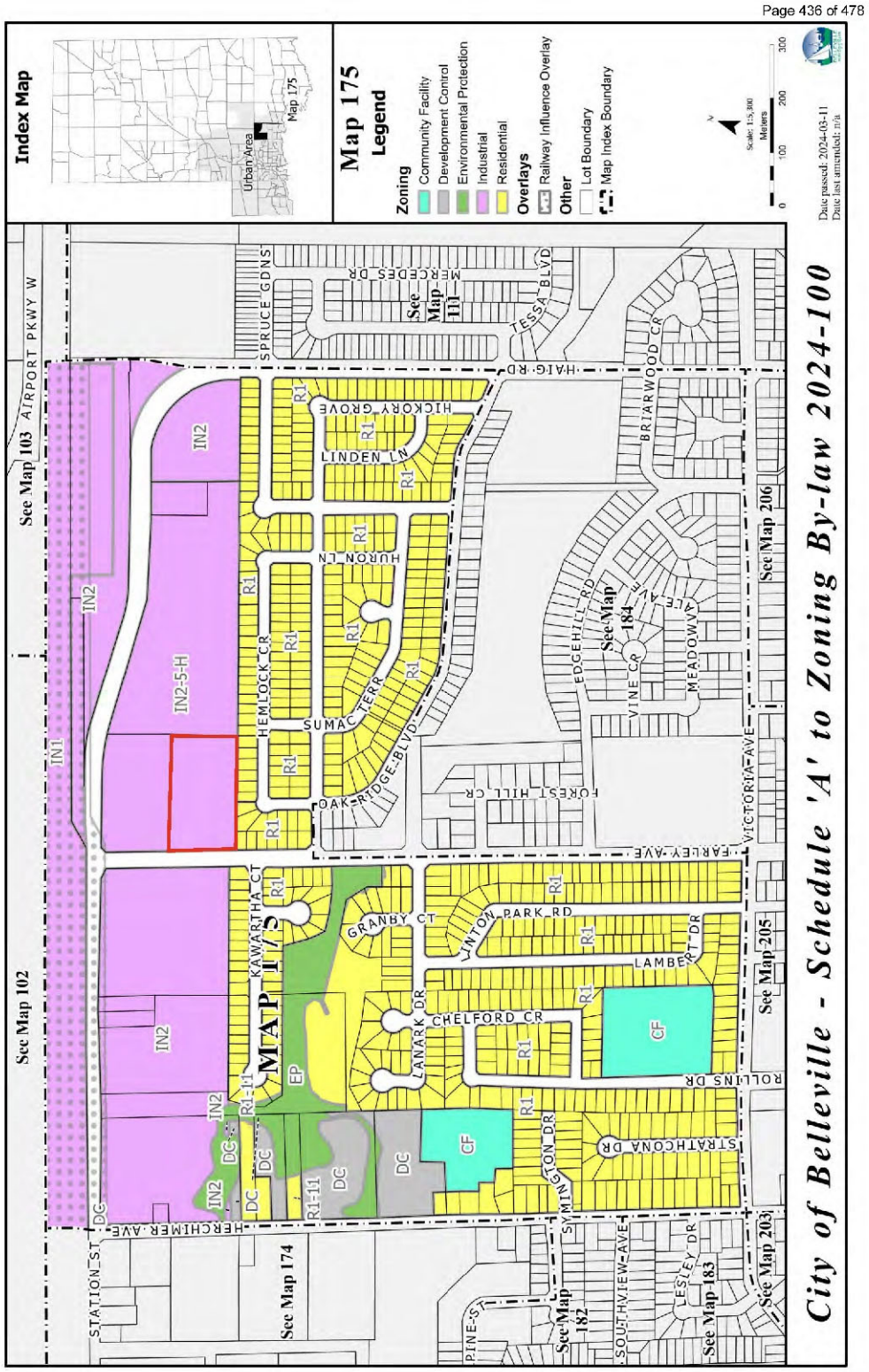


Looking to property to the west across Farley Avenue

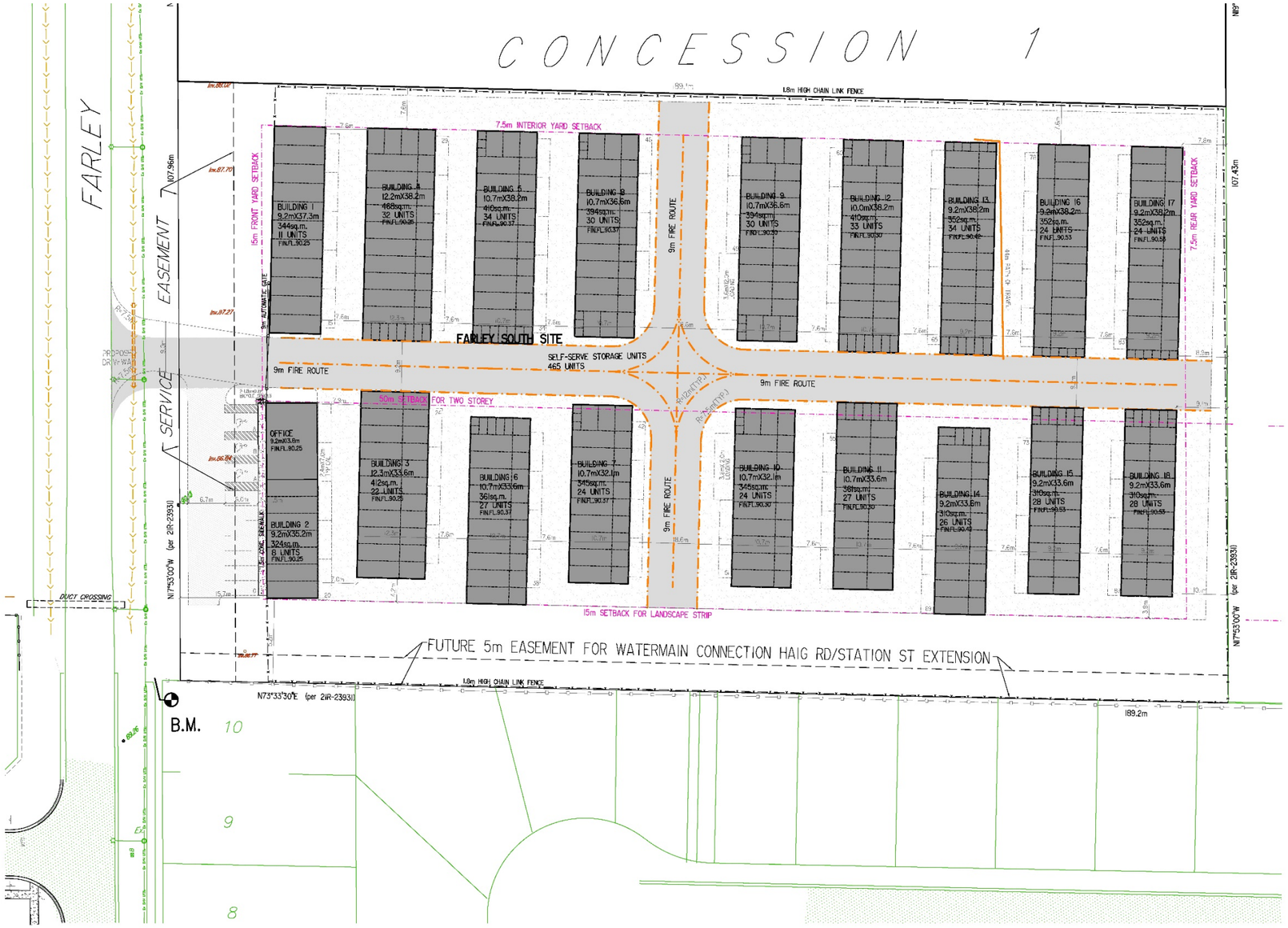
APPENDIX 2: Survey of Subject Property



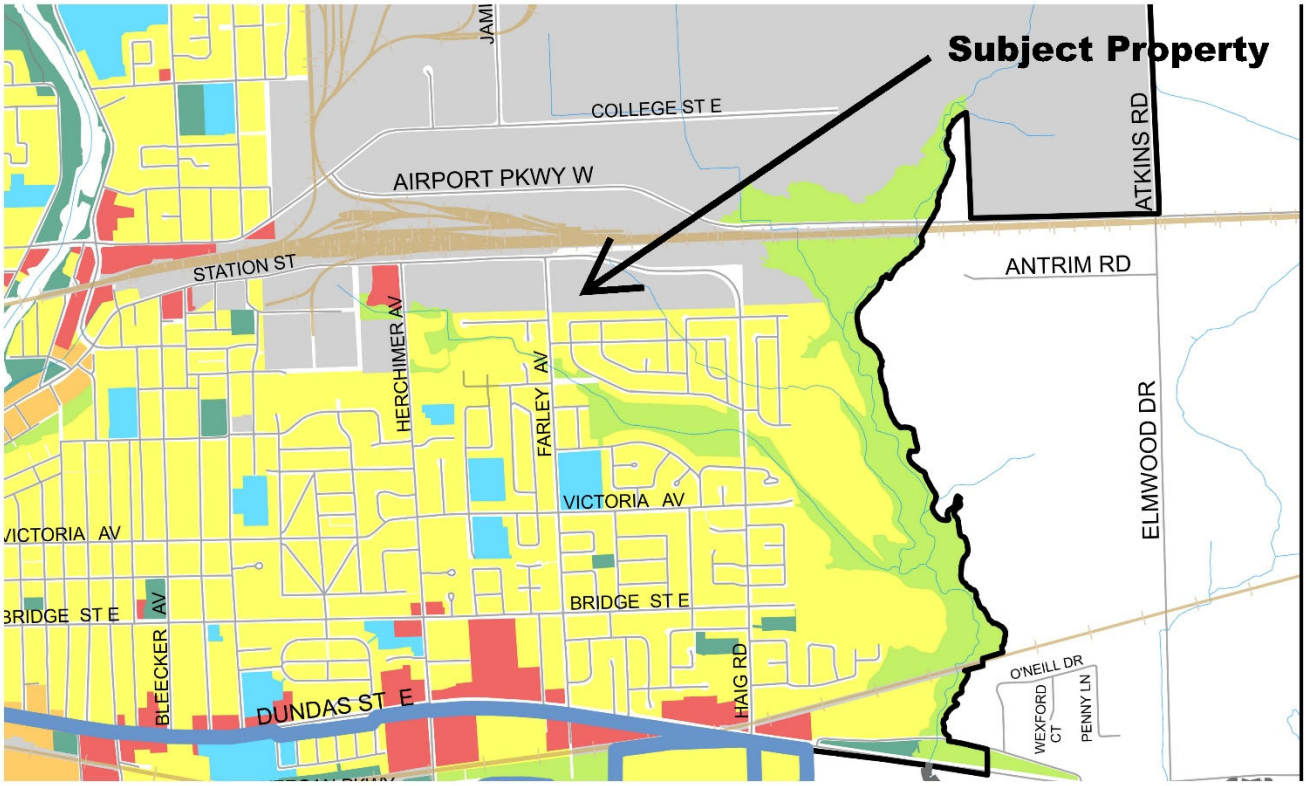
APPENDIX 3: Zoning By-law Mapping of Subject Property



APPENDIX 4: Preliminary Site Plan for Subject Property



