

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

October 1st, 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 Egerton Boyce
Councillor Paul Carr
Councillor Jackie Denyes
Councillor Jack Miller
Councillor Mitch Panciuk

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

ABSENT

Councillor Mike Graham
Mr. Mike Letwin

STAFF PRESENT

Mr. Matt MacDonald, Director of Corporate Services, City Clerk
Mr. Rod Bovay, Director of Engineering & Development Services
Mr. Stephen Ashton, Manager of Policy Planning

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures at today's meeting.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on September 4, 2018 had been circulated.

Moved by Councillor Carr
Seconded by Councillor Miller

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory

Committee Meeting held on September 4, 2018 be approved and adopted.

-CARRIED-

4. DEPUTATIONS

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

5. CORRESPONDENCE

- 5.1 Correspondence regarding the September 21, 2018 memo from Committee of Adjustment Applications B-77-1058 and B-77-1059

Moved by Councillor Carr
Seconded by Mr. Joyce

THAT the September 21, 2018 memo from the Committee of Adjustment forwarding concerns raised by residents of South Church Street regarding Proposed Zoning By-law Amendments for B-77-1058 (55 S. Church St.) and B-77-1059 (59 S. Church St.) be received and referred to Referrals from Public Meeting 6.1 and 6.2.

-CARRIED-

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 55 CHURCH STREET SOUTH, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1058
OWNER: PARAMATHAS JOSEPH
AGENT: CHRIS NAVA
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The Planning Advisory Committee considered the "Paramathas Joseph" Planning Application in light of the Public Meeting.

Moved by Councillor Panciuk
Seconded by Councillor Boyce

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

THAT the application to amend Zoning By-law Number 10245, as amended, for land described as 55 Church Street South, City of Belleville, County of Hastings, be **DENIED**.

-CARRIED-

6.2 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 59 CHURCH STREET SOUTH, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1059
OWNER: PANAGIOTIS KARAGLAUS
AGENT: CHRIS NAVA

The Planning Advisory Committee considered the “Panagiotis Karaglaus” Planning Application in light of the Public Meeting.

Moved by Councillor Panciuk
Seconded by Councillor Boyce

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

THAT the application to amend Zoning By-law 10245, as amended, for land described as 59 Church Street South, City of Belleville, County of Hastings, be **DENIED**.

-CARRIED-

6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED – 1334 CLEARVIEW ROAD, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1060
OWNER: 2521461 ONTARIO LTD.
APPLICANT: JONATHAN VAN HUIZEN

The Planning Advisory Committee considered the “2521461 Ontario Ltd.” Planning Application in light of the Public Meeting.

Moved by Councillor Carr
Seconded by Mr. Joyce

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

THAT the application to amend Zoning By-Law Number 3014, as amended, for land described as 1334 Clearview Road, 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 "RU – Rural" zone to "RR – Rural Residential" zone.

-CARRIED-

6.4 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 58 AVONDALE ROAD, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1061
OWNER: MARYANN & KEITH ROBERTON
APPLICANT/AGENT: RFA PLANNING CONSULTANT INC.

The Planning Advisory Committee considered the "Maryann & Keith Robertson" Planning Application in light of the Public Meeting.

Moved by Mr. Rae
Seconded by Mr. Baltutis

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

THAT the application to amend Zoning By-Law Number 10245, as amended, for land described as 58 Avondale Road, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from the current "R1 – Residential First Density" zone to "R1 – 31 – Residential First Density" zone with special provisions to allow a secondary dwelling unit (accessory apartment).

-CARRIED-

- 6.5 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 500 COLLEGE STREET EAST, FORMERLY TOWNSHIP OF THURLOW, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NO.: B-77-1062
OWNER: SEARS CANADA INC.
APPLICANT: BELLEVILLE COMPLEX INC.
AGENT: RFA PLANNING CONSULTANT INC.

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

Moved by Councillor Miller
Seconded by Councillor Boyce

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

THAT the application to amend Zoning By-Law Number 10245, as amended, for land described as 500 College Street East, City of Belleville, County of Hastings, be APPROVED as follows:

That Zoning By-Law Number 10245, as amended, be amended by rezoning the subject lands from the current “M2-1 – General Industrial” zone with special provisions to “M2-10 – General Industrial” zone with special provisions. In addition, an “H” holding symbol is recommended to be attached to the site requiring that the applicant demonstrate that all licensing requirements of Health Canada have been satisfied before the use is permitted to operate.

-CARRIED-

7. **REPORTS**

- 7.1 **PROPOSED EXPANSION OF MELROSE/LONGS QUARRY, TOWNSHIP OF TYENDINAGA**

Moved by Councillor Carr
Seconded by Mr. Baltutis

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

THAT Report No. PP-2018-41 dated October 1, 2018 titled "Proposed Expansion of Melrose/Longs Quarry, Township of Tyendinaga" be received as information.

-CARRIED-

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Report to September 4, 2018

Moved by Mr. Joyce
Seconded by Mr. Baltutis

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to September 4, 2018 be received.

-CARRIED-

9. GENERAL BUSINESS AND INQUIRIES

Councillor Carr raised the issue of off campus student housing in Belleville, and would like Property Standards to monitor it, as student population increases and potential is there to become a bigger issue. Rod Bovay, Director of Engineering & Development Services said he will continue to work with Loyalist College as the issue has come up in the past and will once again suggest preparing a flyer to hand out to students with information on the expectations of residents when living in Belleville.

Councillor Denyes questioned if there were any updates regarding the Official Plan. Rod Bovay, Director of engineering & Development Services, stated that they are still awaiting the Ministry of Municipal Affairs to review, and that the Ministry has asked for additional time. Mr. Bovay stated that in the meantime the Planning Consultants have been preparing amendments to add to the Official Plan that adhere to new provincial standards. It is expected that there should be word in the next month from the Ministry of Municipal Affairs.

10. **ADJOURNMENT**

Moved by Mr. Baltutis
Seconded by Councillor Carr

THAT the Regular Planning Advisory Committee
Meeting adjourn.

-CARRIED-