

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**July 4, 2018**

A Regular Meeting of the Belleville Planning Advisory Committee was held in the City Hall Council Chamber on the above date at 5:30 p.m.

**1. ATTENDANCE**

Mayor Taso Christopher  
Councillor Egerton Boyce  
Councillor Paul Carr  
Councillor Mike Graham  
Councillor Jack Miller

John Baltutis  
David Joyce  
Ross Rae

**ABSENT**

Councillor Jackie Denyes  
Mike Letwin

**STAFF PRESENT**

Mr. Rod Bovay, Director of Engineering and Development Services  
Mr. Matt MacDonald, Director of Corporate Services, City Clerk  
Mr. Stephen Ashton, Manager of Policy Planning  
Mr. Greg Pinchin, Manager of Approvals

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

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There were no disclosures at today's meeting.

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on June 4, 2018 had been circulated.

Moved by Councillor Carr  
Seconded by Councillor Miller

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on June 4 , 2018 be approved and adopted.

-CARRIED-

#### 4. **DEPUTATIONS**

There were no items brought forward under this section of today's agenda.

#### 5. **CORRESPONDENCE**

- 5.1 Letter from Jonathon Rodger, Senior Associate of Zelinka Priamo Ltd. detailing comments and concerns regarding Application B-77-1052/12T-18002  
Referrals from Public Meeting 6.2 refers

Moved by Councillor Carr  
Seconded by Councillor Graham

THAT the letter from Jonathon Rodger, Senior Associate of Zelinka Priamo Ltd. be received.

- CARRIED -

#### 6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 135 STATION STREET AND 50 ALBION STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1051**  
**APPLICANT/OWNER: 1993388 ONTARIO INC.**  
**AGENT: RFA PLANNING CONSULTANT INC.**
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The Planning Advisory Committee considered the "1993388 Ontario Inc." Planning Application in light of the Public Meeting.

Moved by Mr. Joyce  
Seconded by Mr. Baltutis

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for the property described as 135 Station Street and 50 Albion Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT the Belleville Planning Advisory Committee recommends the following to City Council:

1. THAT Council receives Report No. PP-2018-19 dated July 3, 2018 regarding Proposed Amendment to Zoning By-law Number 10245, as amended – 135 Station Street and 50 Albion Street, City of Belleville, Council of Hastings, and;

2. THAT the application to amend Zoning By-law No. 10245, as amended, for Parts 1-4, 21R-24943, being Part of Lots 2, 3 and 4; Parts of Lot 9, 10, 11, 12 and 13; West of Albion Street; Registered Plan 15; City of Belleville, County of Hastings, be APPROVED as follows:

i) That Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from 'M1-Restricted Industrial' and "R4-Residential Fourth Density" to a specialized "R7-h – Residential Seventh Density holding" zone with special provisions to recognize a landscaped area of 32%, off-street parking of 141 parking spaces, minimum frontage of 17.3 m along Station Street, and a minimum distance from an internal driveway to a street line of 3.4 m. The H-holding provision is attached to require stormwater management to the satisfaction of the City.

Council discussed the resolution and the following tabling motion was put forward:

Moved by Mr. Joyce  
Seconded by Mr. Baltutis

THAT the resolution regarding the submission from 1993388 Ontario Inc. be TABLED to be sent back to the Applicant/Agent to address issues as identified.

- CARRIED -

6.2 **PROPOSED DRAFT PLAN OF SUBDIVISION AND PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 645 SIDNEY STREET, PARTS 1 & 4, PLAN 21R-17326, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1052/12T-18002  
APPLICANT/OWNER: 2579024 ONTARIO INC. C/O MIKE D’AGNILLO  
AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the “2579024 Ontario Inc. (c/o Mike D’Agnillo)” Planning Application in light of the Public Meeting.

Moved by Mr. Rae  
Seconded by Mr. Baltutis

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend Zoning By-Law Number 10245, as amended, for 645 Sidney Street, Parts 1 & 4, Plan 21R-17326, City of Belleville, County of Hastings, be APPROVED as follows:

THAT the Belleville Planning Advisory Committee recommends the following to City Council:

1. THAT Council receives Report No. APS-2018-13 dated July 3, 2018 regarding Proposed Zoning By-law Amendment and Proposed Draft Plan of Subdivision – 645 Sidney Street, City of Belleville.
2. THAT approval of a Draft Plan of Subdivision, as shown on Attachment #3 attached to the Manager of Approvals/Special Projects Planner’s Report No. APS-2018-13, be granted for the lands described as Parts 1 & 4, Plan 21R-17326, 645 Sidney Street, City of Belleville (File: 12T-18002), subject to the draft plan conditions outlined in Attachment #5 of same.
3. THAT the application to amend Zoning By-law Number 10245, as amended, for land described as Parts 1 & 4, Plan 21R-17326, City of Belleville, County of Hastings, (645 Sidney Street) be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from the current RH – Residential Holding and O3 – Open

Space Zone to R5-31 – Residential Fifth Density Zone, O1 – Open Space Zone, and O3 – Open Space Zone to permit 51 freehold townhouse lots.

Councillor Carr noted that a privacy fence as per Correspondence 5.1 creating a natural buffer, and trees maintained where possible must be carried out.

-CARRIED-

7. **REPORTS**

No reports at today's meeting

8. **INFORMATION MATTERS**

No information matters at today's meeting

9. **GENERAL BUSINESS AND INQUIRIES**

Councillor Carr wanted to make staff aware that he had driven by the proposed development site of Station and Albion Streets and the Public Notice sign was set back approximately 12 feet from the sidewalk and is in fine print. As discussed at last meeting signage should be easily seen and read from sidewalk.

10. **ADJOURNMENT**

Moved by Councillor Boyce  
Seconded by Mr. Baltutis

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

-CARRIED-