

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

MAY 7, 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 Robert & Marie Patricia Evans; Michael Heuving & Timothy Klompaker; and Springdale Developments, 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:

His Worship Mayor Taso Christopher
Councillor Paul Carr
Councillor Denyes
Councillor Jack Miller
Councillor Mitch Panciuk

ABSENT

Councillor Mike Graham
Councillor Egerton Boyce

STAFF PRESENT:

Mr. Rod Bovay, Director of Engineering and Development Services
Mr. Greg Pinchin, Manager of Approvals
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

There were 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. Michael 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 Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 Tribunal (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 recommendations 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 – 5144 OLD HIGHWAY 2, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NUMBER: B-77-1045 APPLICANT/OWNER: ROBERT & MARIE PATRICIA EVANS

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

“The application pertains to a property located along the south side of Old Highway 2, east of Mitchell Road which is municipally known as **5144 Old Highway 2.**

This property has a lot frontage of 60.6 metres and a lot area of 1.9 hectares and is zoned ‘RR – Rural Residential’. The Applicant requests a rezoning to a specialized RU – Rural Zone in order to permit the keeping of 15 beehives and 85 chickens on the subject lands along with a single detached dwelling. The specialized zoning is requested to recognize the lot frontage and lot area of the subject lands.

OFFICIAL PLAN: The land is designated 'Rural Land Use' in the Official Plan and the proposed use is permitted subject to satisfying various policies. "

Mr Evans spoke of what the plans were and that there has been communication with the neighbours and no issues came up.

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

Moved by Councillor Carr
Seconded by Councillor Miller

THAT the "Robert & Marie Patricia Evans" 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 – 586 ASHLEY STREET, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1046
OWNER: MARLENE BOULTER
APPLICANTS: MICHAEL HEUVING & TIMOTHY KLOMPMAKER
AGENT: VANMEER LIMITED**

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

"The Applicant requests an amendment to Zoning By-law Number 3014, as amended, for a property located along the east side of Ashley Street, north of Mudcat Road which is municipally known as **586 Ashley Street**.

This property has a lot frontage of 33.2 metres and a lot area of 3.4 hectares and is zoned 'D – Development'. The Applicant requests a rezoning to a specialized C1 – Highway Commercial Zone in order to permit self-storage units and open storage to be located on the subject lands. As shown on APPENDIX 1 attached, the self-storage units would be located a minimum of 14 metres from the western property line and the open storage would be located east of the storage buildings. The specialized zoning is requested to recognize the lot frontage of the subject lands.

OFFICIAL PLAN: The land is designated 'Hamlet' in the Official Plan and a variety of commercial, industrial, community facility and recreational/open space uses including the proposed use are permitted.”

Mr. Vandemeer, Agent for the applicant spoke about development plans including water storage, drainage and buffer plans. Mr. Vandemeer answered questions from the Committee members about lighting, spillage, security cameras, surface treatments, hours of operation and outdoor storage. He also addressed concerns from residents.

Mr. Eric Todd from 623 Ashley Street voiced concerns about increased commercial development, visual pollution and increase in traffic.

Mr Gary Cox resident of 625 Ashley Street spoke about his concerns related to standing water, and made mention that there are already storage containers in the area.

Ms. Janet Hart, 614 Ashley Street stated her concerns centered around traffic increases and safety, along with decrease in wildlife and habitat.

Mr. James McGuinn resident of 618 Ashley Street was also concerned with traffic increases, loss in rural setting/feel, and a reduction in property values.

Ms. Maura Mulvihill of 622 Ashley Street cited concerns about traffic, well at the rear of her property, security of site, and loss of rural setting.

Ms. Victoria Black of 610 Ashley Street voiced concerns over security, loss of natural setting and wildlife, and drainage.

Ms. Kelly Hart, 614 Ashley Street said she is against more commercial development, as it impacts wild life and nature setting.

Ms. Judy Todd resident of 623 Ashley Street voiced her concerns about the proposed site and water issues related to quantity.

Mr. Tom Bolden questioned if the site was in a flood plain.

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

Moved by Councillor Panciuk
Seconded by His Worship Mayor Christopher

THAT the “Michael Heuving & Timothy Klompmaker”
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

3.3 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING
BY-LAW NUMBER 10245, AS AMENDED – 111 GREAT ST. JAMES
STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1047
OWNER: SPRINGALE DEVELOPMENT INC.
AGENT: ELBEE CONSTRUCTION LIMITED**

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

“The Applicant requests an amendment to the Official Plan and Zoning By-Law Number 10245, as amended, for a property located at the far eastern end of Great St. James Street, east of Brown Street which is municipally known as **111 Great St. James Street**.

This property has a lot frontage of 24 metres at the end of Great St. James Street and a lot area of 5,134m² and is zoned ‘R4 – Residential Fourth Density Zone’ and ‘E – Environmental Control Zone’. The Applicant requests a rezoning to a specialized ‘R6 – Residential Sixth Density Zone’ in order to construct a 32-unit apartment building on the subject lands. A preliminary plot plan of this proposal is shown on APPENDIX 1 attached. The specialized zoning is requested to recognize the lot frontage and lot area of the subject lands.

In terms of the Official Plan, the subject lands are designated ‘Environmental Protection’. The Applicant is requesting a re-designation of this property to the ‘Residential Land Use’ designation with a special provision to recognize that the property fronts onto a lower density local street.”

Mr. Phil Spry of Springdale Development Inc., the Owner spoke on the development plans.

Councillor Miller asked Mr. Spry about road improvements, and was advised roads will be repaired at construction servicing, Councillor Miller also questioned drainage and was advised that drainage will be addressed in the Site Plan Agreement.

Councillor Panciuk questioned the parking requirements, and what the make-up of the units will be; single, double, or three bedroom?

Mr. Bob Cottrell addressed all the questions stating that Affordable housing is in high demand, and that the Affordable Housing Network has partnered with Springdale Development on this housing project.

Mr. Scott Henderson from Canadian Mental Health also spoke on the need for affordable housing in the community.

Ms. Gloria Bentley echoed the sentiments about need for affordable housing in this community.

Ms. Miranda Fabricus, a resident on Charles Street is concerned with zoning changes (Director of Engineering & Development Services explained why), and is also worried about drainage.

Mr. Steve Beaudrie, neighbour voiced his concerns with density of development and drainage in the area.

Mr. Mike Labarge stated his support for this plan and encouraged the City to approve the plan.

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

Moved by Councillor Panciuk
Seconded by Councillor Miller

THAT the "Springdale Development 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 -