

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

MARCH 5, 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 Rosebush Properties Ltd.; Weskett, McMechan, Gordon, Felske, Canadian Conference of the Brethren in Christ Church; 2603018 Ontario Ltd.; and 2589989 Ontario Inc., 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 applications.

PRESENT:

Councillor Mike Graham (Vice Chair)
Councillor Egerton Boyce
Councillor Paul Carr
Councillor Jack Miller
Councillor Mitch Panciuk

ABSENT

Councillor Jackie Denyes

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Art MacKay, Manager of Policy Planning
Mr. Spencer Hutchison, Manager of Approvals
Mr. Greg Pinchin, Special Projects Planner
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

Councillor Miller declared a possible pecuniary interest in Item 3.1, Zoning Amendment Application No. B-77-1040, as his wife is employed by the owner of the neighbouring property. He will therefore be refraining from discussion and voting on this item.

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

Councillor Miller left the meeting for the following item as per his previously disclosed pecuniary interest.

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 330 COLLEGE STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1040
APPLICANT/OWNER: ROSEBUSH PROPERTIES LTD.
AGENT: BEL-CON DESIGN-BUILDERS LTD.

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

“The application pertains to vacant land comprising approximately 2.27 hectares of area. This land is zoned ‘M2-1 – General Industrial’ and the Applicant requests a modification to the M2-1 zone to permit a convenience store and an associated gas bar in addition to the permitted uses of the zone.

The land is described as 330 College Street East, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Industrial Land Use' in the Official Plan and general commercial and convenience or service commercial uses may be permitted subject to satisfying various policies.

ZONING BY-LAW:

The subject land is zoned 'M2-1 – General Industrial' in By-law Number 10245, as amended, and the applicant requests a modification to the M2-1 zone to permit a convenience store and an associated gas bar in addition to the permitted uses of the zone."

Tom Gunsinger of Bel-Con Design-Builders Ltd. Agent for the Owner was in attendance to speak in favour of the application and respond to questions.

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

Moved by Councillor Boyce
Seconded by Councillor Panciuk

THAT the "Rosebush Properties Ltd." Planning
Application be DEFERRED.

- CARRIED -

Councillor Miller returned to the meeting.

- 3.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED AND PROPOSED PLAN OF SUBDIVISION – 129, 137, 143, 145 AND 151 CLOVERLEAF DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1042 & 12T-18001
APPLICANT/OWNERS: MR. & MRS. WESKETT, MS. MCMECHAN, MR. & MRS. GORDON, MR. & MRS. FELSKE, CANADIAN CONFERENCE OF THE BRETHREN IN CHRIST CHURCH
AGENT: ANDY GEERTSMA, GCL DEVELOPMENTS LTD.

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

“The Applicant requests an amendment to Zoning By-law Number 3014, as amended and consideration of a proposed Plan of Subdivision for approximately 1.81 hectares of land located at the south ends of Gavey and Gardiner Streets. The Draft Plan of Subdivision is proposed to create twenty-five (25) lots for single detached dwellings and the southward extension of Gavey Street and of Gardiner Street. The applicant also requests a rezoning of this land to permit the proposed new single detached dwellings.

The subject land currently consists of the undeveloped rear yards of the properties municipally known as 129, 137, 143, 145 and 151 Cloverleaf Drive, described as Part of Lot 2, Concession 3, former Township of Thurlow, now City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Residential Land Use’ under the City of Belleville Official Plan and forms part of the Cannifton Planning Area. Residential uses are permitted in this designation subject to satisfying various policies in the Plan. No Official Plan Amendment is required.

ZONING BY-LAW:

The subject land is zoned ‘D-r - Development Residential’ and ‘CF – Community Facility Zone’ in Zoning By-law Number 3014, as amended. The Applicant requests a rezoning to ‘R2-5 Low Density Residential Type 2 with Special Provisions’ to permit the proposed development as detailed above. The requested special provisions will mirror the zoning of the existing subdivision to the north.

