

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

April 3, 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 2506400 Ontario Inc., and City of Belleville, 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 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. Greg Pinchin, Special Projects Planner
Mr. Spencer Hutchison, Manager of Approvals
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. 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.

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 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."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED AND PROPOSED DRAFT PLAN OF A VACANT LAND CONDOMINIUM – PART OF LOTS 2 AND 3 CONCESSION 5, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, (70 MUDCAT ROAD) FILE NUMBER: 1217002/B-77-1019 OWNER/APPLICANT: 2506400 ONTARIO INC.

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

"The land is described municipally as 70 Mudcat Road, Former Township of Thurlow, now City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Hamlet" and "Environmental Protection" in the Official Plan. Within the portion designated "Hamlet" residential development of the form proposed is permitted by the Plan subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned "RR-29 – Rural Residential" and "H – Hazard" and the Applicant requests a modification to the portion zoned RR-29 to recognize lots fronting on the shared driveway (i.e. fronting on an internal condominium road). The portion zoned H will remain unchanged.

PLAN OF SUBDIVISION/COMMON ELEMENTS CONDOMINIUM:

The development will comprise a total of ten (10) blocks comprising eight (8) single detached dwellings (Blocks 1-8), a stormwater management facility (Block 9) and a shared driveway (Block 10) to provide access from Mudcat Road.“

Mr. Brad Newbatt, owner of 2506400 Ontario Inc. was in attendance to answer any questions.

Ms. Lindsay Brown from 52 Mudcat Road had a number of property related issues such as; water, traffic, flooding, animals, well volume & quality, and peace and quiet.

Ms. Pat Hendrick of 49 Mudcat Road stated concerns about well volume and quality with proximity to septic systems.

Mr. Garry Dafoe of 57 Mudcat Road is concerned with aforementioned well volume and quality and also with current ground water drainage.

Mr. Dale Mitts from 70A Mudcat Road who referred to his correspondence sent to City Clerk, highlighted his concerns with wells, access, speed and safety.

Mr. Jason Stickland from 70B Mudact Road echoed concerns about safety on roads, water drainage, as well as amounts of garbage and light pollution.

Mr. Donald Noble of 522 Ashley Street voiced concerns about water in regards to well volumes.

Moved by Councillor Miller
Seconded by Councillor Graham

THAT the “2506400 Ontario 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 – 154 CANNIFTON ROAD NORTH, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1020
APPLICANT/OWNER: CITY OF BELLEVILLE

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

“The application pertains to an existing building located at 154 Cannifton Road North. The site is zoned "CF – Community Facility" and the City of Belleville requests a rezoning for the land and building to "C3 – General Commercial" to permit it to be used as an office for two (2) psychologists. No new development is proposed. The land is described as 154 Cannifton Road North, Former Township of Thurlow, now City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan as part of the Cannifton Planning Area. Commercial uses are permitted in this designation subject to satisfying certain policies of the Plan.

ZONING BY-LAW:

The subject land is zoned "CF – Community Facility" and it is requested to rezone the land and building to "C3 – General Commercial" to permit a professional office.”

Ms. Lynn Shorey of 12 Lywood Street spoke about having the Canniff plaque removed from the building in question and relocated at Holgate Dam.

Ms. Fern Hoglund from 159 Cannifton Road North spoke against the application, citing concerns about it being zoned commercial, and about increase in traffic.

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

Moved by Councillor Miller
Seconded by Councillor Boyce

THAT the “The City of Belleville ” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. ADJOURNMENT

Moved by Councillor Carr
Seconded by Councillor Graham

THAT the Public Meeting be adjourned.

- CARRIED -