APPENDIX 5: Official Plan Designation for Subject Property



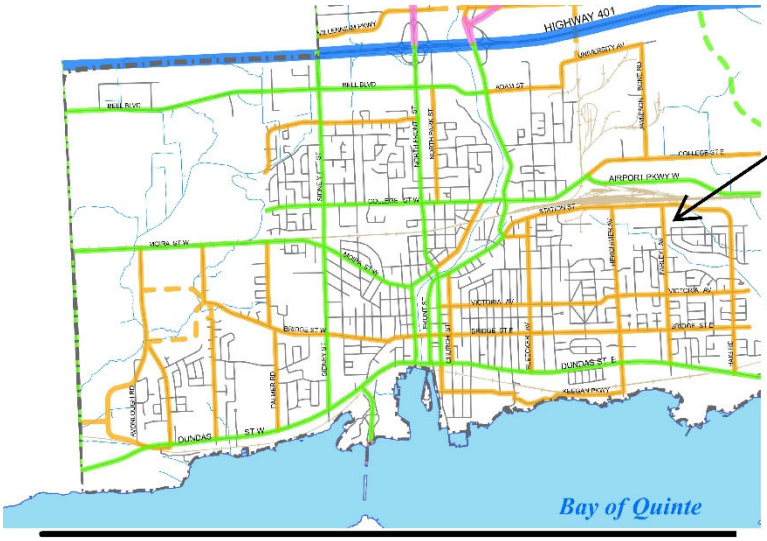
Schedule B
Land Use Plan - Urban Serviced Area

LEGEND

- Planning Areas
- Municipal Boundary
- Urban Boundary
- Roads
- Railways
- Watercourses

Land Use Designations

- City Centre
- Commercial Land Use
- Community Facility
- Employment Land Use
- Environmental Protection
- Mineral Aggregate
- Open Space
- Residential Land Use
- Strategic Employment Area



Schedule C
Road System Plan

Subject Property

Legend

Arterial Roads
- Expressway (Under Provincial Jurisdiction)
- Highway (Under Provincial Jurisdiction)
- Other Existing Arterial (Under Municipal Jurisdictio
- Proposed Arterial

