

**CITY OF BELLEVILLE  
PLANNING ADVISORY COMMITTEE MEETING**

**MINUTES**

**NOVEMBER 4, 2019**

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 Paul Carr     | Mr. John Baltutis |
| Councillor Pat Culhane   | Ms. Kathryn Brown |
| Councillor Sean Kelly    | Mr. Paul Jennings |
| Councillor Bill Sandison | Mr. David Joyce   |
| Councillor Ryan Williams |                   |

**STAFF PRESENT**

Mr. Matt MacDonald, Director of Corporate Services/City Clerk  
Mr. Stephen Ashton, Director of Engineering and Development Services  
Mr. Thomas Deming, Principal Planner

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

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There were no disclosures of pecuniary interest.

**3. CONFIRMATION OF MINUTES**

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on October 7, 2019 had been circulated.

Moved by John Baltutis  
Seconded by David Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory Committee Meeting held on October 7, 2019 be approved and adopted.

- CARRIED -

4. **DEPUTATIONS**

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

5. **CORRESPONDENCE**

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

6. **REFERRALS FROM PUBLIC MEETING**

- 6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245, AS AMENDED – 375 TO 405 BRIDGE STREET EAST AND 172 TO 184 HERCHIMER AVENUE, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1093  
APPLICANT/OWNER: ALGONQUIN AND LAKESHORE CATHOLIC DISTRICT SCHOOL BOARD  
AGENT: TODD COLBOURNE, COLBOURNE & KEMBEL, ARCHITECTS INC.**
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Moved by Councillor Williams  
Seconded by Councillor Culhane

THAT Report No. PP-2019-79 dated November 4, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Proposed Amendment to the Official Plan and Zoning By-law Number 10245, As Amended – 375 to 405 Bridge Street East and 172 to 184 Herchimer Avenue, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.

- CARRIED -

7. **REPORTS**

- 7.1 **RECOMMENDATION REPORT FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED - 41 CASEY ROAD, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1089  
APPLICANT/OWNER: DAVID PUTMAN & BETH PUTMAN  
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.**

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Moved by David Joyce  
Seconded by Councillor Kelly

THAT the Planning Advisory Committee recommends the following to City Council:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning 41 Casey Road from Prime Agriculture (PA) Zone to Prime Agriculture (PA) Zone with special provision to recognize the reduced lot area for the retained parcel and from Prime Agricultural (PA) Zone to Rural Residential (RR) Zone for the severed parcels; and

THAT all future applications in the area referred to as the Cannifton Industrial Planning Area for the purpose of creating Rural Residential Lots(s) through the severance and rezoning process be deferred until the new updated Official Plan is approved by the Ministry of Municipal Affairs which will provide policies for the Industrial Lands in the Cannifton Area that meet the requirements of the Provincial Policy Statement.

-CARRIED-

- 7.2 **RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 5027OLD HIGHWAY 2, FORMER TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1090  
APPLICANT/OWNER: JANE ANN BOUMA**

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Moved by Councillor Sandison  
Seconded by Councillor Williams

THAT the Planning Advisory Committee recommends the following to City Council:

THAT Application B-77-1090 to amend Zoning By-law Number 3014, as amended, for land described as 5027 Old Highway 2, Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 3014, as amended, be amended by rezoning the severed parcels from Rural (RU) Zone and Hazard (H) Zone to Rural Residential (RR) Zone to fulfil a condition of consent for applications B19/19 and B20/19.

-CARRIED-

**7.3 RECOMMENDATION REPORT FOR PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 10245: 656, 660, 664, & 670 SIDNEY STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS  
FILE NUMBER: B-77-1092  
APPLICANT: GCL DEVELOPMENTS LTD.  
AGENT: RFA PLANNING CONSULTANT INC.**

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Moved by Kathryn Brown  
Seconded by Councillor Sandison

THAT the Planning Advisory Committee recommends the following to City Council:

THAT Application B-77-1092 to amend the City of Belleville Official Plan and Zoning By-law Number 10245, as amended, for 656, 660, 664, and 670 Sidney Street, City of Belleville, county of Hastings, be APPROVED as follows:

THAT Schedule "B" Land Use Plan of the Official Plan be amended by redesignating the subject lands from "Commercial Land Use" to "Residential Land Use"; and

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject lands from Restricted Industrial (M1) Zone and Highway Commercial (C3-h) Zone to Residential Seventh Density (R7) Zone with

special provisions to permit four (4) apartment buildings with a total of 96 dwelling units.

-CARRIED-

7.4 **BACKYARD CHICKENS**

Moved by Councillor Kelly  
Seconded by Councillor Culhane

THAT the Planning Advisory Committee recommends the following to City Council:

THAT Report Number PP-2019-80 dated November 4, 2019 be received as information and that the matter of Backyard Chickens be referred to the City's Consultants who are currently undertaking the development of a new zoning by-law for the City.

-CARRIED-

8. **INFORMATION MATTERS**

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

Moved by John Baltutis  
Seconded by Kathryn Brown

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to November 4, 2019 be received.

-CARRIED-

9. **GENERAL BUSINESS AND INQUIRIES**

Councillor Carr requested staff to refer the matter of small/tiny homes to the consultants for consideration when preparing the development of the new zoning by-law for the City.

10. **CLOSING REMARKS BY THE CHAIR**

"The Planning Advisory Committee's applicable decisions will be forwarded to City Council for consideration, forming part of the agenda for the City Council meeting to be held at a future date."

11. **ADJOURNMENT**

Moved by John Baltutis  
Seconded by Councillor Kelly

THAT the Regular Planning Advisory Committee  
Meeting adjourn.

- CARRIED -