

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

January 2, 2018

In accordance with both a mailing to every owner of land within 120 metres of the subject property and the posting of a notice on the property with respect to an application from Luit (Lloyd) Kornelis Prins, a Public Meeting was held in Council Chambers, 4th Floor City Hall, on the above date at 5:30 pm. for the purpose of receiving submissions in connection with the application.

PRESENT:

Councillor Jackie Denyes (Chair)
Councillor Egerton Boyce
Councillor Paul Carr
Councillor Mitch Panciuk

ABSENT:

Councillor Mike Graham
Councillor Jack Miller

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
Mr. Matt MacDonald, 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

There were no disclosures of pecuniary interest brought forward under this section of today's agenda.

3. PUBLIC MEETING - THE PLANNING ACT

**3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1004 HARMONY ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1039
APPLICANT/OWNER: LUIT (LLOYD) KORNELIS PRINS
AGENT: WATSON LAND SURVEYORS LTD.**

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 applicant requests a rezoning of land that is subject to a consent application granted by the Committee of Adjustment on August 24, 2017 (Committee File # B 38/17). The consent is proposing to separate the existing farmhouse from the abutting farm fields as a surplus dwelling subject to farm lands being consolidated. In accordance with the surplus dwelling requirements of the Official Plan and the Provincial Policy Statement, the applicant is requesting that the retained farm land zoned 'PA – Prime Agriculture' be rezoned to a special 'PA' zone so as to not permit the construction of a residential dwelling. In addition, the proposed severed lot (approximately 0.4 hectares) containing the farmhouse is requested to be rezoned from PA to 'RR – Rural Residential'.

The land is described municipally as 1004 Harmony Road, Former Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated 'Agricultural Land Use' in the City's Official Plan. The policies of the Plan permit the disposal of surplus farm dwellings when farm land is being consolidated, subject to satisfying various requirements.

ZONING BY-LAW:

The land is zoned 'PA – Prime Agriculture' in Zoning By-Law 3014, as amended and is subject to Committee of Adjustment File # B 38/17. The applicant requests a rezoning to a special 'PA' to prohibit the construction of a residential dwelling on the proposed retained land. The applicant also requests a rezoning to 'RR – Rural Residential' for the proposed severed lot."

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

Moved by Councillor Boyce
Seconded by Councillor Carr

THAT the "Luit (Lloyd) Kornelis Prins" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Panciuk
Seconded by Councillor Boyce

THAT the Public Meeting be adjourned.

- CARRIED -