

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

March 6, 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 an application from Hilden Homes and Settlers Ridge Developments, a Public Meeting was held in the City Hall Council Chamber on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Jackie Denyes
Councillor Egerton Boyce
Councillor Paul Carr

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, Acting Director of Corporate Services/City Clerk

The Acting Director/City Clerk 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. a) DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEROF

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

1. b) APPOINTMENT OF CHAIR & VICE CHAIR

Acting Director/City Clerk Matt MacDonald called for Nominations from the floor for Chair.

Motion by Jack Miller
Seconded by Mike Graham

"THAT Councillor Jackie Denyes be appointed Chair
of The Planning Advisory Committee"

-CARRIED-

Councillor Denyes assumed the Chair, and called for nominations for Vice Chair from the floor.

Motion by Councillor Boyce
Seconded by Councillor Miller

"THAT Councillor Mike Graham be appointed Vice
Chair of the Planning Advisory Committee"

-CARRIED-

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 10245, AS AMENDED – PART OF LOT 13, CONCESSION 1, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTING**
FILE NUMBER: B-77-1017
OWNER/APPLICANT: HILDEN HOMES
AGENT: ANGELA MARKLAND C/O HILDEN HOMES

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

"The Applicant requests a modification to the provisions of the "R4-41 – Residential Fourth Density" zone for portions of Phases 3 and 4 of the subdivision so as to allow for minimum 1.2 metre interior side yards for two (2) storey single detached dwellings versus the 1.8 metres currently required. This change would pertain to a total of 58 proposed single detached units.

The land is located on the east side of Haig Road and legally described as – Part of Lot 13, Concession 1, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Residential Land Use" in the Official Plan. Residential development is permitted in this designation subject to satisfying various policies.

ZONING BY-LAW:

The land is zoned "R4-41 – Residential Fourth Density" in By-Law 10245, as amended. The Applicant requests a modification to the provisions of the zone and thereby permit minimum interior side yard widths of 1.2 metres for two (2) single detached dwellings."

Angela Markland was in attendance on behalf of the applicant 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 Miller
Seconded by Councillor Graham

THAT the "Hilden Home Ltd." 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 – PART OF LOT 1, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1018
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.
AGENT: RFA PLANNING CONSULTANT INC.
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At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The easterly parcel (2.4 hectares) is to be rezoned to "RR – Rural Residential" to permit a single detached dwelling and the westerly parcel (3.2 hectares), located at the corner of Sunningdale Drive and Sidney Street, is requested to be rezoned to a special RR zone to also permit a single detached dwelling with special provisions for a home occupation that is proposed to occupy the 2nd floor of an accessory building. These special provisions include allowing a minimum height of 8.5 metres for the accessory building, allowing the home occupation to comprise 30 percent of the gross floor area of the dwelling unit, locating the accessory building between the dwelling unit and Sidney Street and the allowance of a four (4) employee office.

The land is described as Part of Lot 1, Concession 3, Township of Thurlow, now in the City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land subject to this application is designated "Rural Land Use" in the City's Official Plan. The policies of the Plan permit the lot creation of residential parcels subject satisfying various requirements.

ZONING BY-LAW:

The land is zoned "PA – Prime Agriculture" in Zoning By-Law 3014, as amended. The Applicant requests that two (2) parcels of land being created by consent to land severances be rezoned to "RR – Rural Residential" and a special RR zone, respectively. The special RR zone pertains to a home occupation proposed to occupy a portion of an accessory building which will be utilized as a four (4) employee office."

Ms. Ruth Ferguson Aulhouse was in attendance for the applicant to provide information and answer questions.

Mr. Bob LaFrance from 35 Sunningdale Drive, spoke against the proposed amendment due to concerns with water quality, and the development being in the middle of property, as well as and what future plans are being considered.

Mr. Stu Craig a resident of 23 Sunningdale Drive spoke about his concerns with accessing the new parcel of land; Sidney vs. Sunningdale. He also relayed concerns over property values being affected.

Ms. Peri Geen of 15 Sunningdale Drive expressed concerns over property values being affected.

Mr. Dan Reilly of 47 Sunningdale Drive also relayed his concerns over potential property values decreasing due to the planned development.

Ms. Audrey Craig of 23 Sunningdale Drive voiced concerns with amount of traffic on the road, and the speed at which it is travelling.

No other persons responded to The Chair's Call.

Moved by Councillor Miller
Seconded by Councillor Graham

THAT the "Settlers Ridge Developments Inc." 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 -