

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**March 5, 2018**

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 Mike Graham (Vice-Chair)	Mr. John Baltutis
Councillor Egerton Boyce	Mr. David Joyce
Councillor Paul Carr	Mr. Ross Rae
Councillor Jack Miller	
Councillor Mitch Panciuk	

**ABSENT**

Councillor Jackie Denyes  
Mr. Mike Letwin

**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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Councillor Miller declared a possible pecuniary interest in Item 6.1, 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.

**3. CONFIRMATION OF MINUTES**

- 3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on January 2, 2018 had been circulated.

Moved by Mr. Joyce  
Seconded by Mr. Rae

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on January 2, 2018 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 "Cloverleaf Drive Application" No. B-77-1042

Moved by Councillor Miller  
Seconded by Mr. Baltutis

THAT the correspondence received from Erin Graham & Justin Shakell, Sandra Moulard, Heather O'Brien, Stephen Ellsworth, Rosemary & JR Allen, Barry & Erika Davis, Mark & Lorrie Eberts, Carolyn Kelly & Lois Kelly, Charlie Zhang & Lily Li, Sharan Gosling and Kevin & Leanne Pond regarding Application No. B-77-1042 be received and referred to Referrals from Public Meeting Item 6.2.

-CARRIED-

- 5.2 Correspondence regarding the “Sidney Street Application”  
No. B-77-1044

Moved by Councillor Carr  
Seconded by Councillor Miller

THAT the correspondence received from Kathy Launderville and Bin Xia regarding Application No. B-77-1044 be received and referred to Referrals from Public Meeting Item 6.4.

-CARRIED-

- 5.3 Correspondence regarding the “College Street Application”  
No. B-77-1040

Moved by Mr. Rae  
Seconded by Councillor Boyce

THAT the correspondence received from CN – Railway Properties regarding Application No. B-77-1040 be received and referred to Referrals from Public Meeting Item 6.1.

-CARRIED-

- 5.4 Correspondence regarding the “North Front Street Application”  
No. B-77-1043

Moved by Mr. Rae  
Seconded by Councillor Boyce

THAT the correspondence received from Jack Tweedy regarding Application No. B-77-1043 be received and referred to Referrals from Public Meeting Item 6.3.

-CARRIED-

- 5.5 Additional correspondence received in the Clerk's Office regarding the "Cloverleaf Drive Application" No. B-77-1042

Moved by Councillor Carr  
Seconded by Mr. Baltutis

THAT the additional correspondence received from Erin Graham and Steve Ellsworth. regarding Application No. B-77-1042 be received and referred to Referrals from Public Meeting Item 6.2.

-CARRIED-

## **6. REFERRALS FROM PUBLIC MEETING**

- 6.1 **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.**

This item was DEFERRED at the City Council Planning Committee portion of today's meeting and was not referred to the Planning Advisory Committee.

- 6.2 **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.**

The Planning Advisory Committee considered the "Weskett, McMechan, Gordon, Felske, Canadian Conference of the Brethren in Christ Church" Planning Application in light of the Public Meeting.

Moved by Mr. Baltutis  
Seconded by Councillor Miller

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

THAT approval of a Draft Plan of Subdivision, as shown on **APPENDIX 4** attached to the Manager of Approval's/Special Projects Planner's Report No. APS-2018-8, be granted for the lands described as Part of Lot 2, Concession 3, formerly Township of Thurlow, now City of Belleville (File: 12T-18001), subject to the draft plan conditions outlined in **APPENDIX 10** 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 Part of Lot 2, Concession 3, formerly in the Township of Thurlow, now the 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 the current "D-r – Development Zone" and "CF - Community Facility Zone" to the "R2-5 Zone" to permit 25 single detached dwellings on lots with a minimum lot frontage of 12.0 metres.

Members of the Committee spoke on this resolution and a Recorded Vote was requested.

YEAS: Councillor Boyce  
Councillor Graham  
Councillor Miller  
Mr. Baltutis  
Mr. Joyce  
Mr. Rae

NAYS: Councillor Panciuk  
Councillor Carr

YEAS: In total number of (6) six  
NAYS: In total number of (2) two

The resolution was -CARRIED-

- 6.3 **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.**

The Planning Advisory Committee considered the “2603018 Ontario Ltd.” 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 the property described as 121 North Front 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 “C3-8 – Highway Commercial” zone to permit a physiotherapy clinic subject to special provisions for rear yard depth, interior side yard widths and size of parking aisle.

