

**CITY OF BELLEVILLE  
CITY COUNCIL PLANNING COMMITTEE**

**MINUTES**

**June 4, 2018**

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 1720449 Ontario Inc., City of Belleville, and 2390110 Ontario Inc. (C/O Duca Financial Services), a Public Meeting was held in Council Chambers, 4<sup>th</sup> Floor City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

**PRESENT:**

Councillor Egerton Boyce  
Councillor Paul Carr  
Councillor Jackie Denyes  
Councillor Jack Miller  
Councillor Mitch Panciuk

**ABSENT**

Councillor Mike Graham

**STAFF PRESENT:**

Mr. Rod Bovay, Director of Engineering and Development Services  
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. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

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No disclosures at today's meeting.

**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 Local Planning Appeal Board (LPAT).

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 Local Planning Appeal Board (LPAT) 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 – 111 BAY DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NUMBER: B-77-1048 APPLICANT/OWNER: 1720449 ONTARIO INC. AGENT: VAN MEER LIMITED**

At the request of the Chair, the Director of Engineering & Development Services described the subject Application as follows:

"This property has a lot frontage of 35 metres and a lot area of 0.49 hectares and has portions zoned 'R2-3 – Residential Second Density' and 'M2 – General Industrial'. The lands are developed with a vacant 1-storey building and parking lot (former Oddfellows Hall). Parking for Quinte Healthcare has been permitted as a temporary use on the site since 2009. The Applicant requests an amendment to the existing zoning in order to permit off-site parking for Quinte Healthcare on a permanent basis.

OFFICIAL PLAN: The western portion of the property is designated 'Residential Land Use', while the eastern part is designated 'Commercial Land Use'. Various non-residential uses are permitted within these designations subject to the policies of the Plan."

Mr. Vandermeer, Agent for the Owner, communicated the plans for the application, and spoke about some of the area neighbours concerns that have been expressed and have been addressed by the owner.

Ashley Baxter, Associate of the Owner, addressed lighting concerns brought forth from the residents at Pier 31 with the use of directional lighting, and timing (off during night and seasonal changes). Ms. Baxter talked about the state of the property such as plywood on doors etc., and how it would be addressed.

Mr. Tom Crosby from 107 Bay Drive spoke against the application pertaining to concerns related to property safety and security and how it affects surrounding property values.

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

Moved by Councillor Panciuk  
Seconded by Councillor Miller

THAT the "1720449 Ontario Inc." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 15 & 29 MARKET STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1049**  
**APPLICANT/OWNER: CITY OF BELLEVILLE**

At the request of the Chair, the Director of Engineering and Development Services described the subject Application as follows:

"This property has a lot frontage of approximately 52 metres on Market Street and a lot area of approximately 3,820 m<sup>2</sup> and is zoned 'CF-1 – Community Facility'. The Applicant requests a rezoning to 'C2 - General Commercial' in order to broaden the range of permitted uses, matching adjacent properties.

OFFICIAL PLAN: The land is designated 'City Centre' in the Official Plan, and is located within the 'Downtown District'. A broad range of commercial, residential and community facility uses are permitted."

Ms. Lori Brown, introduced herself as a member of the Historical Society

and Quinte Branch of the Architectural Conservancy. Ms. Brown said she was very concerned about the City taking a building allocated as a Community Facility and changing it to a Commercial designation. Ms. Brown offered that the “Opportunity Shop” may in fact have more historical value than the Memorial Arena and was concerned with it losing its heritage designation so that it could become a business or condo.

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

Moved by Councillor Carr  
Seconded by Councillor Miller

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

- CARRIED -

- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 321 UNIVERSITY AVENUE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1050**  
**OWNER: 2390110 ONTARIO INC. (C/O DUCA FINANCIAL SERVICES)**  
**APPLICANT: GLOBAL CITRUS GROUP INC.**  
**AGENT: RFA PLANNING CONSULTANT INC.**

At the request of the Chair, the Director of Engineering and Development Services described the subject Application as follows:

“This property has a lot frontage of 167.4 metres, a lot area of 9.26 hectares, and is zoned ‘M2-1 – General Industrial’. The lands are developed with an industrial building that is currently vacant (former Exxon Mobil site). The Applicant requests an amendment to the zoning by-law in order to add a Medical Marihuana Production Facility as a permitted use.

OFFICIAL PLAN: The land is designated ‘Industrial Land Use’ in the Official Plan and permits a variety of industrial uses, such as manufacturing, fabricating, packaging and processing, subject to the policies of the Plan.”

Mr Shawn Leger spoke on behalf of the agent, RFA Planning Consultant Inc., alongside Mr. Michael Smith the CEO of Fleurish Cannabis, about the plans for the property and cultivation under the Health Canada License.

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

Moved by Councillor Boyce  
Seconded by Councillor Panciuk

THAT the "2390110 Ontario Inc. (c/o Duca Financial Services)" Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

4. **ADJOURNMENT**

Moved by Councillor Carr  
Seconded by Councillor Miller

THAT the Public Meeting be adjourned.

- CARRIED -