

# CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

## MINUTES

November 6, 2017

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 John Royle, 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 application.

### **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. 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**

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 - 130 & 132 LYWOOD STREET, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1033**  
**APPLICANT: JOHN ROYLE**  
**OWNER: BELLEVILLE COMMUNITY DEVELOPMENTS LIMITED**

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

"The Public Meeting is being held to consider an amendment to Zoning By-Law Number 3014, as amended for 130 & 132 Lywood Street. The Applicant requests a modification to the existing 'R2-14-Low Density Residential Type 2' zone so as to permit minimum lot frontage of 16 metres for a proposed duplex, as well as allowing within the provisions of the R2-14 zone minimum interior side yards of 1.2 metres. It is the Applicants intention to construct a duplex on the south and a parcel and semi-detached residential dwelling on the north parcel. The application is also subject to Committee of Adjustment Severance File B 51/17.

The parcels are described as 130 & 132 Lywood Street, former Township of Thurlow, now in the 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 subject land is zoned 'R2 – 14 – Low Density Residential Type 2' and the Applicant requests a modification to the zone to permit a minimum lot frontage of 16 metres for a proposed duplex, as well as allowing within the provisions of the R2-14 zone minimum interior side yards of 1.2 metres”.

Mr. John Royle of Belleville Community Developments Limited. was in attendance to speak in favour of the application and to answer questions pertaining to the application.,

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

Moved by Councillor Graham  
Seconded by Councillor Boyce

THAT the “John Royle/Belleville Community Development Limited.” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

**4. ADJOURNMENT**

Moved by Councillor Graham  
Seconded by Councillor Boyce

THAT the Public Meeting be adjourned.

- CARRIED -