

# BELLEVILLE PLANNING ADVISORY COMMITTEE

## A G E N D A

AUGUST 4, 2020

5:30 P.M.

COUNCIL CHAMBER

Starting  
Page No.

### CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr  
Councillor Pat Culhane  
Councillor Sean Kelly

Councillor Bill Sandison  
Councillor Ryan Williams

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

3. **PUBLIC MEETING - THE PLANNING ACT**

- 3.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014 AS AMENDED – MILLENNIUM PARKWAY, PART OF LOTS 29 & 30, PLAN 22, PART 6, PLAN 21R-20584, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-1105  
OWNER: 2737778 ONTARIO LTD.  
APPLICANT: SUNNY PUNIA**
- 

Notice of Meeting and Map

**3-1**

- 3.2 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1243 ZION ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-1114  
OWNER: BRIAN, ANDREA, JEFFERY, & DARLENE SILLS  
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.  
APPLICANT: BRIAN AND ANDREA SILLS

Notice of Meeting and Map

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- 3.3 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 288-A & 288-B PINE HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1116  
OWNER: THOMAS & KATHY REID  
APPLICANT: PETER REID

Notice of Meeting and Map

3-9

- 3.4 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO ZONING BY-LAWS NUMBERS 10245 AND 2076-80, AS AMENDED – PART OF BLOCK 65, BLOCK 66, PLAN 21M-288, PART LOTS 33 AND 34, CONCESSION 1, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-1117  
OWNER: POTTERS CREEK DEVELOPMENTS INC. & DEWAL HOLDINGS LIMITED  
AGENT: RFA PLANNING CONSULTANT INC.

Notice of Meeting and Map

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4. ADJOURNMENT

**BELLEVILLE PLANNING ADVISORY COMMITTEE**

**A G E N D A**

**AUGUST 4, 2020**

**5:30 P.M.**

**COUNCIL CHAMBER**

Starting  
Page No.

**PLANNING ADVISORY COMMITTEE MEETING**

**1. ATTENDANCE**

Councillor Paul Carr  
Councillor Pat Culhane  
Councillor Sean Kelly  
Councillor Bill Sandison  
Councillor Ryan Williams

John Baltutis  
Kathryn Brown  
Paul Jennings  
David Joyce

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

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on July 6, 2020

**4. DEPUTATIONS**

**5. CORRESPONDENCE**

**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014 AS AMENDED – MILLENNIUM PARKWAY, PART OF LOTS 29 & 30, PLAN 22, PART 6, PLAN 21R-20584, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-1105  
OWNER: 2737778 ONTARIO LTD.  
APPLICANT: SUNNY PUNIA**
- 

Principal Planner's Report No. PP-2020-37

6-1

**RESOLUTION**

“THAT Report No. PP-2020-37 dated August 4, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to Zoning By-law Number 3014, as Amended – Millennium Parkway, Part of Lots 29 & 30, Plan 22, Part 6, Plan 21R-20584, City of Belleville, County of Hastings, 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.”

- 6.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1243 ZION ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-1114  
OWNER: BRIAN, ANDREA, JEFFERY, & DARLENE SILLS  
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.  
APPLICANT: BRIAN AND ANDREA SILLS**
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Policy Planner's Report No. PP-2020-38

6-130

RESOLUTION

“THAT Report No. PP-2020-38 dated August 4, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to Zoning By-law Number 3014, as Amended – 1243 Zion Road, City of Belleville, County of Hastings 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.”

- 6.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 288-A & 288-B PINE HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1116**  
**OWNER: THOMAS & KATHY REID**  
**APPLICANT: PETER REID**
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Policy Planner’s Report No. PP-2020-39

**6-140**

RESOLUTION

“THAT Report No. PP-2020-39 dated August 4, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to Zoning By-law Number 3014, As Amended, 288-A & 288-B Pine Hill Crescent, City of Belleville, County of Hastings 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.”

