

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**April 3, 2017**

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**

Councillor Jackie Denyes (Chair)  
Councillor Ege Boyce  
Councillor Paul Carr  
Councillor Mike Graham  
Councillor Jack Miller

Mr. John Baltutis  
Mr. David Joyce  
Mr. Mike Letwin  
Mr. Ross Rae

**STAFF PRESENT**

Mr. Rod Bovay, Director of Engineering and Development Services  
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 March 6, 2017 had been circulated.

Moved by Mr. Joyce  
Seconded by Mr. Baltutis

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

-CARRIED-

4. **DEPUTATIONS**

- 4.1 Arnold Vandemeer of Van Meer Limited made a deputation concerning Report Items 7.1.

Moved by Mr. Letwin  
Seconded by Mr. Baltutis

THAT the deputation of Arnold Vandemeer of Van Meer Limited regarding Reports Item 7.1, Proposed Amendment to Zoning By-Law Number 3014, as Amended – 970 Highway 37; File Number B-77-1003 be received.

-CARRIED-

5. **COMMUNICATIONS**

- 5.1 March 27, 2017 letter from Dale and Sharon Mitts.

Moved by Mr. Joyce  
Seconded by Councillor Carr

THAT the March 27, 2017 letter from Dale and Sharon Mitts regarding a Proposed Plan of Subdivision, 70 Mudcat Road, File No. 12T-17002/B-77-1019 be received and referred to Referrals from Public Meeting Items 6.1

-CARRIED-

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED AND PROPOSED DRAFT PLAN OF A VACANT LAND CONDOMINIUM, PARTS OF LOTS 2 AND 3, CONCESSION 5, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, (70 MUDCAT ROAD)  
FILE NUMBER: 12T-17002/B-77-1019  
APPLICANT/OWNER: 2506400 ONTARIO INC.**
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The Planning Advisory Committee considered the “2506400 Ontario Inc.” Planning Application in light of the Public Meeting.

Moved by Councillor Graham  
Seconded by Mr. Rae

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

THAT approval of a Draft Plan of Vacant Land Condominium, as shown on APPENDIX 2 attached to the Manager of Approval's/Special Projects Planner's Report No. APS-2017-24, be granted for the lands described as Part of Lots 2 and 3, Concession 5, formerly Township of Thurlow, now City of Belleville and municipally known as 70 Mudcat Road (File: 12T-17002), subject to the draft plan conditions outlined in APPENDIX 4 of same."

2. 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 land located in Parts of Lots 2 & 3, Concession 5, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

That Zoning By-Law Number 3014, as amended, be amended by revising the 'RR-29 – Rural Residential Exception No. 29 Zone' for the subject lands to permit an 8-unit vacant land condominium with a minimum lot frontage of 29.0 metres.

Moved by Councillor Carr  
Seconded by Councillor Miller

THAT the Planning Application No. B-77-1019/12T-17002 be **tabled** until a Hydrogeological report is peer reviewed and then brought back to the Planning Advisory Committee for consideration.

-CARRIED-

- 6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 315 CHURCH STREET, IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**  
**FILE NUMBER: B-77-1013**  
**APPLICANT/OWNER: CITY OF BELLEVILLE**
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The Planning Advisory Committee considered the “City of Belleville” 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 3014, as amended, for 154 Cannifton Road North, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from ‘CF – Community Facility’ to ‘C3 – General Commercial’ to permit a professional office.

-CARRIED-

## **7. REPORTS**

### **7.1 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 970 HIGHWAY 37, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**

**FILE NUMBER: B-77-1003**

**APPLICANT/OWNER: 734317 ONTARIO INC.**

**AGENT: GLEN JARRELL**

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The Planning Advisory Committee considered the Manager of Policy Planning’s Report No. PP-2016-18

Moved by Councillor Carr  
Seconded by Mr. Rae

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 3014, as amended, for a portion of 970 Highway 37, Formerly in the Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows;

THAT Zoning By-Law Number 3014, as amended, be amended by modifying the provisions of a portion of the ‘C1 Highway Commercial’ zone and rezoning another portion zoned ‘M1-11 – General Industrial’ to

the same special C1 zone for the purpose of adding a commercial storage facility, that comprises a maximum of 76 traditional site built storage buildings, as a permitted use.

-CARRIED-

**7.2 PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – PART OF LOT 1, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1018  
APPLICANT/OWNER: SETTLERS RIDGE DEVELOPMENTS INC.  
AGENT: RFA PLANNING CONSULTANT INC.**

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The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2017-19

Moved by Councillor Miller  
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 3014, as amended, for land located in Part of Lot 1, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

Parcel #1

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject land from 'PA – Prime Agriculture' to an 'RR – Rural Residential' zone with special provisions to permit a home based office with four (4) employees that will be limited in scope to the specific requirements of the occupant;  
and

Parcel #2

That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject land from 'PA – Prime Agriculture' to 'RR – Rural Residential'.

-CARRIED-

7.3 **SECOND RESIDENTIAL UNITS**

The Planning Advisory Committee considered the Manager of Policy Planning's Report No. PP-2017-20

Moved by Councillor Miller  
Seconded by Mr. Letwin

THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that Staff prepare Official Plan policies for the purpose of permitting second units, subject to the final approval of the Ministry of Municipal Affairs and Housing's proposed Regulation for the establishment of requirements and standards for second units.

-CARRIED-

8. **INFORMATION MATTERS**

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

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Report to April 3, 2017

Moved by Mr. Joyce  
Seconded by Councillor Carr

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to April 3, 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 Councillor Graham  
Seconded by Councillor Carr

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

-CARRIED-