Collector Roads
- Existing Collector
- Proposed Collector

Other Features
- Municipal Boundary
- Roads

APPENDIX 6: Zoning Matrix for Subject Property

PROVISIONS	REQUIRED IN2-5-H Zone	PROPOSED
Proposed Use: 18-building 465-unit self-storage facility		
Lot Area (Minimum):	Not specified	20,365.8m^2
Lot Frontage (Minimum)	Not specified	107.9m
Lot Coverage (Maximum)	65%	32%
Minimum Landscape Area	Not specified	21%
Front Yard Setback (Minimum)	15.0m	15.7m
Exterior Side Yard (Minimum)	N/A	N/A
Interior Side Yard (Minimum)	7.5m (n) 15.0m (s)	7.6m (n) 15.2m (s)
Rear Yard (Minimum)	7.5m	7.8m
Height (Maximum)	11.0m	4.m
Required Parking – 0.75 per 1,000.0 m^2 of gross floor area	5 spaces	87 spaces
Accessible Parking = Where the number of parking spaces is between 1 and 12 parking spaces, one parking space must be a Type A accessible space.	1 space	3 spaces
Bicycle Parking	1 space	1 space
Off-Street Loading Requirements – GFA greater than 2,300m^2	2 loading spaces	2 loading spaces

APPENDIX 7: Proposed Zoning By-Law Amendment for Subject Property

THE CORPORATION OF THE CITY OF
BELLEVILLE BY-LAW NUMBER 2026-xx

A BY-LAW TO AMEND BY-LAW NUMBER 2026-100, BEING A BY-LAW TO REGULATE THE USE OF LAND AND THE HEIGHT, BULK, LOCATION, SIZE, FLOOR AREA, SPACING, CHARACTER AND USE OF BUILDINGS

THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

1. THAT Schedule "A", Map No. 175 of By-law 2024-100, as amended, is hereby amended by rezoning the lands municipally known as xxx, from the Service Industrial Exception No. 5 - Holding Zone (IN2-5-H) to the Service Industrial Exception No. XX - Holding Zone (IN2-XX-H) Zone as shown on the zoning map attached hereto as Appendix 1.

2. THAT a new Subsection be added immediately to the end of Sub-section 6.2.1 IN2 Exception Zones of By-law Number 2024-100, as amended, that for the lands zoned IN2-XX-H, despite any provisions of this Zoning By-law to the contrary the following shall apply:

    1. Permitted uses shall be a doctor's clinic, including an associated pharmacy, a day care centre, bank, restaurant, health club, office, research and development facility, business and industrial incubator, artisan workshop, and communications and broadcasting;
    2. A drug rehabilitation centre shall not be permitted;
    3. A self-storage facility will also be a permitted use;
    4. Building Height (maximum): one-storey within a 50.0 metres setback from any lot line that abuts a residential zone;
    5. Landscaping Buffer (minimum): 15.0 metres wide (vegetative buffer and setback) shall be provided in perpetuity along any lot line which abuts a lot which is located in a residential zone;
    6. An underground stormwater management facility may be allowed in the 15.0 metre wide vegetative buffer and setback.

    No person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of this By-law until such time as the Holding (H) Symbol is removed. The Holding (H) Symbol shall be removed in accordance with the provisions of the Planning Act, as amended, when the following has been completed to the satisfaction of the municipality:

1) Payment is made to F & S Land Developments Ltd. for the proportionate share of the costs of services for the subject development, or;
2) A cost sharing agreement has been entered into with F & S Land Developments Ltd. regarding the provision of the said services.

3. THIS By-law shall come into force and take effect on the day of passing thereof provided no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended. In the event that an appeal is filed, this By-law shall come into force and take effect in accordance with the provisions of the Planning Act, R.S.O. 1990.

Read a first time this **xth** day of **xxxx, 2026**.

Read a second time this **xth** day of **xxxx, 2026**.

Read a third time and finally passed this **xth** day of **xxxx, 2026**.

_____
NEIL ELLIS, MAYOR

_____
J. DOUGLAS IRWIN
CITY CLERK

STATEMENT OF PURPOSE AND EFFECT

OF BY-LAW NUMBER 2026-

The purpose of By-law Number 2026-_____is to amend Zoning By-law Number 2024-100, as amended, for the current Service Industrial Exception No. 5 - Holding Zone (IN2-5-H) of the subject lands by creating a new Service Industrial Exception No. XX - Holding Zone (IN2-XX-H) to add a self-storage facility as a permitted use and to allow an underground stormwater management facility within the 15.0 metre wide vegetative buffer and setback.

The effect of By-law Number 2026-XXX is to allow a self-storage facility to be constructed on the subject property.

The Subject Lands are shown on **Appendix 1**.

Belleville Municipal Council considered public correspondence provided by x (x) member of the public at the statutory public meeting. The report from Planning Staff was presented to the Planning Advisory Committee, prior to the approval of the proposed amendment.

Based on all information available, Belleville Municipal Council approved the Zoning By-law Amendment, as described above.

Appendix 1


Station Street
Farley Avenue
Subject Property
Hemlock Crescent
Google Earth
200 m
N