

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

August 7, 2018

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

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

Mr. John Baltutis
Mr. David Joyce
Mr. Ross Rae

ABSENT

Councillor Paul Carr
Councillor Mike Graham
Mr. Mike Letwin

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

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures at today's meeting.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on July 3, 2018 had been circulated.

Moved by Mr. Joyce
Seconded by Mr. Rae

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on July 3, 2018 be approved and adopted.

-CARRIED-

4. **DEPUTATIONS**

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

5. **CORRESPONDENCE**

- 5.1 Letter from Neil Ellis, Member of Parliament for Bay of Quinte, sharing support of KFG Reality "Magnolia Garden Residence" housing project. Application B-77-1051.

Moved by Mr. Baltutis
Seconded by Councillor Panciuk

THAT the letter from Neil Ellis, Member of Parliament for Bay of Quinte be received and referred to Application B-77-1051.

-CARRIED-

- 5.2 Email from Paul Reesor, City resident, expressing concerns about environment/safety issues in regards to Settlers Ridge Application B-77-1054.

Moved by Mr. Baltutis
Seconded by Councillor Panciuk

THAT the email from Paul Reesor be received and referred to Application B-77-1054.

-CARRIED-

6. REFERRALS FROM PUBLIC MEETING

- 6.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 6745 HIGHWAY 62 NORTH, PART 1, PLAN 21R-16202, 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. DAGENAIS & ASSOCIATES**
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The Planning Advisory Committee considered the “7137796 Ontario Inc.” Planning Application in light of the Public Meeting.

Moved by Mayor Christopher
Seconded by Mr. Joyce

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

1. THAT Council receives report No. APS-2018-24 dated August 7, 2018 regarding proposed Zoning By-law Amendment – 6745 Highway 62, City of Belleville.
2. THAT the application to amend Zoning By-law Number 3014, as amended, for land described as Part 1, Plan 21R-16202, Former Township of Thurlow, City of Belleville, County of Hastings, (6745 Highway 62) be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from the current “RR-Rural Residential Zone” to “C1 – Highway Commercial Zone”.

-CARRIED-

- 6.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – SETTLERS RIDGE SUBDIVISION (PHASE 2) – PLAN 21M-271, BLOCK 82, FORMER TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1054
OWNER/APPLICANT: SETTLERS RIDGE DEVELOPMENTS
AGENT: RFA PLANNING CONSULTANT INC.**
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The Planning Advisory Committee considered the “Settlers Ridge Developments” Planning Application in light of the Public Meeting.

Moved by Mr. Baltutis
Seconded by Councillor Panciuk

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

1. THAT Council receives report No. PP-2018-25 dated August 7, 2018 regarding Block 82 on Plan 21M-271 Settlers Ridge Subdivision (Phase 2), City of Belleville.

2. THAT the application to amend Zoning By-law Number 3014, as amended, for land described as Block 82 on Plan 21M-271 Settlers Ridge Subdivision (Phase 2), City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from the current “C4 – Local Commercial” zone to “R1-23 – Residential First Density” zone with special provisions.

-CARRIED-

7. REPORTS

- 7.1 **UPDATED APPLICATION - PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 135 STATION STREET AND 50 ALBION STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1051
APPLICANT/OWNER: 1993388 ONTARIO INC.
AGENT: RFA PLANNING CONSULTANT INC.

The Planning Advisory Committee considered the Manager of Policy Planning Report No. PP-2018-26

Moved by Mayor Christopher
Seconded by Councillor Miller

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

1. THAT Council receives Report No. PP-2018-26 dated August 7, 2018 regarding Proposed Amendment to Zoning By-law Number 10245, as amended – 135 Station Street and 50 Albion Street, City of Belleville, County of Hastings, and;

2. THAT the updated application to amend Zoning By-law No. 10245, as amended, for Parts 1-4, 21R-24943, being Part of Lots 2, 3 and 4; Parts of Lot 9, 10, 11, 12 and 13; West of Albion Street; Registered Plan 15; City of Belleville, County of Hastings, be APPROVED as follows:

i) That Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from “M1-Restricted Industrial” and “R4-Residential Fourth Density” to a specialized “R7-h – Residential Seventh Density holding” zone with special provisions to recognize a landscaped area of 35%, off-street parking of 140 parking spaces, minimum frontage of 17.3 m along Station Street, and a minimum distance from an internal driveway to a street line of 3.4 m.

-CARRIED-

7.2 **REQUEST FOR USE OF TWO STREET NAMES, POTTERS CREEK SUBDIVISION – PHASE 7
OWNER: POTTERS CREEK DEVELOPMENTS INC.
AGENT: AINLEY GRAHAM & ASSOCIATES LIMITED**

The Planning Advisory Committee considered the Manager of Approvals Report No. APS-2018-17

Moved by Mr. Joyce
Seconded by Mayor Christopher

That the Belleville Planning Advisory Committee recommend the following to City Council:

THAT Belleville City Council authorize the use of Dewal and Lehtinen as new street names within

Phase 7 of the Potters Creek subdivision.

-CARRIED-

**7.3 REQUEST FOR USE OF ONE STREET NAME, HAWLEY
LANDING SUBDIVISION
OWNER: 2579024 ONTARIO INC.
AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the Manager of Approvals Report No. APS-2018-18

Moved by Mayor Christopher
Seconded by Councillor Boyce

That the Belleville Planning Advisory Committee recommend the following to City Council:

THAT Belleville City Council authorize the use of Lemme as a new street name within the Hawley Landing subdivision.

-CARRIED-

8. INFORMATION MATTERS

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

Report to August 7, 2018

Moved by Mr. Rae
Seconded by Councillor Miller

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to August 7, 2018 be received.

-CARRIED-

9. GENERAL BUSINESS AND INQUIRIES

Mayor Christopher sought clarification about the water services along Highway #62 as development continues North.

Rod Bovay, Director of Engineering & Development Services is working with Developers in the area on connection charges which differentiate between residential/commercial/industrial properties, along with Belleville Water to extend water services in that area.

10. ADJOURNMENT

Moved by Mr. Joyce
Seconded by Mr. Baltutis

THAT the Regular Planning Advisory Committee Meeting adjourn.

-CARRIED-