-CARRIED-

- 6.4 **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 PROFESSIONAL CORP.**

The Planning Advisory Committee considered the “2589989 Ontario Inc.” Planning Application in light of the Public Meeting.

Moved by Councillor Panciuk  
Seconded by Councillor Boyce

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 the property described as 250 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 “M1-11 – Restricted Industrial” zone to add a medical marihuana production facility as a permitted use. In addition, an “h” – Holding symbol is recommended to be added to the site requiring the issuance of a license from Health Canada before the use is permitted to operate; and

THAT no growing or cultivation of marihuana or cannabis be permitted; and

THAT signage does not make reference to marihuana or cannabis.

-CARRIED-

## 7. REPORTS

### 7.1 **PROPOSED DRAFT PLAN OF SUBDIVISION - PARTS OF LOT 2, CONCESSION 3 FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE OWNER: REGINALD & JANETTE BARKEMA APPLICANT: G.D. JEWELL ENGINEERING INC.**

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Moved by Councillor Miller  
Seconded by Councillor Carr

That the Belleville Planning Advisory Committee recommend the following to Belleville City Council:

THAT approval of a Draft Plan of Subdivision, prepared by G.D. Jewell Engineering Inc., dated March 2017, as shown on **APPENDIX 3** attached to the Manager of Approvals' Report No. APS-2018-7, be granted for the lands identified as Part of Lot 2, Concession 3, formerly the Township of Thurlow, now in the City of Belleville, County of Hastings (File: 12T-170001) subject to the draft plan conditions outlined in **APPENDIX 4** attached to the Manager of Approvals' Report No. APS-2018-7.

-CARRIED-

Councillor Graham left the meeting and Councillor Miller assumed the Chair.

7.2 **PROPOSED ZONING BY-LAW AMENDMENT, PROPOSED DRAFT PLAN OF A VACANT LAND CONDOMINIUM – PART OF LOTS 2 AND 3, CONCESSION 5 FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, 70 MUDCAT ROAD  
OWNER: 2506400 ONTARIO INC.**

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Moved by Mr. Baltutis  
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 3** attached to the Manager of Approvals/Special Planner's Report No. APS-2018-09, 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 5** 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 and 3, Concession 5, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

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.

Councillor Graham returned to the meeting and asked Councillor Miller to remain in the Chair.

Area residents present at the meeting were allowed to address the Committee.

Dale Mitts is concerned with speed of traffic and road access.

Jason Stickland is concerned with speed of traffic, area wells and overland water.

Lindsay Fyke is opposed to the development due to its impacts on her property..



John Portt, Hydro Geologist from Greer Galloway provided information.

Brad Newbatt, owner of 2506400 Ontario Inc., developer of the property addressed area residents' concerns.

Moved by Councillor Carr  
Seconded by Councillor Boyce

THAT an "h" Holding symbol be added to the Zoning amendment to address site issues.

-CARRIED-

Moved by Councillor Panciuk  
Seconded by Councillor Graham

THAT a provision for fencing be included in the conditions to run along the north boundary of the development and the entry/driveway.

-CARRIED-

Moved by Mr. Baltutis  
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 3** attached to the Manager of Approvals/Special Planner's Report No. APS-2018-09, 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 5** of same which shall include a provision for fencing to run along the north boundary of the development and the entry/driveway.

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 and 3, Concession 5, formerly in the Township of Thurlow, now the City of Belleville, County of Hastings, be APPROVED as follows:

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 and attaching an “h” Holding symbol to address site issues.

-CARRIED-

**8. INFORMATION MATTERS**

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

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Report to March 5, 2018

Moved by Mr. Joyce  
Seconded by Mr. Rae

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to March 5, 2018 be received.

-CARRIED-

**9. GENERAL BUSINESS AND INQUIRIES**

It was announced that this would be the last meeting for Art MacKay, Manager of Policy Planning and Spencer Hutchison, Manager of Approvals. Both are retiring after 30 years in the profession.

**10. ADJOURNMENT**

Moved by Councillor Carr  
Seconded by Mr. Baltutis

THAT the Regular Planning Advisory Committee Meeting adjourn.

-CARRIED-