

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

December 4, 2017

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 Cobblestone Homes Quinte, Heritage Park J/V, G.C.L Developments Ltd. (Tank Farm Road), G.C.L Developments Ltd. (480-490 Sidney), Aldersgate Homes Inc. & Aldersgate Garden Homes Inc., a Public Meeting was held in Council Chambers, 4<sup>th</sup> Floor City Hall, on the above date at 5:30 pm. for the purpose of receiving submissions in connection with the applications.

### PRESENT:

Councillor Jackie Denyes (Chair)  
Councillor Egerton Boyce  
Councillor Paul Carr  
Councillor Mike Graham  
Councillor Jack Miller

### STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Spencer Hutchison, Manager of Approvals  
Mr. Art MacKay, Manager of Policy Planning  
Mr. Greg Pinchin, Special Projects Planner  
Mr. Matt MacDonald, Acting Director of Corporate Services/City Clerk

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. 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 Ontario Municipal Board.

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 Ontario Municipal Board 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."

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

Councillor Miller noted, but did not declare a formal conflict of interest with respect to item 3.2, that he lives in proximity to the property but is outside the official distribution area.

**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.**

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

"A Public Meeting is being held to consider an amendment to Zoning By-Law Number 10245, as amended, for vacant land comprising approximately 0.12 hectares in area and which is located on the west side of South John Street, north of Harbour Drive. The land is zoned 'R2-1 – Residential Second Density' and 'R4-46 – Residential Fourth Density' and the Applicant requests a rezoning to 'R5-5 – Residential Fifth Density' for the purpose of constructing four (4) freehold townhouses.

The land is described as Part of Part 4, Plan 21R-23560, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'City Centre' in the Official Plan and various types of residential development are permitted in this designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned 'R2-1 – Residential Second Density' and 'R4-46 – Residential Fourth Density' in By-Law 10245, as amended. The Applicant requests a rezoning to 'R5-5 – Residential Fifth Density' to permit a total of four (4) freehold townhouse units."

Ms. Ruth Ferguson Aulhouse of RFA Planning Consultants Inc., Agent for the Applicant, spoke about the future development plans.

Mr. Pulikunnel spoke in opposition to the application, and asked questions to clarify how many buildings and owners would occupy the land in question.

Moved by Councillor Miller  
Seconded by Councillor Boyce

THAT the "Cobblestone Homes Quinte 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 – 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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At the request of the Chair, the Manager of Policy Planning described the subject Application as follows:

"A Public Meeting is being held to consider an amendment to Zoning By-Law Number 3014, as amended. The vacant parcel comprises an area of approximately 4,340 square metres and is zoned 'RR – Rural Residential'. The Applicant requests a rezoning to a special 'R2 – Low Density Residential Type 2' zone and a special 'R4 – High Density' zone, respectively to permit three (3) semi-detached residential dwellings and a three (3) storey nineteen (19) unit residential apartment building. Among other things, the special provisions for the apartment building would

recognize a maximum lot coverage of 35%, a minimum lot area of 2,228.2 square metres and a front yard setback of 2.5 metres.

The land is described as Lot 9, Plan 21R-9053, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Commercial Land Use' in the Official Plan as part of the Cannifton Planning Area. The policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

ZONING BY-LAW:

The site is zoned 'RR – Rural Residential' and the Applicant requests a rezoning to a special 'R2 – Low Density Residential Type 2' zone and a special 'R4 – High Density' zone, respectively, to permit three (3) semi-detached residential dwellings and a three (3) storey nineteen (19) unit residential apartment building."

Mr. Mike Keane from Fotenn Consultants Inc., was in attendance and relayed his support of the application on behalf of Agents and Owner.

Residents of Moira Lea Court and Bristol Place; Tammy Robson, Dianne Turrell, Eleanor Ridout, Adam Bradbury, Sandra Hounslow, John Scott, Sarah Hounslow, Mark Vaters, Jennifer Roberts, and John Cavanaugh all spoke against the application, citing concerns with traffic, safety, drainage, decreased property values and privacy concerns.

Moved by Councillor Miller  
Seconded by Councillor Carr

THAT the "Heritage Park J/V" Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED -

- 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.**
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At the request of the Chair, the Manager of Policy Planning described the subject Application as follows

“ A Public Meeting is being held to consider an amendment to Zoning By-Law Number 3014, as amended. The vacant parcel comprises an area of approximately 3,175 square metres and is zoned ‘C3-7 – General Commercial’. The Applicant requests a rezoning to ‘R1-25 – Low Density Residential Type 1’ to permit a total of five (5) single detached residential dwellings fronting on Tank Farm Road. The provisions of the R1-25 zone require minimum lot frontages of 13.5 metres and minimum lot areas of 470 square metres.