- 6.4 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR PROPOSED AMENDMENT TO ZONING BY-LAWS NUMBERS 10245 AND 2076-80, AS AMENDED – PART OF BLOCK 65, BLOCK 66, PLAN 21M-288, PART LOTS 33 AND 34, CONCESSION 1, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-1117  
OWNER: POTTERS CREEK DEVELOPMENTS INC. & DEWAL HOLDINGS LIMITED  
AGENT: RFA PLANNING CONSULTANT INC.**

Principal Planner's Report No. PP-2020-40

**6-151**

**RESOLUTION**

“THAT Report No. PP-2020-40 dated August 4, 2020 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to Zoning By-laws Numbers 10245 and 2076-80, As Amended, Part of Block 65, Block 66, Plan 21M-288, Part Lots 33 and 34, Concession 1, former Township of Sidney, now City of Belleville, County of Hastings 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.”

7. **REPORTS**

- 7.1 **RECOMMENDATION REPORT FOR PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 135 CANNIFTON ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NO.: B-77-1111 & B-50-3-32  
OWNER: DAKHA INVESTMENT PROPERTIES LTD.  
APPLICANT: TASKFORCE ENGINEERING INC.  
AGENT: RFA PLANNING CONSULTANT INC.**

Principal Planner's Report No. PP-2020-41

**7-1**

RESOLUTION

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

THAT Applications B-50-3-32 and B-77-1111 to amend the City of Belleville Official Plan and Zoning By-law Number 10245, as amended for 135 Cannifton Road, City of Belleville, be APPROVED as follows:

THAT Schedule ‘B’ Land Use of the Official Plan be amended by redesignating the subject land from ‘Residential Land Use’ to ‘Commercial Land Use’; and

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from Residential Second Density (R2) Zone to General Commercial (C2-10) Zone.”

- 7.2 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – BLOCKS 80 AND 81, REGISTERED PLAN 21M-271, AND PARTS 1 THROUGH 4 OF PLAN 21R-25429, BEING PART OF LOT 2, CONCESSION 3, FORMERLY THURLOW TOWNSHIP, CITY OF BELLEVILLE, COUNTY OF HASTINGS (SETTLERS RIDGE EAST SUBDIVISION)  
FILE NO.: B-77-1112  
OWNER: 2215100 ONTARIO INC. & 2380416 ONTARIO INC.  
AGENT: RFA PLANNING CONSULTANT INC.**

Principal Planner’s Report No. PP-2020-42

7-57

RESOLUTION

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

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject land described as Blocks 80 and 81, Registered Plan 21M-271, and Parts 1 through 4 of Plan 21R-25429 being Part of Lot 2, Concession 3, formerly Thurlow Township, City of Belleville, from ‘PA – Prime Agriculture’ Zone to ‘R1-23 – Low Density Residential Type 1’ Zone, ‘R4-2 – High Density Residential’ Zone, and ‘CF-9 – Community

Facility' Zone to permit the development of the Settlers Ridge East Subdivision consisting of 69 single detached dwelling units, 51 townhouse dwelling units and a stormwater management pond."

- 7.3 **RECOMMENDATION REPORT - PROPOSED REDLINE TO DRAFT PLAN OF SUBDIVISION AND CHANGE TO CONDITIONS OF DRAFT APPROVAL – BLOCKS 80 AND 81, REGISTERED PLAN 21M-271, AND PARTS 1 THROUGH 4 OF PLAN 21R-25429, BEING PART OF LOT 2, CONCESSION 3, FORMERLY THURLOW TOWNSHIP, CITY OF BELLEVILLE (SETTLERS RIDGE EAST SUBDIVISION) FILE NO.: 12T-17001 OWNER: 2215100 ONTARIO INC. & 2380416 ONTARIO INC. AGENT: RFA PLANNING CONSULTANT INC.**

Manager of Approvals' Report No. APS-2020-35

**7-200**

**RESOLUTION**

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

THAT, pursuant to Section 51(44) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request to modify the draft approved Plan of Subdivision (File No.: 12T-17001) submitted by RFA Planning Consultant Inc. on behalf of 2215100 Ontario Inc. and 2380416 Ontario Inc., as shown on Attachment #2 to Manager of Approvals Report No. APS-2020-35, subject to the draft plan conditions outlined in Attachment #4 to same."

**8. INFORMATION MATTERS**

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

Report to August 4, 2020

**8-1**



**9. GENERAL BUSINESS AND INQUIRIES**

**10. ADJOURNMENT**