

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**JULY 2, 2019**

A Regular Meeting of the Belleville Planning Advisory Committee was held in the City Hall Council Chamber on the above date at 5:30 p.m.

**1. ATTENDANCE**

Councillor Paul Carr	Ms. Kathryn Brown
Councillor Pat Culhane	Mr. Paul Jennings
Councillor Bill Sandison	Mr. David Joyce
Councillor Ryan Williams	Mr. John Baltutis

**ABSENT**

Councillor Sean Kelly

**STAFF PRESENT**

Mr. Matt MacDonald, Director of Corporate Services/City Clerk  
Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Thomas Deming, Principal Planner

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

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There were no disclosures of pecuniary interest.

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on June 3, 2019 had been circulated.

Moved by John Baltutis  
Seconded by David Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on June 3, 2019 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

There were no items brought forward under this section of today's agenda.

5. **COMMUNICATIONS**

5.1 June 24, 2019 emails from residents of 217 Bridge Street East

Moved by Councillor Culhane  
Seconded by David Joyce

THAT the June 24, 2019 emails from Bill and Helen Woolgar, and Dave Crockett residents of 217 Bridge Street East supporting Application No. 12CD-19002 and the email from Bill and Bev Spence opposed to the application for Proposed Condominium Conversion be received and referred to Referrals from Public Meeting Item 6.1.

- CARRIED -

6. **REFERRALS FROM PUBLIC MEETING**

6.1 **NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED CONDOMINIUM CONVERSION, 217 BRIDGE STREET EAST, CITY OF BELLEVILLE  
OWNER: PARKWOOD APARTMENTS LIMITED C/O REALSTAR MANAGEMENT  
FILE NO.: 12CD-19002  
AGENT: MHBC PLANNING LIMITED**

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The Planning Advisory Committee considered the "Parkwood Apartments Limited c/o Realstar Management" Planning Application in light of the Public Meeting and Correspondence.

Moved by Kathryn Brown  
Seconded by Councillor Culhane

THAT Report No. APS-2019-22 regarding Notice of Application and Introductory Public Meeting for a Proposed Condominium Conversion, 217 Bridge Street East, City of Belleville be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

- CARRIED -

6.2 **NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED CONDOMINIUM CONVERSION, 230-232 MOIRA STREET EAST, CITY OF BELLEVILLE  
OWNER: MOIRA STREET APARTMENTS LIMITED C/O REALSTAR MANAGEMENT  
FILE NO.: 12CD-19003  
AGENT: MHBC PLANNING LIMITED**

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The Planning Advisory Committee considered the “Moira Street Apartments Limited c/o Realstar Management” Planning Application in light of the Public Meeting.

Moved by Councillor Sandison  
Seconded by David Joyce

THAT Report No. APS-2019-23 dated July 2, 2019 regarding Notice of Application and Introductory Public Meeting for a Proposed Condominium Conversion, 230-232 Moira Street East, City of Belleville be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

- CARRIED -

**7. REPORTS**

- 7.1 RECOMMENDATION REPORT, PROPOSED ZONING BY-LAW AMENDMENT (BY-LAW 10245), 250 SIDNEY STREET, CITY OF BELLEVILLE  
FILE NUMBER: B-77-1076  
APPLICANT/OWNER: 2589989 ONTARIO INC.  
AGENT: RFA PLANNING CONSULTANT INC.**

Moved by Councillor Culhane  
Seconded by Councillor Williams

THAT the Planning Advisory Committee recommends the following to City Council:

1. THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands described as 250 Sidney Street to add Cannabis Processing Facility as a permitted use to the Restricted Industrial (M1-11) Zone with special provisions to recognize the existing 15 metre front yard setback.
2. THAT a by-law to approve and authorize the execution of a Development Agreement between 2589989 Ontario Inc. and The Corporation of the City of Belleville be prepared for Council's consideration.