The land is described as Block 17, Plan 21M-262, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Commercial Land Use’ in the Official Plan as part of the Cannifton Planning Area. The policies of the Plan allow for residential uses in this designation when they are in the vicinity of residential areas.

ZONING BY-LAW:

The site is zoned ‘C3-7 – General Commercial’ and the Applicant requests a rezoning to ‘R1-25 – Low Density Residential Type 1’ to permit a total of five (5) single detached residential dwellings and lots. The provisions of the R1-25 zone require minimum lot frontages of 13.5 metres and minimum lot areas of 470 square metres. All of the proposed lots would comply with these minimum requirements.”

Mike Keene from Fotenn Consultants Inc., Agent for the Applicant, spoke on issues related to the site, and was on hand to answer any questions from the Committee or public.

Mr. Larry Grills resident of 323 Cannifton Rd. North spoke against the application due to his concerns surrounding loss of privacy and water drainage.

Andrew Workman and Becky Wells of Moira Lea Court reiterated concerns about traffic, safety, and most notably loss of privacy.

Moved by Councillor Miller  
Seconded by Councillor Carr

THAT the “G.C.L. Developments Ltd.” Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

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

“A Public Meeting is being held to consider an amendment to Zoning By-Law Number 10245, as amended, for vacant land comprising approximately 6,397 square metres of area. The land is zoned ‘R6-28 – Residential Sixth Density’ which permits a three (3) storey, fifty-six (56) unit apartment building housing senior citizens. The Applicant requests a modification to the R6-28 zone to permit a three (3) storey, forty (40) unit apartment building that is not limited to senior citizens occupancy.

The land is described as 480-490 Sidney Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Residential Land Use’ in the Official Plan and various types of residential development are permitted in this designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned ‘R6-28 – Residential Sixth Density’ in By-Law 10245, as amended. The R6-28 zone permits a three (3) storey, 56 unit senior citizens apartment building. The Applicant requests a modification to the zone to permit a three (3) storey, forty (40) unit apartment building that is not limited to housing senior citizens.”

Mr. Alexander Wilson, Architect, was in attendance to speak for the application and answer any questions that may be posed.

Mr. Brian Miller from 35 Village Drive raised his concerns that the project is geared towards low income housing, and that could present issues related to that type of housing. He is also concerned with traffic and servicing.

Mr. Paul Hardy resident of 478 Sidney Street spoke against the application due to traffic related concerns.

Moved by Councillor Boyce  
Seconded by Councillor Graham

THAT the "G.C.L. Developments Ltd." Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

**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.**

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At the request of the Chair, the Special Projects Planner described the subject Application as follows:

"A Public Meeting is being held to consider an amendment to Zoning By-Law Number 2076-80, as amended. The applicant requests a rezoning of approximately 6 hectares of land located on the south side of Aldersgate Drive. The properties are currently developed with six bungalow 4-unit townhouses and a 2-storey 87-unit apartment dwelling. The applicant wishes to construct an additional 4-unit townhouse, and three 16-unit single-storey apartment buildings on the site.

The properties are municipally known as 7 and 15 Aldersgate Drive, described as Part of Lot 34, Concession 1, former Township of Sidney, now City of Belleville, County of Hastings.

**OFFICIAL PLAN:**

The land is designated 'Residential' under the Loyalist Secondary Plan. Residential uses are permitted in this designation subject to satisfying various policies in the Plan.

**ZONING BY-LAW:**

The subject land is zoned 'R4-4 – Residential Zone' and 'R4-5-H – Residential Zone-Holding' in Zoning By-Law Number 2076-80, as amended. The applicant requests a rezoning to R5 and R6 zones with special provisions to permit the proposed development as detailed above. The requested special provisions relate to the design and layout of driveways and parking areas on the site."

Mr. Shawn Legere from RFA Planning Consultants, Agent for the Owner, spoke about the development and was in attendance to answer any questions or concerns.

Moved by Councillor Boyce  
Seconded by Councillor Carr

THAT the "Aldersgate Homes Inc. & Aldersgate Garden Homes Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

4. **ADJOURNMENT**

Moved by Councillor Miller  
Seconded by Councillor Carr

THAT the Public Meeting be adjourned.

-CARRIED-