

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**December 4, 2017**

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

**1. ATTENDANCE**

Councillor Jackie Denyes (Chair)	Mr. John Baltutis
Councillor Egerton Boyce	Mr. David Joyce
Councillor Paul Carr	Mr. Mike Letwin
Councillor Mike Graham	Mr. Ross Rae
Councillor Jack Miller	

**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, Acting Director of Corporate Services, City Clerk

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

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

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on November 6, 2017 had been circulated.

Moved by Councillor Miller  
Seconded by Mr. Baltutis

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on November 6, 2017 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

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

5. **COMMUNICATIONS**

5.1 Correspondence regarding the "Heritage Park J/V Application" No. B-77-1035 was received from the following area residents and has been forwarded under separate cover to Committee members:

- John & Tina Kavanaugh
- John Farrow & Linda Smith
- Shirley & Clyde MacDonald
- Sandra Hounslow
- Ngoc Hue Huynh
- Tammy Bedard
- Mark Vaters
- Jennifer Robertson
- Beverley & William Spence
- Tammy & Raymond Robson

Moved by Mr. Joyce  
Seconded by Councillor Graham

THAT the correspondence received from John and Tina Kavanaugh, John Farrow and Linda Smith, Shirley and Clyde MacDonald, Sandra Hounslow, Ngoc Hue Huynh, Tammy Bedard, Mark Vaters, Jennifer Robertson, Beverley and William Spence and Tammy and Raymond Robson regarding Application No. B-77-1035 be received and referred to Referrals from Public Meeting Item 6.2.

-CARRIED-

- 5.2 Correspondence regarding the “G.C.L. Developments Ltd.” Application No. B-77-1037 was received from Albert Coles and has been forwarded under separate cover to Committee members.

Moved by Councillor Carr  
Seconded by Mr. Baltutis

THAT the correspondence received from Albert Coles regarding Application No. B-77-1037 be received and referred to Referrals from Public Meeting Item 6.4.

-CARRIED-

- 5.3 Additional Correspondence regarding all Planning Applications forwarded under separate cover to Committee members.

Moved by Mr. Letwin  
Seconded by Mr. Baltutis

THAT all additional correspondence received by the Clerk’s office be received.

-CARRIED-

**6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – PART OF PART 4, PLAN 21R-23560, SOUTH JOHN STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1034**  
**APPLICANT: COBBLESTONE HOMES QUINTE INC.**  
**OWNER: VICTORIA HILL PROPERTIES INC.**  
**AGENT: RFA PLANNING CONSULTANT INC.**

The Planning Advisory Committee considered the “Cobblestone Homes Quinte Inc.” Planning Application in light of the Public Meeting.

Moved by Mr. Rae  
Seconded by Mr. Joyce

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 Part of Part

4, Plan 21R-23560, South John Street, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject land from “R2-1 – Residential Second Density” and “R4-46 – Residential Fourth Density” to “R5-5 – Residential Fifth Density” to permit four (4) freehold townhouses.

- CARRIED -

6.2           **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – LOT 9, PLAN 21R-9053, FARNHAM ROAD, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1035  
APPLICANT/OWNER: HERITAGE PARK J/V  
AGENT: AINLEY GROUP**

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The Planning Advisory Committee considered the “Heritage Park J/V” Planning Application in light of the Public Meeting.

Moved by Councillor Carr  
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 3014, as amended, for Lot 9, Plan 21R-9053, Farnham Road, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be DENIED.

Members of Council spoke on this resolution and a Recorded Vote was requested

YEAS: Mike Letwin  
John Baltutis  
Councillor Paul Carr  
Councillor Miller  
Ross Rae  
Councillor Boyce  
David Joyce  
Councillor Graham  
Councillor Denyes

NAYS:

YEAS: In total number of (9) nine  
NAYS: In total number of (0) zero

The resolution was -CARRIED-

**6.3 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014,  
AS AMENDED – BLOCK 17, PLAN 21M-262, TANK FARM ROAD,  
FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE  
CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1036  
APPLICANT/OWNER: G.C.L. DEVELOPMENTS LTD.  
AGENT: FOTENN CONSULTANTS INC.**

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The Planning Advisory Committee considered the “G.C.L. Developments Ltd.” Planning Application in light of the Public Meeting.

Moved by Councillor Boyce  
Seconded by Mr. Letwin

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 3014, as amended, for Block 17, Plan 21M-262, Tank Farm Road, formerly in the Township of Thurlow, now in the, City of Belleville, County of Hastings, be DEFERRED.

-FAILED-

Moved by Councillor Miller  
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 3014, as amended, for Block 17, Plan 21M-262, Tank Farm Road, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings, be DENIED.

-CARRIED-

- 6.4      **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245,  
AS AMENDED – 480-490 SIDNEY STREET, CITY OF BELLEVILLE,  
COUNTY OF HASTINGS  
FILE NUMBER: B-77-1037  
APPLICANT: G.C.L. DEVELOPMENTS LTD.  
OWNER: ARBORETUM PARK AND WELLNESS CENTRE INC.  
AGENT: ALEXANDER WILSON ARCHITECT INC.**
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The Planning Advisory Committee considered the “G.C.L. Developments Ltd.” Planning Application in light of the Public Meeting.

Moved by Mr. Rae  
Seconded by Mr. Letwin

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 480-490 Sidney Street, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the “R6-28 – Residential Sixth Density” zone to permit a forty (40) unit apartment building that is not limited to seniors occupancy. An “h” Holding zone provision is to be attached to the zone requiring the demonstration of storm water management, the submission of an updated Traffic Impact Study, and a filing of a Record of Site Condition all to the satisfaction of the City of Belleville, prior to development proceeding.

-CARRIED-

- 6.5      **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBERS 2076-  
80 AND 10245, AS AMENDED – 7 & 15 ALDERSGATE DRIVE,  
FORMERLY IN THE TOWNSHIP OF SIDNEY, NOW CITY OF  
BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1038  
OWNERS: ALDERSGATE HOMES INC. & ALDERSGATE  
GARDEN HOMES INC.  
AGENT: RFA PLANNING CONSULTANT INC.**
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The Planning Advisory Committee considered the “Aldersgate Homes Inc. & Aldersgate Garden Homes Inc.” Planning Application in light of the Public Meeting.

Moved by Mr. Joyce  
Seconded by Councillor Miller

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 Numbers 2076-80 and 10245, as amended, for lands described as 7 & 15 Aldersgate Drive, formerly in the Township of Sidney, now the City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-law Numbers 2076-80 and 10245, as amended, be amended to rezone the subject lands from “R4-4 – Residential”, “R4-5-H – Residential” and “UH – Urban Holding” to “R5 – Residential Fifth Density” with special provisions and “R6 – Residential Sixth Density” with special provisions. An “h” holding symbol is requested to be attached to the undeveloped portion of the lands in order to ensure site plan approval.

-CARRIED-

**7. REPORTS**

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

**8. INFORMATION MATTERS**

**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT  
MONITORING REPORT**

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Report to December 4, 2017.

Moved by Councillor Carr  
Seconded by Mr. Joyce

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to December 4, 2017 be received.

-CARRIED-

9. **GENERAL BUSINESS AND INQUIRIES**

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

10. **ADJOURNMENT**

Moved by Mr. Baltutis  
Seconded by Mr. Rae

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

-CARRIED-