

BELLEVILLE PLANNING ADVISORY COMMITTEE

AGENDA

DECEMBER 4, 2017

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Egerton Boyce
Councillor Paul Carr
Councillor Jackie Denyes

Councillor Mike Graham
Councillor Jack Miller

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

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

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PART OF PART 4, PLAN 21R-23560, SOUTH JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1034
APPLICANT: COBBLESTONE HOMES QUINTE INC.
OWNER: VICTORIA HILL PROPERTIES INC.
AGENT: RFA PLANNING CONSULTANT INC.
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- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – LOT 9, PLAN 21R-9053, FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1035
APPLICANT/OWNER: HERITAGE PARK J/V
AGENT: AINLEY GROUP
-

Notice of Meeting and Map

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- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – BLOCK 17, PLAN 21M-262, TANK FARM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1036
APPLICANT/OWNER: G.C.L. DEVELOPMENTS LTD.
AGENT: FOTENN CONSULTANTS INC.
-

Notice of Meeting and Map

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- 3.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 480-490 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1037
APPLICANT: G.C.L. DEVELOPMENTS LTD.
OWNER: ARBORETUM PARK AND WELLNESS CENTRE INC.
AGENT: ALEXANDER WILSON ARCHITECT INC.
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Notice of Meeting and Map

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- 3.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBERS
2076-80 AND 10245, AS AMENDED – 7 & 15 ALDERSGATE
DRIVE, FORMERLY IN THE TOWNSHIP OF SIDNEY, NOW
CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1038
OWNERS: ALDERSGATE HOMES INC. & ALDERSGATE
GARDEN HOMES INC.
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

DECEMBER 4, 2017

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Egerton Boyce
Councillor Paul Carr
Councillor Jackie Denyes
Councillor Mike Graham
Councillor Jack Miller

John Baltutis
David Joyce
Mike Letwin
Ross Rae

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 November 6, 2017

4. DEPUTATIONS

5. CORRESPONDENCE

- 5.1 Correspondence regarding the “Heritage Park J/V Application” No. B-77-1035 was received from the following area residents and has been forwarded under separate cover to Committee members:
- John & Tina Kavanaugh
 - John Farrow & Linda Smith
 - Shirley & Clyde MacDonald
 - Sandra Hounslow
 - Ngoc Hue Huynh
 - Tammy Bedard
 - Mark Vaters
 - Jennifer Robertson
 - Beverley & William Spence
 - Tammy & Raymond Robson

RESOLUTION

“THAT the correspondence received from John and Tina Kavanaugh, John Farrow and Linda Smith, Shirley and Clyde MacDonald, Sandra Hounslow, Ngoc Hue Huynh, Tammy Bedard, Mark Vaters, Jennifer Robertson, Beverley and William Spence and Tammy and Raymond Robson regarding Application No. B-77-1035 be received and referred to Referrals from Public Meeting Item 6.2.”

- 5.2 Correspondence regarding the “G.C.L. Developments Ltd.” Application No. B-77-1037 was received from Albert Coles and has been forwarded under separate cover to Committee members

RESOLUTION

“THAT the correspondence received from Albert Coles regarding Application No. B-77-1037 be received and referred to Referrals from Public Meeting Item 6.4.”

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PART OF PART 4, PLAN 21R-23560, SOUTH JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1034
APPLICANT: COBBLESTONE HOMES QUINTE INC.
OWNER: VICTORIA HILL PROPERTIES INC.
AGENT: RFA PLANNING CONSULTANT INC.
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Manager of Policy Planning's Report No. PP-2017-54

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RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for Part of Part 4, Plan 21R-23560, South John Street, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from 'R2-1 – Residential Second Density' and 'R4-46 – Residential Fourth Density' to 'R5-5 – Residential Fifth Density' to permit four (4) freehold townhouses."

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – LOT 9, PLAN 21R-9053, FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1035
APPLICANT/OWNER: HERITAGE PARK J/V
AGENT: AINLEY GROUP
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Manager of Policy Planning's Report No. PP-2017-55

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RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for Lot 9, Plan 21R-9053, Farnham Road, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 3014, as amended, be amended by rezoning the subject land from 'RR – Rural Residential' to a special 'R2 – Low Density Residential Type 2' zone to permit three (3) semi-detached dwellings and a special 'R4 High Density' zone to permit a three (3) storey, nineteen (19) unit apartment building."

- 6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – BLOCK 17, PLAN 21M-262, TANK FARM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1036
APPLICANT/OWNER: G.C.L. DEVELOPMENTS LTD.
AGENT: FOTENN CONSULTANTS INC.

Manager of Policy Planning's Report No. PP-2017-56

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RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 3014, as amended, for Block 17, Plan 21M-262, Tank Farm Road, formerly in the Township of Thurlow, now in the, City of Belleville, County of Hastings, be DEFERRED pending the resolution of servicing concerns to the satisfaction of the City of Belleville."

- 6.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 480-490 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1037
APPLICANT: G.C.L. DEVELOPMENTS LTD.
OWNER: ARBORETUM PARK AND WELLNESS CENTRE INC.
AGENT: ALEXANDER WILSON ARCHITECT INC.

Manager of Policy Planning's Report No. PP-2017-57

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RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 480-490 Sidney Street, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the 'R6-28 – Residential Sixth Density' zone to permit a forty (40) unit apartment building that is not limited to seniors occupancy. An 'h' Holding zone provision is to be attached to the zone requiring the demonstration of storm water management, the submission of an updated Traffic Impact Study, and a filing of a Record of Site Condition all to the satisfaction of the City of Belleville, prior to development proceeding"

- 6.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBERS 2076-80 AND 10245, AS AMENDED – 7 & 15 ALDERSGATE DRIVE, FORMERLY IN THE TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1038
OWNERS: ALDERSGATE HOMES INC. & ALDERSGATE GARDEN HOMES INC.
AGENT: RFA PLANNING CONSULTANT INC.

Special Projects Planner's Report No. PP-2017-58

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RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Numbers 2076-80 and 10245, as amended, for lands described as 7 & 15 Aldersgate Drive, formerly in the Township of Sidney, now the City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Numbers 2076-80 and 10245, as amended, be amended to rezone the subject lands from 'R4-4 – Residential', 'R4-5-H – Residential' and 'UH – Urban Holding' to 'R5 – Residential Fifth Density' with special provisions and 'R 6 – Residential Sixth Density' with special provisions. An '-h' holding symbol is requested to be attached to the undeveloped portion of the lands in order to ensure site plan approval."

7. REPORTS**8. INFORMATION MATTERS****8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to December 4, 2017

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9. GENERAL BUSINESS AND INQUIRIES**10. ADJOURNMENT**