PLAN OF SUBDIVISION:

The development will comprise a total of twenty-five lots for single detached dwellings and the southern extension of Gavey Street and of Gardiner Street.”

Jennifer Garrah of Fotenn Consultants Inc. and Adam Wilson of Ainley Group were in attendance in support of the Applicants and provided an overview of the development plans.

Chris Prud’homme, area resident was in attendance to object to the application. He voiced concerns regarding access (sidewalks/walkways), activity in the woods and along the fence line with Lowes’ property; driveway access with increased development; a sound study, and privacy fencing between the development and current houses.

Sandra Moulard, area resident is concerned with noise and would like a privacy fence to address some of the issues.

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

Moved by Councillor Miller
Seconded by Councillor Panciuk

THAT the “Mr. & Mrs. Weskett, Ms. McMechan, Mr. & Mrs. Gordon, Mr. & Mrs. Felske, Canadian Conference of the Brethren in Christ Church” 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 – 121 NORTH FRONT STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1043
OWNER: 2603018 ONTARIO LTD. C/O JOSEPH CHACKO & SINDHU AGUSTINE
APPLICANT: R. MORDEN ENGINEERING & CONTRACTING LTD.

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

“The Applicant requests a rezoning for vacant land comprising approximately 1,354 square metres of area. The land is zoned ‘C3-8 – Highway Commercial’ and the Applicant requests a modification to the C3-8 zone by requesting a ‘medical clinic’ use in order to permit a physiotherapy clinic, in addition to the permitted uses of the zone. The Applicant also requests reductions in the rear yard and interior side yards to 4.5 metres and 3.0 metres, respectfully. The parking aisles are proposed to be 7.0 metres and the lot frontage is approximately 22.46 metres.

The land is described as 121 North Front Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated ‘Commercial Land Use’ in the Official Plan and a medical clinic is a permitted use subject to satisfying various policies.

ZONING BY-LAW:

The subject land is zoned ‘C3-8 – Highway Commercial’ in By-law 10245, as amended, and the Applicant requests a modification to the C3-8 zone to permit a physiotherapy clinic. The Applicant also requests modifications to the minimum rear yard, interior side yards and parking aisle width.”

Chris Morden of R. Morden Engineering & Contracting Ltd., the Applicant, was in attendance to speak to the application and advised of the development plan.

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

Moved by Councillor Boyce
Seconded by Councillor Carr

THAT the "2603018 Ontario Ltd." Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 250 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1044
APPLICANT/OWNER: 2589989 ONTARIO INC.
AGENT: BALDWIN LAW C/O GREGORY PARKER

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

"The Application is to consider an amendment to Zoning By-Law Number 10245, as amended, for an industrial building located at 250 Sidney Street. The land is zoned 'M1-11 – Restricted Industrial' and the Applicant requests a modification to the M1-11 zone to permit a medical marijuana production facility in portions (approximately 9,755 square metres) of the building.

The land is described as 250 Sidney Street, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated 'Industrial Land Use' in the Official Plan and a medical marijuana production facility would be a permitted industrial use subject to satisfying various policies.

ZONING BY-LAW:

The subject land is zoned 'M1-11 – Restricted Industrial' in By-law 10245, as amended, and the Applicant requests a modification to the M1-11 zone to permit a medical marijuana production facility."

Mr. Greg Parker of Baldwin Law, Agent for the Owner provided a summary of the development plans.

Kathy Launderville, area resident, was in attendance to object to the application. She is concerned with the security aspect and proximity to schools and residential neighbourhoods.

Bin Xia, area resident is concerned with increased drug use in the City as a result and potential branding for the City.

Henry Yu, area resident is concerned with the potential negative effect on the neighbourhood.

Mr. Kevin Wu, area resident, was in attendance to object to the application. He is concerned with the proximity to schools and residential neighbourhoods.

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

Moved by Councillor Panciuk
Seconded by Councillor Boyce

THAT the "2589989 Ontario Inc." 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 -