

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

August 7, 2018

In accordance with both a mailing to every owner of land within 120 metres of the subject properties and the posting of a notice on the properties with respect to applications from 7137796 Canada Inc. and Settlers Ridge Developments, a Public Meeting was held in Council Chambers, 4th Floor City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Mayor Taso Christopher
Councillor Egerton Boyce
Councillor Jackie Denyes
Councillor Jack Miller
Councillor Mitch Panciuk

ABSENT

Councillor Paul Carr
Councillor Mike Graham

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Greg Pinchin, Manager of Approvals

The Chair proceeded to call the Public Meeting to order and outlined, for the benefit of those present, the procedure to be followed with respect to the hearing of presentations.

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

No disclosures at today's meeting.

2. OPENING REMARKS BY THE CHAIR

"The Public Meeting is being heard by the City Council Planning Advisory Committee and public notice has been given in accordance with the Planning Act. The non-elected members of the Planning Advisory Committee are Mr. John Baltutis, Mr. David Joyce, Mr. Mike Letwin and Mr. Ross Rae. Citizen appointees

may ask questions and participate in the discussion in order to assist in making recommendations to City Council but may not make motions or vote in connection with the Public Meeting.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Planning Committee or City Council before the By-law is passed, the person or public body is not entitled to appeal the decision of City Council or the Planning Committee to the Local Planning Appeal Board (LPAT).

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to City Council or the Planning Committee before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Board (LPAT) unless, in the opinion of the Board, there are reasonable grounds to do so.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendation with respect to today's Applications are requested to leave their name and address on the appropriate notification sheet located on the clipboard beside the podium. In general, any recommendation made today will be forwarded to the next City Council Meeting."

3. PUBLIC MEETING - THE PLANNING ACT

**3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 6745 HIGHWAY 62 NORTH, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-1053
OWNER/APPLICANT: 7137796 CANADA INC.
AGENT: A. DAGENAI & ASSOCIATES**

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

"This property has frontage of 19.81 meters on Highway 62 North. The subject property has merged with the adjacent commercial property municipally known as 6749 Highway 62 North to create one larger regular-shaped lot. The Applicant requests a rezoning of the subject lands to a 'C1 – Highway Commercial' zone which will ensure that both the subject lands and the lands it merged with will both have the same 'C1 – Highway Commercial' zoning and will allow for the redevelopment of the commercial site.

In terms of the Official Plan, the subject lands are designated 'City Centre' within the Riverview neighbourhood. The City Centre Intensification Plan identifies opportunities for high density residential

development, subject to the policies of the Plan.”

Mr. Christian Mercier from A. Dagenais & Associates provided a summary of plans on behalf of the Applicant.

No other persons responded to the Chair’s call upon those wishing to - speak either for or against the application.

Moved by Councillor Miller
Seconded by Councillor Boyce

THAT the “7137796 Canada Inc.” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – SETTLERS RIDGE – PLAN 21M-271, BLOCK 82, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NO.: B-77-1054
OWNER/APPLICANT: SETTLERS RIDGE DEVELOPMENTS
AGENT: RFA PLANNING CONSULTANT INC.**

At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

“This property has frontage of 65 meters on Kempton Avenue. The Applicant requests a rezoning of the subject lands to a ‘R1-23 - Residential First Density’ zone with special provisions. The special provisions include minimum lot area of 408 m², minimum lot frontage of 12.8 meters, minimum front yard depth of 6.0 meters, maximum lot coverage of 40%, and minimum interior side yard setback of 1.2 meters. The applicant has requested this zoning to allow for the development of four (4) single unit dwellings through Exemption from Part Lot Control on this block of land.

The land is designated ‘Residential Land Use’ in the Official Plan, and is located within the urban serviced area. A range of residential uses are permitted at various densities, subject to the policies of the Plan.”

Mr. Spencer Hutchison representing RFA Planning Consultants Inc. provided a summary of the Application.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Panciuk
Seconded by Councillor Boyce

THAT the "Settlers Ridge Developments" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. **ADJOURNMENT**

Moved by Councillor Miller
Seconded by Councillor Boyce

THAT the Public Meeting be adjourned.

- CARRIED -