- CARRIED -

- 7.2 RECOMMENDATION REPORT, REVISED APPLICATIONS FOR ZONING AMENDMENT, PLAN OF SUBDIVISION, PLAN OF COMMON ELEMENTS CONDOMINIUM, 427 FARNHAM ROAD, CITY OF BELLEVILLE  
FILE NUMBER: B-77-1079 AND 12CD-19001  
OWNER: HERITAGE PARK J/V  
AGENT/APPLICANT: RFA PLANNING CONSULTANT INC.**

Moved by Councillor Culhane  
Seconded by John Baltutis

THAT the Planning Advisory Committee recommends the following to City Council:

1. THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands

described as 427 Farnham Road from Rural Residential (RR) Zone to Low Density Residential Type 2 (R2) with special provisions to permit a 10 unit semi-detached common elements condominium development.

2. THAT approval of a Draft Plan of Subdivision, as shown on Attachment #14 to the Manager of Policy Planning and Manager of Approvals' Report No. PP-2019-46, be finalized for those lands described in Attachment #13 (File:12CD-19001), subject to the draft plan conditions outlined in Attachment #15 of same.
3. THAT approval of a Draft Plan of Common Elements Condominium, as shown on Attachment #16 to the Manager of Policy Planning and Manager of Approvals' Report No. PP-2019-46, be finalized for the lands described in Attachment #13 (File: 12CD-19001), subject to the draft plan conditions outlined in Attachment #17 of same.

Members of the Committee spoke on this resolution and a Recorded Vote was requested.

YEAS: John Baltutis  
Councillor Williams  
Paul Jennings  
Kathryn Brown  
David Joyce

NAYS: Councillor Sandison  
Councillor Culhane  
Councillor Carr

YEAS: In total number of (5) five  
NAYS: In total number of (3) three

The resolution was - CARRIED -

**7.3 RECOMMENDATION REPORT FOR PROPOSED ZONING  
BY-LAW AMENDMENT (BY-LAW 3014), 1437 & 1455 MUDCAT  
ROAD, CITY OF BELLEVILLE  
FILE NUMBER: B-77-1085  
APPLICANT: CLINT HAMILTON  
OWNER: ROBERT ROLLINS**

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Moved by Councillor Sandison  
Seconded by Kathryn Brown

THAT the Planning Advisory Committee recommends  
the following to City Council:

THAT Zoning By-law Number 3014, as amended, be  
amended by rezoning the severed parcel, described  
as 1455 Mudcat Road, from Prime Agriculture (PA)  
Zone and Rural (RU) Zone to Prime Agriculture (PA-  
56) Zone with special provisions to prohibit future  
severances; and the retained parcel, described as  
1437 Mudcat Road, from Prime Agricultural (PA)  
Zone to Rural Residential (RR) Zone as a condition of  
consent for application B8/19.

- CARRIED -

**8. INFORMATION MATTERS**

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

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Moved by John Baltutis  
Seconded by Councillor Culhane

THAT the Official Plan and Zoning By-law  
Amendment Monitoring Report to July 2, 2019 be  
received.

- CARRIED -

9. **GENERAL BUSINESS AND INQUIRIES**

Councillor Carr asked Director of Engineering and Development Services, Rod Bovay whether the City of Belleville had considered a by-law for paved driveways. Director Bovay responded that he was not aware of any such by-law but that the City of Belleville has standards. In subdivisions, developers have covenants requiring paved driveways in most cases, however the City of Belleville does not enforce private covenants. Staff can investigate what other municipalities do with driveways and report back to the Committee.

Moved by Councillor Sandison  
Seconded by Paul Jennings

THAT Staff prepare a report for the Committee on paved driveways and how they are dealt with by the City and by other municipalities.

- CARRIED -

10. **CLOSING REMARKS BY THE CHAIR**

"The Planning Advisory Committee's applicable decisions will be forwarded to City Council for consideration, forming part of the agenda for the City Council meeting to be held at a future date."

11. **ADJOURNMENT**

Moved by John Baltutis  
Seconded by Paul Jennings

THAT the Regular Planning Advisory Committee Meeting adjourn.

- CARRIED -